

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:32 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:** Hughes, Luthman, Corcoran, Leuthe, Taylor, Van Sickle, Henderson, Allison, O'Leary.

**Members Excused:** Cutler, Didyk.

**Members Absent:** None.

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

Mr. William Allison was sworn in as a second alternate to the Board by Ms. Leo.

**MINUTES:** June 26, 2014

A motion to approve the minutes of the June 26, 2014 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Luthman, Corcoran, Van Sickle, Henderson, O'Leary.

**COMPLETNESS / HEARINGS / CONCEPT:**

1.) Fusco, Edward B:18 L:12.02 VAR14-1 (Deemed Incomplete 2/27/14)

The Board still has not received any further information for this application.

2.) Sheep Thrills B:8 L:2 MNRSP14-2 VAR14-3 (Deemed Complete 3/27/14)  
(Carried to July Meeting)

Ms. Leo informed the Board that Mr. William Askin, Esq. will be joining Laddey, Clark and Ryan, LLP in September. Mr. Askin was the attorney for Sheep Thrills and can no longer represent the Sheep Thrills application.

Ms. Didyk, owner of Sheep Thrills felt the situation was a financial burden. She said it was unfair and unprofessional. She said she will have to wait until September for her hearing.

Mr. Luthman noted it was an unfortunate circumstance and he suggested the Board entertain the possibility of having a special meeting and recommend to the Township Committee to waive the fees payable to the Board. Ms. Didyk said they will wait until the September meeting.

Ms. Didyk gave the Board her consent to carry the application to the September 25, 2014 meeting date.

A motion to carry the hearing without further notice to the September meeting date was made by Mr. Hughes. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Taylor, 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:**

Mr. O'Leary asked Mr. Hughes if the Township Committee has made any progress with the parking issues in the downtown area. Mr. Hughes said the Township Committee is still pursuing the one lot that may be a possibility. Mr. O'Leary noted the Paulinskill buffer zone may be an issue with the subject property. Mr. Duveneck said it will depend on how much of the buffer would need to be disturbed. Mr. Duveneck said he would need to do the calculations on the property to see if it can be developed.

There was a discussion on how to fund the engineering work. Mr. Luthman felt that even if the Township purchased the lot and made it into a parking lot the town would need to install

sidewalks or else it would be useless. He felt Lafayette may be able to get a grant for the sidewalks. Mr. Hughes suggested the Board make a recommendation to the Township Committee for the installation of sidewalks.

Ms. Henderson suggested that as a condition of any commercial approval along Route 15, the applicant must install sidewalks.

Mr. Duveneck said if the sidewalks are part of the Master Plan then there are grants that the Township can apply for. He said the Township will either have to maintain the sidewalks or propose an ordinance that puts the maintenance requirement on the homeowner or business owner.

Ms. Van Sickle suggested that the Township look at how many parking spaces are needed in the downtown area. She felt the towns will need to look at what is available and what could possibly be converted from residential to commercial property.

The Board Secretary will send a letter of recommendation to the Township Committee asking them to look for available space for municipal parking in the downtown area.

Mr. O'Leary asked if the Township was moving forward on the "welcome to Lafayette" signs to which Mr. Corcoran said they are.

Mr. Hughes said there was a request for different sign requirements for the different areas along the highway based on the speed limit. Mr. O'Leary noted the Board had discussed this in the past and agreed not to make the ordinance confusing.

**NEW BUSINESS:** None.

**RESOLUTIONS:**

1.) Rasmussen, William B:7 L: 36.09 VAR 14-3

A motion to approve the resolution with the noted correction was made by Ms. Van Sickle. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Luthman, Corcoran, Van Sickle, Henderson, O'Leary.

**ORDINANCES:**

1.) Ordinance to Amend Chapter XIV

There was a discussion on the calculation of building height. There was a discussion on the definition of basement and its relationship to the grade plane.

The Board agreed to carry this matter to the August meeting.

**ZONING REPORT:** None.

**BILLS:** List #7

Mr. Leuthe went over the bills with the Board.

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

**CORRESPONDENCE:**

1.) To: Mr. William Allison

From: Anna Rose Fedish, RMC

Re: Appointment to the Land Use Board

2.) From: Dykstra Associates, PC

Re: LOI Application for 56 Sunset Inn Road

**ADJOURNMENT:**

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

Respectfully submitted,

Stephanie Pizzulo  
Secretary