

**CALL TO ORDER:**

Mr. O'Leary called the meeting to order at 7:31 pm 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:** Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Taylor, Van Sickle, Henderson, O'Leary.

**Members Absent:** None.

**Members Excused:** Didyk.

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

**MINUTES:** September 27, 2012, October 25, 2012.

A motion to accept the minutes of the September 27, 2012 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Van Sickle, O'Leary.

A motion to accept the minutes of the October 25, 2012 meeting was made by Mr. Randazzo. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Taylor, Van Sickle, Leuthe, O'Leary.

**COMPLETENESS/ HEARING/ CONCEPT:**

1.) Cellco d/b/a Verizon Wireless   B:25 L:5.06

Mr. Richard Schneider, Esq. said he was representing the applicant. He said they had received the Board Engineer's report and asked that the application be deemed complete.

Mr. Hughes and Mr. Corcoran stepped down from the Board since there was a "d" variance being requested by the applicant.

A motion to deem the application complete was made by Mr. Randazzo. It was seconded by Mr. Fette and passed with a roll call vote. Ayes: Fette, Luthman, Randazzo, Taylor, Leuthe, Van Sickle, Henderson, O'Leary.

Mr. Schneider said he was aware the Board wanted the applicant to conduct a balloon test. He said the balloon test is difficult to do during this time of year. He said he spoke to his planner and his recommendation was to conduct the test during April. He said they can discuss the scheduling of the test during the March meeting. There was a discussion about the witnesses that the applicant will present. The Board felt they would need their own radio frequency expert and the applicant agreed that it could be charged to their escrow account. Mr. Duveneck said Mr. Banisch could supply the name of a radio frequency expert. The Board Secretary will contact Mr. Banisch on this matter.

Mr. Hughes and Mr. Corcoran returned to the Board.

2.) Fusco, Edward   B:18 L: 12.02

Mr. Duveneck reported he had issued three reports on the application and if the Board was inclined could deem the application complete.

A motion to deem the application complete with the two temporary waives of checklist items 10 and 12 was made by Mr. Leuthe. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Taylor, Leuthe, Van Sickle, O'Leary.

### 3.) Nouvelle Associates Concept

Mr. Luciano Bruni said he wanted to present a concept for the property located on the corner of Route 15 and Sunset Inn Road. Ms. Leo advised the Board that since it was an informal concept it is not binding on either Mr. Bruni or the Board and that nothing official will be done at this meeting.

Mr. Bruni passed out copies of his concept plan for the property. He explained the concept to the Board. He said it is approximately 75 acres in the R-5 zone and the highway commercial zone. He said they came up with a cluster development plan consisting of 15 lots. Mr. Bruni discussed his proposed affordable housing on the site. It would be one building with 10 units in it. He said the property will be served by town water with individual septic systems. He discussed the existing driveway to the Sunrise House. He said it will be moved over to accommodate the 15 lots.

Mr. Duveneck suggested Mr. Bruni look at the Ridgeline Ordinance for viewshed requirements. Mr. Fette noted that the 1 acre lots in a 5 acre zone would require the homeowner to apply for a variance for anything they wanted to construct in their yard.

Mr. Hughes asked about the affordable housing. Mr. Bruni said they would construct the multi-unit building and Advance Housing would own and operate it. He said he has worked with Advance Housing on other projects. Mr. Bruni said the single family houses would be a starter home type house ranging from 2300 square feet to about 2800 square feet.

Mr. Luthman said a requirement of the cluster development is for the developer to show a conventional development which he felt they would not be able to do with the slope of the property. Mr. Bruni said 15 lots would not fit in the conventional lot plan. Mr. Luthman asked about the access to the Sunrise House Property. Mr. Bruni explained how they will shift the present access driveway over to accommodate the new lots.

Mr. Luthman asked about the green space that is required with a cluster development plan. Mr. Bruni said there are several ways to handle it. It can be given to a farmer to continue to farm it or it can be dedicated over to the town.

Mr. Fette asked what range of market rate Mr. Bruni was looking for. Mr. Bruni said he was looking at selling the houses between \$319,000.00 and \$389,000.00. Mr. Luthman felt the applicant will need a lot of variances with this application. Mr. O'Leary asked if the applicant has approached Advance Housing on this project to which Mr. Bruni said yes. Mr. Luthman asked how a 10 unit building will share one septic. Mr. Bruni said that Advance Housing is doing it now and it is working.

Mr. Bruni showed the Board a proposed drawing of the property on the other side of Sunset Inn Road known as Block 9 Lot 21.01. The applicant is proposing 75 residential lots, 5 commercial lots with a parking lot and a sewage package treatment plant. He explained the map to the Board. He said they have approval for a 14,000 gallon package treatment plant. Mr. Fette asked how the applicant arrived at this number of lots. Mr. Bruni said it was a financial calculation. He said it would help the demographics for the commercial space. Mr. Fette said the lots are so small there is no room for a pool or shed in the yard. Mr. Fette asked if the project would be built in phases to which Mr. Bruni said yes. Mr. Fette asked if the applicant has any tenants for the commercial space to which Mr. Bruni said no. He said the retailers feel there are not enough houses in the area.

Mr. Luthman suggested the proposed houses across Sunset Inn Road be added to the proposed sewer treatment plant. There was a discussion on failing septic systems. He said he was interested in the commercial development however the residential development violates everything in Lafayette's Master Plan. He felt the odor from the landfill will be a problem for the future residents and the Township Committee will have 100 homeowners complaining about the odor. He felt the Board needs to consider the area when it comes to the residential development. Mr. Luthman felt there will be issues with the wetlands buffer area.

There was discussion on which part of the proposed development would be constructed first. Mr. Bruni said he wants to get the approval for the 15 home first. He discussed the affordable housing unit. Mr. O'Leary asked why the building being proposed was a two story structure. Mr. Bruni said that is the way the building will fit on the property.

Mr. Hughes felt the proposed row of homes that will be seen from Route 15 is not in keeping with the look that Lafayette was after.

Mr. Fette expressed a concern with the traffic that will be cutting through the proposed development to get from Route 15 to Sunset Inn Road and avoiding two traffic lights. Mr. Luthman suggested the applicant get all of the necessary permits and approvals to import water before moving forward with the project. He expressed a concern about the proposed properties that are abutting the wetlands buffer area.

**AUDIENCE:**

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

**OLD BUSINESS:**

1.) Handweg Drive Realty Resolution Conditions

Mr. O'Leary noted the applicant has not complied with the resolution conditions. The Board Attorney went over the conditions that have not been addressed. Mr. Fette said the major issue is that the structure does not have a proper footing. There was discussion on the items that need to be addressed by the applicant. The Board Attorney will send a letter to the applicant's attorney.

2.) Reserve Septic Ordinance

A motion to recommend the ordinance to the Township Committee was made by Mr. Hughes. It was seconded by Mr. Leuthe and passed with a roll call. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Taylor, Van Sickle, O'Leary.

**NEW BUSINESS:**

1.) Sewer Service Area

Mr. Hughes explained the process to the Board. There was discussion on where the sewer service area should be located. The Board agreed that the Light Industrial zone should be included.

A motion to recommend to the Township Committee that the Light Industrial zone be included in the sewer service area was made by Mr. Randazzo. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Taylor, Van Sickle, O'Leary.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:**

Mr. Fette gave the Board an update on the property across from Advance Housing. He said the tenant has cleaned up the property.

**BILLS:** List # 2

A motion to pay bills list #2 as presented was made by Mr. Leuthe. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Taylor, Van Sickle, O'Leary.

**CORRESPONDENCE:**

- 1.) From: Ursula Leo, Esq.  
To: Brian R. Tipton, Esq.  
Re: Handweg Drive Realty
  
- 2.) From: Ursula Leo, Esq.  
Re: Handweg Drive Realty

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Ms. Henderson. It was seconded by Mr. Randazzo and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary