



Mr. Bayer said the zoning table needs to be revised on the map. He said the setback is measured to the edge of the pool. Ms. Leo expressed a concern that the concrete pad may be considered part of the structure. She suggested the applicant request a 45 foot setback. There was a discussion on the placement of the pool equipment.

Mr. Luthman questioned the noticing of the application. The Board Secretary verified that the applicant had noticed properly and according to the Tax Assessor's certified list.

Mr. O'Leary asked if the fence was considered a structure. It was agreed the fence was not a structure.

Mr. Luthman asked why the pool was not positioned closer to the deck to lessen the variance. Mr. Rasmussen said it could not be moved closer because of the topography.

A motion to approve the variance for a 45 foot setback with the noted condition was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Cutler, Luthman, Corcoran, Didyk, Van Sickle, Henderson, O'Leary.

A motion to amend the previous motion to grant waiver of the written resolution at the request of the applicant was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Cutler, Luthman, Corcoran, Didyk, Van Sickle, Henderson, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

**OLD BUSINESS:**

1.) Proposed Change to Section 13-5 Definitions: "Building Height"

Mr. O'Leary said the Township Committee requested the Board look at the current definition. Mr. O'Leary noted that a letter was sent to the fire department asking them to attend the meeting or send correspondence regarding the matter if they had any concerns. No correspondence was sent nor a member present at the meeting.

Mr. Cutler made a recommendation that the Board use the definition from the International Residential Code. He said it would be easier for everyone involved and less confusing. There was a discussion on where the building height would be measured from and the grade plane.

Mr. Bayer said he is the engineer in Lebanon Township and they use the International Residential Code definition. Ms. Leo said the main concern is in the Ridgeline Protection Area and she said the Board can limit the height in that area.

Ms. Leo will write up the comments into ordinance format and have it available for the next meeting.

2.) Proposed Change to Section 13-6.4 (e): Accessory Structure

Mr. Cutler suggested the height be 20 foot so as to limit the ability to live in it. Ms. Didyk agreed with the 20 foot height limit. Ms. Leo will put this revision into ordinance format to be reviewed by the Board at next month's meeting.

**NEW BUSINESS:**

1.) Land Use Board Checklist A& D – Change reference from Schedule G to Schedule H

The Board Secretary noted that the reference to the fee schedule should be H not G. Ms. Leo will add it to the revision ordinance she will present to the Board at the next meeting.

2.) Land Use Board Checklist B & G – Add the following:

The applicant shall pay to the Township of Lafayette the cost of transferring data on the final map including, without limitations, lot lines, easements to public bodies and conveyances for road purposes. A deposit for this cost shall be made to the Secretary of the Land Use Board in accordance with Schedule H of the Land Use Fees.

The Board secretary suggested the wording be added to the checklist. Ms. Leo will take care of this matter in her revision ordinance.

3.) Variance maps to show distance to neighboring structure – Add to checklist

Mr. O’Leary said that Mr. Hughes had asked for this information in the past. Mr. Bayer said the surveyor would have to go onto the neighboring property to get the information and this is not normally done. The Board felt that if the neighbor had concerns they would show up at the hearing. The Board agreed that this was not a feasible checklist item.

4.) Welcome to Lafayette Signs

Mr. O’Leary felt Lafayette Preservation Foundation should have some input on the sign design. The Board Secretary will send a letter to the Township Committee suggesting they get the input of the Lafayette Preservation Foundation.

5.) Available Property for Municipal Parking Areas

Mr. Luthman felt the Township should develop a Master Plan for the center of Lafayette. Ms. Didyk felt that the center needs sidewalks. Mr. Luthman said there are grants for roadway and pedestrian safety. Mr. Bayer said they would need a flood hazard permit and 300 feet from the stream for any property along the Paulinskill.

Mr. Luthman noted that there is parking down at the pond area but no easy way to get to the shops from there. Ms. Didyk felt all of the parking in the area should be shared parking.

6.) Amend Sign Ordinance to Allow Signage According to Zone

Mr. O’Leary said that one person at the last Township business meeting suggested there be different signage ordinances for different commercial zones specifically the HC and VC zones. Mr. O’Leary felt that the more exceptions and different zone requirements there are the more difficult it is to enforce.

Ms. Didyk felt that unless the speed limit was reduced in front of the strip mall, the signs are not readable.

The Board agreed to leave the ordinance as it currently is.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:**

Mr. Cutler said the Oriolo matter has been postponed by the Sparta court. He said Mr. Oriolo’s attorney sent an agreement for Mr. Cutler to sign however Mr. Cutler did not feel it met the intent of the resolution so they will go before the Judge.

Mr. Cutler said he met with Mr. Frick in court and he was given 60 days to clean up his property.

Mr. Cutler said he spoke to developers that wanted to put residential structures on the Olde Lafayette Village site. They have not returned for anything further with the property.

**BILLS:** List #7

The Board Secretary said she had spoken to Mr. Leuthe regarding the bills. It was Mr. Leuthe’s recommendation to pay the bills as presented.

A motion to pay the bills was made by Mr. Luthman. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Cutler, Luthman, Corcoran, Didyk, Van Sickle, Henderson, O’Leary.

**CORRESPONDENCE:**

1.) To: Lafayette Township Fire Department  
Re: Attending June 26, 2014 Meeting

2.) From: Mr. Daniel Jansen  
Re: Resignation from the Land Use Board

3.) From: Mr. Jason Dunn, PP, LLA

Re: TWA Application for Proposed Farm-to-Table Restaurant

4.) From: Mr. Bill Allison  
Re: Serving on the Board

5.) To: Mr. David Astor, Superintendent  
From: Anna Rose Fedish, RMC  
Re: Proposed new signage at the school

6.) From: Mr. William P. Askin, Esq.  
Re: Request for Extension for Sheep Thrills Application

**ADJOURNMENT:**

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

Respectfully submitted,

Stephanie Pizzulo  
Secretary