

CALL TO ORDER:

The Board Secretary called the meeting to order at 7:31 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:** Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O’Leary, Hughes (7:39pm).

Members Excused: Cutler, Allison.

Members Absent: None.

REORGANIZATION:

1.) Chairperson of the Land Use Board for the year 2016

A motion to appoint Mr. O’Leary as Board Chairperson for the year 2016 was made by Mr. Leuthe. It was seconded by Mr. Luthman and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens.

Mr. O’Leary chaired the meeting from this point on.

2.) Vice-Chairperson of the Land Use Board for the year 2016

A motion to appoint Mr. Leuthe as Board Vice-Chairperson for the year 2016 was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Didyk, Taylor, Van Sickle, Aikens, O’Leary.

3.) Board Secretary for the year 2016

A motion to appoint Mrs. Pizzulo as Board Secretary for the year 2016 was made by Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O’Leary.

4.) Board Attorney for the year 2016

A motion to appoint Laddey, Clark and Ryan with Ursula Leo, Esq. as the Board Attorney for the year 2016 was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O’Leary.

5.) Board Engineer for the year 2016

A motion to appoint Mr. Nevitt Duvencek, PE as Board Engineer for the year 2016 was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O’Leary.

6.) Board Planner for the 2016

A motion to appoint Banisch Associates with Mr. David Banisch, PP as the Board Planner for the year 2016 was made by Mr. Corcoran. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O'Leary.

7.) Workshop and Regular Meeting Dates for 2016

	July 21, 2016
February 18, 2016	July 28, 2016
February 25, 2016	August 18, 2016
March 17, 2016	August 25, 2016
March 24, 2016	September 15, 2016
April 21, 2016	September 22, 2016
April 28, 2016	October 20, 2016
May 19, 2016	October 27, 2016
May 26, 2016	November 17, 2016
June 16, 2016	December 15, 2016
June 23, 2016	December 22, 2016
	January 19, 2017

Mr. Hughes joined the Board at 7:39 p.m.

Due to the League of Municipalities Convention being held the third week of November, the Board agreed to move the November meeting date to November 10, 2016. The Board also agreed to cancel the January 28, 2016 meeting.

A motion to approve the amended meeting date schedule was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O'Leary.

8.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2016

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board for 2016 was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O'Leary.

WORKSHOP MEETING:

MINUTES: December 10, 2015

A motion to approve the minutes of the December 10, 2015 meeting was made by Ms. Van Sickle. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Corcoran, Taylor, Van Sickle, Aikens, O'Leary.

AUDIENCE:

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

OLD BUSINESS: None.

NEW BUSINESS:

1.) Fusco Escrow

Mr. O'Leary advised everyone that the Board received an email, which had been sent to the Township Committee regarding the escrow account of Mr. Edward Fusco. Mr. O'Leary said Mr. Fusco has \$600.00 in outstanding escrow owed to the Township. Mr. O'Leary read the email to the Board. Mr. Fusco felt the escrow charges were excessive and was requesting the Township Committee reduce the amount owed in escrow fees. Mr. O'Leary said the Township Committee sent the email to the Board for clarification. The Board agreed the escrow fees charged were fair and legitimate and advised the Board Secretary to advise the Clerk of this.

2.) Solar Farm

Mr. O'Leary advised the Board that he spoke to Mr. Duveneck about the progress of the solar farm. Mr. Duveneck had advised Mr. O'Leary that the required emergency management manual for the solar farm has been submitted. The Fire Department and EMS team were at the site for a tutoring session. The solar farm is not up and running however; it has been tested. Mr. O'Leary said Mr. Duveneck is working with the solar farm on the best location for the landscape screening which will be planted in the spring. Mr. Duveneck had issued a temporary certificate of approval.

3.) Sidewalk for Living Pawsitively

Mr. O'Leary advised the Board that he spoke to Mr. Duveneck regarding the sidewalks at Living Pawsitively. Mr. Duveneck told Mr. O'Leary that the Township is holding a bond until the sidewalk is built. He is looking for guidance on whether to proceed with the construction of the sidewalk. Mr. O'Leary said the Township had received a letter from the D.O.T. stating they were considering a sidewalk in the downtown area. Mr. Duveneck wanted to bring it to the Board's attention for consideration.

Mr. Luthman said he contacted the State Legislators who sent him some grant information. The problem is that the sidewalks will be located in the State right of way and will require State D.O.T. approval.

4.) Olde Lafayette Village

Mr. O'Leary asked the Board to start thinking about what could be done with the Olde Lafayette Village site. He asked them to consider it being a mixed use. Mr. Hughes said he was contacted by a potential developer who would want the property to be a mixed use. He felt the Board should start the planning process so there will be less risk for any potential developer. Mr. O'Leary said there is a wastewater issue on the site. Mr. Hughes advised the Board the site has failing septic systems. Mr. Hughes suggested having a workshop meeting to start discussing the site. Mr. O'Leary said he will contact Mr. Banisch to see when he would be available to meet with the Board.

5.) 2016 Proposed Budget

Budget	2015		
	Budget	Spent	Balance
Legal	\$ 14,500.00	\$ 3,744.00	\$ 10,756.00
Litigation	\$ 9,000.00	\$ -	\$ 9,000.00
Engineering	\$ 5,000.00	\$ 2,565.00	\$ 2,435.00
Planner	\$ 3,000.00	\$ 830.50	\$ 2,169.50
Misc	\$ 1,500.00	\$ 1,196.30	\$ 303.70

The Board discussed cutting the proposed budget by \$4,500.00. The Board will request the following:

Budget	2016
	Budget
Legal	\$ 10,000.00
Litigation	\$ 5,000.00
Engineering	\$ 6,000.00
Planner	\$ 6,000.00
Misc	\$ 1,500.00

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT:

Mr. Cutler had submitted a zoning report to the Board. The Board reviewed the report. Ms. Didyk questioned the anonymous complaint about a camper parked on a farm that was being used as a residence. She advised the Board that farm hands may need to stay overnight with a cow giving birth.

BILLS: List #1

Mr. Leuthe went over the bills list with the Board.

A motion to approve the bills list was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens O’Leary.

CORRESPONDENCE:

- 1.) From: Nevitt Duveneck, PE
Re: Temporary Certificate of Approval for Beaver Run Solar Farm

ADJOURNMENT

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

Respectfully submitted,

Stephanie Pizzulo
Secretary