

**CALL TO ORDER**

Mr. Leuthe called the meeting to order at 7:32 pm and stated the meeting was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL:**      **Members Present:** Hughes, Cutler, Corcoran, Didyk, Taylor,  
Van Sickie, Aikens, Allison, Leuthe.

**Members Excused:** Luthman, O'Leary.

**Members Absent:** None.

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

**MINUTES:** December 18, 2014, January 15, 2015, February 26, 2015.

A motion to approve the minutes of the December 18, 2014 meeting was made by Ms. Van Sickie. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Corcoran, Taylor, Van Sickie, Aikens, Allison, Leuthe.

A motion to approve the minutes of the January 15, 2015 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Corcoran, Didyk, Taylor, Van Sickie, Aikens, Allison.

A motion to approve the minutes of the February 26, 2015 meeting was made by Ms. Didyk. It was seconded by Mr. Allison and passed with a roll call vote. Ayes: Hughes, Corcoran, Didyk, Taylor, Van Sickie, Aikens, Allison, Leuthe.

**COMPLETNESS / HEARINGS / CONCEPT:**

1.) Fusco, Edward B:18 L:12.02 VAR14-1 (Deemed Complete 12/18/14)

Ms. Ann Sears, Architect for the project and Mr. Edward Fusco were sworn in by Ms. Leo. Ms. Sears presented the application to the Board. She said they were seeking two variances for an attached garage. Ms. Leo noted there is also a variance for the amount of unconstrained land.

Ms. Sears said the property is a pre-existing, non-conforming, undersized lot in the five acre zone and that Mr. Fusco was seeking a variance for the construction of a garage in the front yard setback. She said the reason for the garage is to store Mr. Fusco's antique trucks. She said the proposed construction is a three car garage that is in keeping with the residential character. Ms. Sears said they will need to add to the existing driveway. Most of the landscaping will remain except for one tree that may need to be removed. Ms. Sears said the character of the proposed garage will match the existing house.

Mr. Duveneck went over his report dated February 8, 2015. He noted that the leaders will need to be redirected so that rainwater can be redirected away from the side yard. He felt this application is better than the last application that was presented to the Board.

Ms. Leo asked Ms. Sears to explain the topography of the property to the Board. Ms. Sears said the backyard slopes up and the front yard is flat. She felt a garage could not be put in the back. Ms. Sears said the evergreens will remain. Mr. Leuthe asked if the evergreens were on the subject property to which Mr. Fusco said yes.

Mr. Leuthe opened the meeting to the public. With no public coming forward, the meeting was closed to the public.

Ms. Leo noted the three variances that were being sought; lot coverage, side yard setback and the amount of unconstrained land. She went over the conditions with the Board.

A motion to approve the application was made by Ms. Van Sickle. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, Leuthe.

**2.) 56 Sunset Inn Road, LLC B: 9 L:18.03 PSP14-4 ( Deemed Complete 10/23/14)**

Mr. Leuthe read a letter from the applicant's attorney asking to carry the application to the April 23, 2015 meeting date.

A motion to carry the application to the April 23, 2015 meeting date without further notice was made by Mr. Allison. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Cutler, Taylor, Van Sickle, Aikens, Allison, Leuthe.

**3.) Northwest Jersey Development Co. B:14 L:27.01 MNR15-2**

Mr. Duveneck wrote a review for completeness dated March 8, 2015. He said the application is incomplete and asked that the Board deem the application incomplete. He went over the incomplete items with the Board.

Mr. Hughes made a motion to deem the application incomplete based on the engineer's report. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Cutler, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, Leuthe.

**4.) Quick Chek B:9 L:25 SPW15-1**

Mr. Duveneck went over his report dated March 4, 2015. He said the applicant has moved the generator and concrete pad out of the setback. He felt the application did not give rise to a site plan application. His recommendation is that the Board grant the site plan waiver which would then allow the Zoning Office to grant a zoning permit.

Ms. Leo noted that usually the applicant is present however this was just for a generator which is not encroaching on setbacks and there is no need for testimony for this waiver so she felt the Board could handle this one without the applicant being present.

A motion to approve the request for a site plan waiver was made by Mr. Allison. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Cutler, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, Leuthe.

**AUDIENCE:**

Mr. Leuthe opened the meeting to the public. With no public being present, the meeting was closed to the public.

**OLD BUSINESS:**

**1.) Sidewalks and Parking Lot**

Carry this matter until further notice

**NEW BUSINESS:**

**1.) Ridgeline Ordinance -Section 13-13 E.3**

Mr. Duveneck explained what he felt was an error with the Ridgeline View-shed Ordinance and the corresponding map. He felt the elevation used at 640 should not apply to the property below Sunset Inn Road. He felt the ordinance needed a re-evaluation. He asked the Board to grant him the authorization to recalculate a common elevation that works to protect the view shed the way the ordinance was intended to be used. The Board authorized Mr. Duveneck to work on this matter.

**2.) Zoning Map**

Mr. Duveneck said he has found some inaccuracies in the zoning map. He said that the older zoning maps had zone lines that were so thick that some of the smaller properties are in the wrong zone. He asked the Board to authorize him to find the discrepancies in the zoning map. The Board authorized Mr. Duveneck to work on this matter.

Mr. Hughes asked what the deliverable time frame would be. Mr. Duveneck said it would be a couple of months. Mr. Duveneck said there would be some CADD time and he would need to have a discussion with Mr. Banisch. Mr. Hughes said it was not cost effective for Mr. Duveneck

to deal directly with Finelli Consulting. Mr. Duveneck said he will do a marked up zoning map for the Board to approve first.

Mr. Hughes advised the Board that the Township will be meeting with the Chamber of Commerce and the Economic Development Committee to help promote Lafayette and help get development in our town.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:**

Mr. Cutler explained that Mr. Sylvester of 227 Beaver Run Road has been building an addition for the past two or three years without any permits. Mr. Cutler said they have a court date in April.

Mr. Cutler said he visited the Schering Plough property and spoke to the owner. He said the owner is involved in building demolition and is storing the materials from the demolition projects. He said there are bricks, concrete block, large trees and wood chip piles. Mr. Leuthe asked if the piles were visible from the road to which Mr. Cutler said no.

Mr. Cutler said he had permit applications for two pools, two sheds, and two applications for structures in the Ridgeline that were sent to Mr. Duveneck.

**BILLS:** List #3

Mr. Leuthe went over the bills with the Board.

A motion to pay the bills as presented was made by Mr. Taylor. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Cutler, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, Leuthe.

**CORRESPONDENCE:** None.

**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