
CALL TO ORDER

Mr. Bruning called the meeting to order for the Township Committee and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

Township Committee Present: Hughes, D'Angeli, Bruning.

Mr. O'Leary called the meeting to order for the Land Use Board 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, Leuthe, Van Sickle, Aikens, Allison, O'Leary

Members Excused: Cutler, Corcoran, Didyk, Taylor.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE
David Banisch, PP
Frank Banisch, PP

JOINT MEETING WITH TOWNSHIP COMMITTEE

Zoning Map Proposed Corrections

Mr. O'Leary asked Mr. Duveneck to explain his research and review of various zones within the Township that have potential zoning errors. Mr. Duveneck said he went back to the 1968 zoning maps to see when and where the Light Industrial zone errors happened. He made handouts of sections of the zoning map which he explained to the Board.

Mr. Luthman gave some history on the former Lawler property rezoning. He said that only the Lawler property was to be in the Light Industrial zone and that the zone line may have drifted over in error.

Mr. Norman Kangas of 265 Warbasse Jct. Road, Lafayette said he bought his house in 1989 and shortly after that it was rezoned as Light Industrial. He said he thought he was in a residential zone. He expressed a concern that the property next to his will be built with an industrial use.

Ms. Leo said if it was an error on the zoning map it can be easily corrected with an ordinance however; if it was a rezoning of the properties then the Township must notice the surrounding property owners and rezone the properties in question. Mr. Luthman felt it was an error made on the zoning map. Mr. Hughes agreed. Ms. Leo suggested an ordinance stating the zone line was drawn in error. She said she will email Mr. Kurnos so that the Township Committee can adopt the ordinance change.

Zoning, Economic Development, Application Procedures

Mr. Bruning stated that the joint meeting was called to discuss the economic development strategy for Lafayette Township. He said he and Mr. Hughes have met with the Sussex County Chamber of Commerce and the Sussex County Economic Development Committee to discuss four properties in town that have received site plan approval but were never developed. He said the Township needs to come up with a faster application approval process.

Mr. Hughes asked Mr. David Banisch to address what other towns have done to improve development in town. He said Lafayette needs to be more business friendly while still keeping its historic look.

Mr. David Banisch, PP along with Mr. Frank Banisch, PP addressed the Committee's concerns for the town. Mr. David Banisch discussed incentives for developers such as an abatement program. Mr. Hughes said they have an abatement program in place already.

Mr. Bruning advised the Board and Committee that the Exxon project may need to make changes to their approved site plan. He asked how the Board can make that happen without an entire new application. Mr. David Banisch said it may require a new application however it could be streamlined.

Mr. Frank Banisch discussed the changes in community planning over the years. He explained planning for growth. He said streamlining the application process will help. He said research shows that people want to live in walkable areas and businesses want to be in multi-business, mix-use complexes. He said people are looking for reconnecting with other people. Mr. Banisch said Lafayette is not densely populated but could be a destination community. He said Lafayette needs to reinvent itself. He felt we will not attract big corporate offices but we will attract destination type businesses. He said Lafayette needs to do better with its public relations to promote itself and that historic preservation doesn't mean keeping everything the same as it was 100 years ago. Mr. Banisch felt we need to improve our infrastructure. He said we need to decide who we want to attract and then we have to eliminate the hurdles for the developer or business to get here.

Mr. David Banisch felt that when an amended site plan comes in the Board can expedite the process by looking at only what is being changed. Mr. Bruning said developers have been shying away from Lafayette because it is difficult to get approvals. Mr. O'Leary disagreed saying that since 2008 only 10 applications have been denied. Mr. Frank Banisch said the Board needs to make an effort to welcome the applicant and work with them to get the approvals needed. Mr. David Banisch suggested a pre-meeting for applicants to iron out issues ahead of time. Mr. O'Leary said Lafayette has a Technical Review Committee for just that purpose. He felt it needs to be better advertised.

Ms. Leo suggested having completeness and the hearing at the same meeting. She said it will save the applicant time and money. The MLUL does allow for this.

Mr. Frank Banisch suggested that the Board needs to look at properties that are zoned residential but may not be suitable to residential. The Board may need to consider a new destination use for these properties.

Mr. Luthman felt a developer needs public water and sewer to make a project in Lafayette viable. It is just so costly without it. Mr. David Banisch agreed and said the D.E.P. process is very time consuming.

Mr. Hughes asked how to promote Lafayette. Mr. David Banisch suggested multi-use development to address a troubled site. He suggested expanding the range of uses in different zones, look for opportunity sites and address infrastructure. Mr. Frank Banisch suggested Lafayette promote the town through public relations. He said the town needs to admit that they have a problem, come up with recommendations to change and then implement the change. He suggested a subcommittee to make changes, have a meeting with the public and then promote what the town is doing right. He said the Township should continue to work with the Chamber of Commerce and use social media. He said the Township should consider multi-family housing.

Mr. Luthman suggested the Township Committee have a discussion with SCMUA on tapping into their wastewater facility. He also asked the Committee to consider bringing water into Lafayette. Mr. Duvencik agreed that sewer and water are a huge issue in developing Lafayette. He suggested the Master Plan be revised to include a sewer service area. Mr. David Banisch agreed.

Mr. Luthman suggested having a path from the Lafayette Park to the Olde Lafayette Village. Mr. Hughes said the Township looked at that and it was not feasible. Mr. Hughes felt if the Township builds the infrastructure, the businesses will come.

With no further discussion on this matter, Mr. Bruning adjourned the Township Committee.

LAND USE BOARD MEETING

MINUTES: May 28, 2015

A motion to approve the minutes of the May 28, 2015 meeting with the noted corrections was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Luthman, Van Sickle, Aikens, Allison, O'Leary.

AUDIENCE:

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

RESOLUTIONS:

1.) Beaver Run Solar Farm

A motion to approve the resolution for Beaver Run Solar Farms with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Luthman, Leuthe, Van Sickle, Aikens, O'Leary.

ORDINANCES:

1.) Ridgeline and Hillside Viewshed Protection Overlay Zone

Ms. Leo explained the ordinance to the Board.

A motion to send the ordinance to the Township Committee was made by Mr. Leuthe. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Luthman, Leuthe, Van Sickle, Aikens, Allison, O'Leary.

ZONING REPORT:

BILLS: List #6

Mr. Leuthe went over the bills with the Board.

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

CORRESPONDENCE:

- 1.) From: Debra Lynn Nicholson, Esq.
Re: Wesling Application

Mr. O'Leary went over his outline entitled "8 Year Analysis of Land Use Applications" with the Board. Mrs. Aikens expressed a concern with the number of times an applicant has to return to the Board to get to a vote. There was a discussion on the application process and how to streamline that process.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary