

CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:30 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:** Cutler, Corcoran, Leuthe, Taylor, Van Sickle, Aikens, Allison, O'Leary.

Members Excused: Hughes, Luthman, Didyk.

Members Absent: None.

MINUTES: September 24, 2015.

A motion to approve the minutes of the September 24, 2015 meeting as presented was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Corcoran, Leuthe, 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.

OLD BUSINESS:

1.) Consideration of Amending the Building Height in the Ridgeline Protection Area

Mr. O'Leary said the Township Committee wanted the Land Use Board to reconsider the building height in the Ridgeline Protection Area. He asked Mr. Cutler to review the definition for the next meeting. Mr. Leuthe asked if anyone knew why the Township Committee wanted to change the building height. Mr. O'Leary felt it was because the 30 foot building height limit does not allow for a walkout basement. Mr. Allison said he will talk to Mr. Bruning and see why he feels the building height needs to be changed. Mr. Cutler said the building code requires 3/8 sheetrock for a 3 story house. He said a three story house can be built if two walls are significantly in the ground. Mr. Cutler will review this for the next meeting. The Board agreed to carry the matter to the October 22, 2015 meeting date.

NEW BUSINESS: None.

RESOLUTIONS: None.

ORDINANCES:

1.) Ordinance Amending Sections 13-8 and 13-13 – Accessory Structures

There was a discussion on the wording of the proposed ordinance drafted by the Board Attorney.

A motion to recommend the proposed ordinance change to the Township Committee was made by Mr. Leuthe. It was seconded by Mr. Allison and passed with a roll call vote. Ayes: Cutler, Corcoran, Leuthe, Taylor, Van Sickle, Aikens, Allison, O'Leary.

ZONING REPORT:

Mr. Cutler advised the Board he had a court appearance with the owners of the Carlwood property however; neither the property owners nor their attorney showed up in court. He said they did clean up the property but they still needed to appear in court. He will keep the Board updated on this matter.

BILLS: List #10

Mr. Leuthe went over the bills with the Board and recommended they be paid.

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

CORRESPONDENCE: None.

Mr. O'Leary advised the Board that the Renewable Energy Ordinance had been accidentally removed from the Township's ordinances. He explained that the Township had amended Chapter 13 in its entirety and the Renewable Energy Ordinance was not part of the final product which was sent to the Township Committee for approval. He said he spoke to the Board Attorney and she said it will have to be readopted by the Township Committee. The Township Attorney is aware of the issue and is working on it with the Township Committee. Mr. O'Leary felt the readopted version should have a notation included about the history of the ordinance and that it was never intended to be removed. He said he will discuss this with the Township Attorney.

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