
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: Hughes, Cutler, Luthman, Corcoran, Didyk,
Taylor, Van Sickle, Aikens, Allison, O’Leary.

Members Excused: Leuthe.

Members Absent: None.

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

COMPLETNESS / HEARINGS / CONCEPT: None.

AUDIENCE:

Mr. O’Leary opened the meeting to the public. With nobody from the public coming forward, the meeting was closed to the public.

OLD BUSINESS:

1.) Possible Amendment to Renewable Energy Ordinance

Mr. O’Leary noted that the current version of the ordinance does address screening of solar arrays however it is a little vague. He felt the ordinance should address screening better. Mr. Banisch felt there should be buffering and screening for the arrays. Mr. O’Leary said it is considered an accessory structure and therefore cannot be placed in the front yard. Mr. Duveneck agreed that there should be screening for the solar arrays.

Mr. Cutler asked how to determine what acceptable and appropriate screening is. Ms. Leo will draft the ordinance changes for the Board’s review. Mr. Allison asked that since the ordinance will require better language addressing the buffering and screening, could then the 3 acre minimum be eliminated. Mr. Taylor suggested eliminating the 3 acre minimum requirement and increasing the setbacks. Mr. Corcoran suggested the 3 acre minimum be eliminated and add sufficient buffering. He said the residents have a right to use their property. Mr. O’Leary felt that with the smaller lots, the Board may be creating animosity between neighbors. He felt the solar array becomes a problem on the smaller lots. Mr. Banisch suggested a rigid standard of buffering on any size lot that says the array cannot be visible from any residences then it doesn’t matter what the minimum lot size requirement is. He did add that the law favors standards that protect the public viewshed not the private viewshed. He also said that it would go a little farther than the law governs. There was a discussion on how to screen the array from a second floor. Mr. Allison still felt the minimum acreage should be dropped from the ordinance.

Mr. Banisch suggested handling the process with a certificate type application where the applicant would have a reduced fee and application process would be simpler. Notice would still be required.

Mr. Luthman said he did not have a problem eliminating the acreage requirement. Mr. O’Leary expressed a concern about the maintenance of the screening. Ms. Leo expressed a concern with the notice requirement. She suggested the Zoning Officer handle notifying the neighbors. Mr. Hughes suggested a simple application with appropriate fee and then having the Board Engineer review it. It was suggested that if the property owner cannot buffer the array, then they will have to come before the Board. Mr. Cutler felt the buffering must be clearly defined.

Ms. Van Sickle suggested the back of the solar array have a siding type material used so it appears to look like a shed. Mr. Taylor said some of the larger arrays could be 700 square feet and that would be a large looking structure.

Mr. Banisch said he could come up with a buffering standard for the Board to work off of. He suggested the professional review be eliminated to help keep the cost down. Mr. Hughes felt there should be buffering requirements and a simple application process that is reviewed by the municipal engineer and if there are unusual topography issues then it would come before the Board. He said everyone would need to apply for the application. Mr. Banisch will prepare some buffering requirements for the Board to review.

Mr. O'Leary opened the meeting to the public.

Mr. Chris Gernat of 20 Meadow Ridge Lane, Lafayette asked if the Board would consider grandfathering existing properties and allow them to use the original setbacks. He felt the town's setbacks are very limiting to the homeowner. He also commented that the ordinance required him to buffer his proposed solar array with 15 foot high trees.

2.) Proposed Cemetery Zoning Ordinance Amendment

Mr. Banisch said he prepared a memo to the Board suggesting the matter be handled as a conditional use. He said there are two zones currently that handle this as a conditional use already. He said he looked at the property to try to come up with some conditional use requirements that would limit where cemeteries could be constructed in the R-5 zone. He said he looked at the topography of the site and there are steep slopes and wooded areas. Mr. Banisch went over his report with the Board. He recommended the structures be buffered from view. Mr. Banisch felt the ordinance would make the use limited to this particular site.

Mr. Banisch discussed the existing landscape of the property.

There was a discussion on the impervious coverage. Mr. Banisch calculated the length of the roadways, parking and structures and came up with a number that conforms to the impervious coverage limits of the R-5 zone. There was some discussion on the impervious coverage of the headstones. Mr. Duveneck said the headstones are not impervious coverage.

Ms. Leo went over the possibilities of having the zone change as a conditional use or an overlay. She said the simplest way to handle it is with an overlay.

Mr. Allison asked if the property will become tax exempt if it becomes a cemetery to which Mr. O'Leary said yes.

Mr. Banisch felt the use is inherently beneficial. Mr. Luthman asked how the Board can keep control over the clearing and design of the area. Mr. Banisch said it can be done with design standards. Ms. Leo said any enlargements to the site and site plan amendments go through the governing body. It does not come back to the Board.

Ms. Leo suggested that if the Board is in favor of the use then they should proceed with an overlay. The Board agreed to proceed as an overlay of the area.

NEW BUSINESS:

1.) ROSI

Mr. O'Leary gave an update on the Township's ROSI. Mr. Banisch explained to the Board why the ROSI was not completed.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Cutler went over his report with the Board.

BILLS: List #5

The Board Secretary went over the bills with the Board.

A motion to pay bills list #5 was made by Mr. Luthman. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Corcoran, Taylor, Van Sickle, Aikens, Allison, O'Leary.

CORRESPONDENCE: None

ADJOURNMENT:

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

Respectfully Submitted,

Stephanie Pizzulo
Secretary