

**CALL TO ORDER:**

Mr. O'Leary called the meeting to order at 7:35 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL:           Members Present:** Luthman, Randazzo, Corcoran, Didyk, Taylor, Van Sickle, O'Leary, Leuthe (7:37p.m.).

**Members Excused:** Hughes, Fette.

**Members Absent:** None.

**Also Present:** Ursula Leo, Esq.  
Nevitt Duveneck, PE

**EXECUTIVE SESSION:** None.

**MINUTES:** June 28, 2012

A motion to approve the minutes of June 28, 2012 with the noted changes was made by Mr. Randazzo. It was seconded by Ms. Van Sickle and passed with a roll call vote. Aye: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

**COMPLETENESS/ HEARINGS/ CONCEPT:**

1.) Alptekin, Ismail   VAR12-1    B:6 L:17

Mr. O'Leary read a letter from Mr. Alptekin asking to carry his application to the November 8, 2012 meeting date. A motion to carry the application without further notice and a submission of additional material no later than October 30, 2012 was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

**OLD BUSINESS:**

1.) Proposed Sewer Service Area

Mr. O'Leary asked the Board to look at the map provided by the County and give any feedback to Mr. Hughes. The matter was carried to the next meeting date.

2.) Reserved Septic Area

Mr. O'Leary said the proposed ordinance would only apply to new subdivisions. There was a lengthy discussion on imposing the ordinance only on new subdivision. The Board discussed the issue of expansion on an existing system. The Board agreed that the proposed ordinance would not apply in this situation. The Board discussed existing lots with no construction on it. Mr. Corcoran felt the ordinance would create a hardship on the developer. Mr. Luthman noted that when a septic fails on a small lot the homeowner may have to build a new septic above ground and it is unsightly and could impact the neighborhood. Mr. Duveneck said ordinances like this one are utilized in other towns. Mr. O'Leary said the ordinance is a planning tool for new subdivisions. Ms. Leo will revise the ordinance and send it back to the Board for a final review.

3.) Lighting Ordinance

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The Board discussed the issue of light trespass. The Board made some minor changes to the proposed ordinance. A motion to send the ordinance to the Township Committee for approval was made by Mr. Randazzo. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

**NEW BUSINESS:**

1.) Request from Lakeland Bank

The Board Secretary advised the Board that Lakeland Bank had sent a letter asking to be heard at the November meeting even though they cannot meet the 21 day submission date requirement as per Lafayette's ordinance. The bank had lost their drive-up canopy due to an accident. Lakeland has now lost one of its drive-up lanes and they wanted to get the construction under way. Mr. Duveneck was ok with waiving the 21 day requirement.

A motion to waive the 21 day requirement was made by Mr. Luthman. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

2.) Sign Ordinance

The Board Secretary handed out the approved changes to the sign ordinance that included the illuminated "open" signs.

The Board Secretary advised the Board that the Township Committee passed a resolution allowing businesses to display an additional temporary banner during the holiday season.

**RESOLUTIONS:**

1.) Gernat, Chris      VAR11-2      B:18 L:6

A motion to accept the resolution with the noted changes was made by Ms. Van Sickle. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Corcoran, Van Sickle.

**ORDINANCES:** None.

**ZONING REPORT:** None.

**BILLS:** List #9

Mr. Leuthe made a motion to pay the bills as presented. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

**CORRESPONDENCE:**

1.) From: Roy Kurnos, Esq.

Re: Installation of Windmill

2.) From: Maureen Kaman, CTA

Re: State Acquired Property

3.) From: Ismail Alptekin

Re: Request to carry application to November meeting

4.) From: SC Soil Conservation District

To: Wayne Marion

Re: Soil Erosion Plan to Expire

5.) From: SC Soil Conservation District

To: Lafayette Center South  
Re: Soil Erosion Plan to Expire

6.) From: SC Soil Conservation District  
To: Robert Siegel  
Re: Soil Erosion Plan to Expire

7.) From: SC Soil Conservation District  
To: Stan Cope  
Re: Soil Erosion Plan to Expire

8.) From: SC Soil Conservation District  
To: Angela Prestipino  
Re: Soil Erosion Plan to Expire

9.) From: SC Soil Conservation District  
To: M. Wand Ltd.  
Re: Soil Erosion Plan to Expire

10.) From: SC Soil Conservation District  
To: Sean Coveney  
Re: Soil Erosion Plan to Expire

Respectfully submitted,

Stephanie Pizzulo  
Secretary