
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:32 pm 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, Suljic, Leuthe, Taylor, Van Sickle, Aikens, Allison, O’Leary.

Members Excused: Luthman, Corcoran.

Members Absent: Didyk.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE

MINUTES: July 27, 2017, August 24, 2017

A motion to approve the minutes of the July 27, 2017 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Taylor, Van Sickle, Aikens, Allison, O’Leary.

A motion to approve the minutes of the August 24, 2017 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Suljic, Taylor, Van Sickle, Aikens, Allison, Hughes, O’Leary.

COMPLETNESS / HEARINGS / CONCEPT:

1.) Lafayette Holdings, LLC B: 4 L: 1.01 APSP17-5, AFSP17-6

Megan Ward, Esq. was representing the applicant. Ms. Ward said she did review Mr. Duveneck’s report of September 5, 2017 and addressed the two items for completeness. She did provide proof of notice and noted that she had neglected to get proof of taxes paid to date however said her client has never had an issue with keeping his taxes current.

Mr. Duveneck went over his report with the Board. The Board Secretary said she had checked with the Township Clerk earlier in the day and the taxes were current. Mr. Duveneck recommended the application be deemed complete with the waivers and temporary waivers as requested.

Mr. O’Leary had an issue with two principal uses on one lot with respect to warehousing and light industrial manufacturing uses. Ms. Leo felt the application needed to be heard to see how that plays out.

A motion to deem the application complete was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Suljic, Leuthe, Taylor, Van Sickle, Aikens, Allison, O’Leary.

Ms. Ward gave a history of the prior application for this property. She said it is a fully developed site. She said they were before the Board to amend the prior approval. The applicant was seeking to add manufacturing to the existing space. Ms. Ward said they were not proposing any exterior changes or additions to the buildings. All construction would be interior only. She said the only other issue is parking.

Mr. Allen James Campbell, PE, PP of Robert Campbell Associates, 9 Cook Rd., Branchville, NJ was sworn in by Ms. Leo. He gave his qualifications which were accepted by the Board.

Mr. Robert Occhifinto, owner of Lafayette Holdings, LLC of 15 Whitehall Rd., Andover, NJ was sworn in by Ms. Leo.

Mr. Occhifinto said the primary business is the manufacturing of nutritional supplements. His primary manufacturing facility is in Green Township, NJ which has been there for over 20 years. He said he is the sole owner of Lafayette Holdings which owns NVE Pharmaceuticals which is the occupant of the facility. He said that he has been using the Lafayette site for warehousing of his supplies and products.

Mr. Occhifinto said he is proposing to use part of the existing building for manufacturing. He said his operation is similar to how a bakery is run. They take ingredients, mix them in a blender and make protein bars and powders. He said there are no chemicals that are dangerous and all the products he uses are consumable and overseen by the FDA. He said he would not have any sub-tenant on the premises.

Mr. O'Leary asked if there will be a noise level issue. Mr. Occhifinto said that they sprayed the building with insulation when they bought it so there will not be a noise issue. Ms. Ward said the intent will be to split the building in half with half light manufacturing and half warehousing. Mr. O'Leary asked if there will be an odor issue to which Mr. Occhifinto said no. Mr. O'Leary asked about additional waste coming from the site. Mr. Occhifinto said all waste is food grade. They will have a regular dumpster for the waste and a second dumpster for the cardboard.

Mr. Campbell said that with the warehousing operation they did not need a dumpster. He said depending on where the manufacturing operation will go is where the dumpsters will be located.

Mr. O'Leary asked if the truck traffic would increase. Mr. Occhifinto said that it would be about the same as it is currently which is about two to three times a week. Mr. O'Leary asked about the size of the trucks. Mr. Campbell said in the prior application they addressed tractor trailers coming to the site and it was designed and built for such.

Mr. Campbell presented a color rendering of the site dated 9/28/17 which was a copy of sheet 3 of the application which was marked and entered as exhibit A-1. Mr. Campbell explained the current truck traffic. The applicant is not proposing any changes.

Mr. O'Leary asked about the number of employees they are proposing. Mr. Occhifinto said they will have about 10 employees for the manufacturing operation. He said that currently there are no employees at the site. He said the employees will be working shifts from 6:00am to 6:00pm.

Mr. Campbell explained the site to the Board. He explained the buildings and septic system. He explained the parking to the Board. The existing parking is for 33 spaces which is far exceeding what they would need. He said they could remove one of the loading docks and gain an additional 5 spaces on the existing paved area. He said there is sufficient space on the gravel area for parking bringing the total parking spaces to 80. Ms. Ward noted that the ordinance requires 89 parking spaces however with restriping they will have 41 paved spaces.

Mr. Campbell said the lighting improvements were made with the prior application. He said all of the existing stormwater drainage was cleaned and improved with the prior application. He said that other than the re-stripping and dumpster enclosure, no site improvements are being proposed.

Mr. O'Leary asked if they were proposing additional signage. Mr. Occhifinto said there will be no signage.

Mr. Duveneck asked if the prior application had night operations proposed. Mr. Campbell said he did not know however, they needed to improve the lighting at that time. He said they will comply with the lighting ordinance. Mr. Duveneck said he will do a night light test.

Mr. Duveneck felt there were no real issues with this site.

Ms. Ward said they are not proposing any additional paving, outdoor storage or hazardous material. The parking lot will be re-striped only.

Mr. Hughes asked if they are proposing any additional fire suppression in the buildings. Mr. Campbell said they will do whatever the construction code requires. Mr. Hughes asked if the applicant would be agreeable to having emergency services do a walk through prior to starting the manufacturing operation to which Mr. Occhifinto said yes.

Mr. Hughes asked if they would consider a noise survey. Mr. Occhifinto said they only blend products inside and that there is no noise on the outside. Mr. Campbell explained where the closest residential properties were in relation to their site. He said they are at least 500 feet from

any residential site and the property is surrounded by thick vegetation. He did not feel that any noise would travel off -site. Mr. Duveneck asked if there have been noise studies done at the Green Township site to which Mr. Campbell said no. Mr. Duveneck suggested that with any approval, the applicant agree that if he felt a noise study was needed, then they would conduct the noise study. Mr. O'Leary asked if they use forklifts outside to which Mr. Occhifinto said no.

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

Ms. Leo wanted to address the issue of light industrial verses warehouse. She went over the definition of Light Industrial. Mr. Campbell felt the application did fit the definition. Ms. Ward said they did warehousing before and now they are doing a light industrial use which would include manufacturing and warehousing.

Ms. Leo went over the conditions with the Board.

A motion to grant an approval for an amended preliminary and amended final site plan with a variance for the number of parking spaces and the conditions as noted was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Taylor, Leuthe, Van Sickle, Aikens, Allison, O'Leary. Mr. Suljic abstained.

Ms. Ward asked to waive receipt of the formal memorialization of the resolution so they can move forward and apply for a construction permit. The Board agreed.

AUDIENCE:

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

Mr. Michael J. Inga, 124 Main Street, Andover Borough, NJ. Addressed the Board. He said he had inquired about putting in an indoor shooting range and had submitted a zoning application which was denied. He said he wanted to see if it was denied because it wasn't allowed or because there wasn't enough information. Mr. O'Leary suggested Mr. Inga see the Board Secretary for an application for the Land Use Board.

With nobody else coming forward, the meeting was closed to the public.

OLD BUSINESS:

1.) Handweg Drive Realty

Mr. Suljic said he was unable to get in touch with the applicant. He will contact the D.E.P. next week.

NEW BUSINESS:

Mr. O'Leary said the Township Committee has spoken to the owners of Olde Lafayette Village to discuss allowing access to the trail. He felt that it would require a bridge to get over to the trail and possibly a federal grant. Mr. O'Leary asked Mr. Duveneck to look into an estimated cost and the feasibility of getting a grant for the bridge.

RESOLUTIONS: None

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Suljic went over his report with the Board.

BILLS: List #9

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. Hughes and passed with a roll call vote. Ayes: Hughes, Suljic, Leuthe, Taylor, Van Sickle, Aikens, Allison, O'Leary.

CORRESPONDENCE:

1.) From: H Street, LLC

Re: 21 Sunset Inn Rd – LOI Application Notice

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Board Secretary