
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:35pm 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, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary, Luthman (7:40pm), Leuthe (7:50pm).

Members excused: Hughes.

Members Absent: None.

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

MINUTES: June 23, 2016.

A motion to approve the minutes of the June 23, 2016 meeting with the noted corrections was made by Ms. Didyk. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Cutler, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary.

COMPLETENESS / HEARINGS / CONCEPT: None.

AUDIENCE:

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

OLD BUSINESS:

1.) Proposed Cemetery Zoning Ordinance Amendment

Mr. Banisch said the proposed ordinance will establish an overlay in the R-5 zone. He discussed coverage and the landscape buffering for the zone. He felt 100 foot landscape buffering from the roadway and 50 foot buffing from residential properties would be sufficient. Mr. Banisch went over the proposed ordinance for the overlay. He discussed the proposed structures and the stockpile of dirt and brush.

Mr. Chad Warnken, attorney for the proposed cemetery explained the stockpile. He said they wanted the option to construct a berm to hide the stockpile as opposed to putting up a fence. He said it would be addressed in the site plan application.

Mr. Taylor asked why they need a berm around a hill of dirt. Mr. Warnken said it helps corral the area so the dirt does not spread out. He said the berm and storage area will be in the proposed maintenance area on the concept plan. He said it will be located on the site plan application.

Mr. Banisch said the proposed ordinance is not inconsistent with the Township’s Master Plan.

A motion that the proposed cemetery overlay ordinance is consistent with the Master Plan and the Board is agreeable with the changes was made by Ms. Didyk. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Cutler, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary. Mr. Luthman abstained because he was not present for the entire discussion on the ordinance.

The Board Secretary will send a memo to the Township Committee advising them of the motion.

2.) Inclusionary Zoning Ordinance

Mr. Banisch said the Township’s Housing Element and Fair Share Plan allows for 150 homes with 23 of those units being affordable units on the property behind the Quick Check. This would address a portion of the round three Affordable Housing calculations. Mr. Banisch handed out a proposed ordinance with design standards for the proposed AH-2 zone. He handed out the latest concept plan he had received from the property owner.

Mr. Banisch explained the maps he handed out to the Board. Mr. Banisch explained the proposed wastewater treatment plant. He felt it was not large enough to handle the proposed commercial space. He said the applicant will have to address that with the Board. Mr. Banisch added language to the proposed ordinance that all development in the AH-2/LC District will be served by a centralized sewer collection system. He said the Board does not know how or when the project will move forward and the financial burden of the treatment plant could fall on a limited number of residents in the area if the issue is not addressed.

Mr. Luthman asked how the Barnegat decision affects the COAH numbers. Mr. Banisch explained how the decision may affect the way the numbers are calculated. There was a discussion on how Lafayette's COAH number was calculated.

Mr. Banisch went through the proposed ordinance and explained it to the Board. He explained that the proposed zone was separated into two distinct districts. Mr. Banisch said he went through the existing ordinance and added the design standards found there to the proposed AH-2/LC overlay zone. He added standards such as playgrounds and recreation fields. Mr. O'Leary suggested a walkable connection from the residential to commercial areas.

Mr. Banisch asked if the Board wanted firetrucks to be able to get all the way around the building with the firetrucks. Mr. Cutler felt it would not be necessary for the trucks to get to the back of the buildings. He said there is a push to change the code so that all residential buildings have fire suppression.

There was a discussion on the façade of the townhouses and sound buffering. There was a discussion on a homeowners association. Mr. Banisch said the residents in this zone will be entitled to any services that other residents throughout the town are receiving. There was a discussion on snow plowing and garbage collection. Mr. Corcoran felt that if the town takes over the snow plowing and garbage collection, it will put a major burden on the road department budget. He said they will need another truck and need to hire another employee.

Mr. Banisch will update the draft ordinance and send it to the Township Committee and the Township Attorney.

3.) Possible Amendment to Renewable Energy Ordinance

Mr. Banisch suggested a procedure where the applicant files an application with the Zoning Officer and they send notice to adjoining landowners and give them 10 days to come in to look at it and if there is no objectors, then the Zoning Officer could issue a zoning permit. If there is an issue, then the applicant would have to come before the Board. Ms. Leo said there may be an issue with requiring notice other than what is required in the MLUL. Mr. Luthman suggested lowering the fee for solar panel applications. Ms. Leo felt the process needs to be consistent and fair. If the Board exempts fees because it is inherently beneficial then what happens when a church comes before the Board? Is the Board going to exempt them? The fees are in place for a reason.

4.) Zoning Setbacks

Mr. O'Leary asked Mr. Cutler for the zoning setbacks from the surrounding towns. Mr. Cutler said he will get them for the Board. Mr. Cutler felt his proposed setbacks were in line with other town's setbacks for accessory structure. There was a discussion on setbacks for non-conforming lots. Mr. Corcoran said over a third of the lots in Lafayette are non-conforming. Mr. Banisch said he will get model language for non-conforming lots. The Board agreed to carry this to the next meeting date.

NEW BUSINESS: None.

RESOLUTIONS:

1.) Kever, Walter B: 14 L: 24.02 VAR 16-1

A motion to approve the resolution was made by Ms. Van Sickle. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Luthman, Didyk, Corcoran, Taylor, Van Sickle, Aikens, Cutler, Allison, O'Leary.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Cutler went over his report with the Board. He said he has started enforcing the new property maintenance ordinances.

BILLS: List #7

Mr. Leuthe went over the bills with the Board. He recommended the Board pay the bills.

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: Cutler, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, 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