
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:34 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, Cutler, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Allison, O’Leary.

Members Excused: Taylor, Aikens.

Members Absent: None.

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

JOINT MEETING WITH TOWNSHIP COMMITTEE

Third Round Affordable Housing Obligation

A motion to go into executive session to discuss Lafayette Township’s third round Affordable Housing Obligation and pending litigation which is part of the discussion was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Allison, O’Leary.

A motion to come out of executive session was made by Mr. Leuthe. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Allison, O’Leary.

REGULAR LAND USE BOARD MEETING

MINUTES: January 21, 2016

A motion to approve the minutes of the January 21, 2016 meeting with the noted correction was made by Mr. Leuthe. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Hughes, O’Leary.

COMPLETNESS / HEARINGS / CONCEPT: None.

AUDIENCE:

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

OLD BUSINESS:

1.) Handweg Drive Realty

Mr. O’Leary asked for an update on this matter. Mr. Cutler said he has not heard anything further. Ms. Leo advised the Board that the matter had been dismissed in court because of pending paperwork from the D.E.P.

2.) ROSI Update

Mr. O’Leary advised the Board that every time the Township’s Open Space Committee closes on a piece of property the R.O.S.I. needs to be updated. He said the Township closed on the Lawler property about two years ago so the R.O.S.I. does need to be updated. Mr. Banisch suggested that the developable portion of the site could be inventoried for future affordable housing needs. Mr. O’Leary noted some of the property is in the wetlands. Mr. Banisch will look at carving out a section for future municipal needs.

NEW BUSINESS:

1.) Procedures to Amend Wastewater Management Plan

Ms. Leo said the process for any changes to the Wastewater Management Plan would have to go through the County for review first and then to the D.E.P.

2.) Procedures Required by LUB if Any Rezoning is Contemplated

Ms. Leo advised the Board that re-exams to the Master Plan are now every ten years instead of every six years. She said if the Board rezones as part of re-exam of the Master Plan, there is no need to do the individual notices.

3.) Discussion on General Development Plans

Mr. Luthman asked if the General Development Plan is required for a developer or if it is optional if the developer owned 100 or more acres. Mr. Banisch said it is not required; it is permitted per the ordinance. Ms. Leo said it is something that is designed by ordinance and it is separate from the Affordable Housing Ordinance. Ms. Leo said the General Development Plan can last for 20 years and is phased in with the development. It is used as a guide to help the developer with what is permitted.

RESOLUTIONS:

1.) 2016 Annual Report

A motion to approve the Annual Report with the noted corrections was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Allison, O'Leary.

ORDINANCES: None.

ZONING REPORT:

Mr. Cutler advised the Board he had received a complaint about the Double D farm. A resident complained that the property owners were living in a trailer on the property and burning garbage. He said they complained they were allegedly building an apartment in the barn. Mr. Cutler felt the neighbors were just harassing the owners. He said Sharon Duddy was in his office explaining what was being done on the farm.

BILLS: List #2

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. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Allison, O'Leary.

Beaver Run Solar Farm Update

Mr. O'Leary asked Mr. Duvencek for an update. Mr. Duvencek advised that the solar farm is fully functional. He had visited the site and the arrays were putting out power. They are working on the landscaping and Mr. Duvencek will follow up on this.

Living Pawsitively Sidewalk Update

Mr. Duvencek reminded the Board that Living Pawsitively had a resolution condition that required them to either build a sidewalk or post a bond. The applicant posted the bond. Mr. Duvencek asked the Board if they wanted the applicant to build the sidewalk or just leave the bond in place. Ms. Leo advised the Board that the Permit Extension Act will expire at the end of June of this year. She said she will look at the resolution and get back to the Board.

CORRESPONDENCE: None.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary