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**CALL TO ORDER**

The Board Secretary called the meeting to order at 7:35 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:** Corcoran, Leuthe, Didyk, Van Sickle,  
Potter, O’Leary.

**Members Excused:** Hughes, Suljic, Allison.

**Members Absent:** Aikens.

The Board Secretary advised the Board that Mr. Luthman had resigned from the Board and introduced Mr. Warren Potter as a new member of the Board.

**REORGANIZATION:**

1.) Chairperson of the Land Use Board for the year 2018

A motion to appoint Mr. O’Leary as Board Chair for the year 2018 was made by Mr. Leuthe. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Potter.

2.) Vice-Chairperson of the Land Use Board for the year 2018

A motion to appoint Mr. Leuthe as Vice-Chair for the year 2018 was made by Mr. O’Leary. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Corcoran, Didyk, Taylor, Van Sickle, O’Leary.

3.) Board Attorney, Board Engineer, Board Planner for the 2018

A motion to appoint Ms. Ursula Leo, Esq., from Laddey, Clark and Ryan law firm as the Board Attorney and Mr. Nevitt Duveneck, PE as Board Engineer and Mr. David Banisch, PP as Board Planner for the year 2018 was made by Mr. O’Leary. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Potter, O’Leary.

6.) Workshop and Regular Meeting Dates for 2018

January 25, 2018	July 19, 2018
February 15, 2018	July 26, 2018
February 22, 2018	August 16, 2018
March 15, 2018	August 23, 2018
March 22, 2018	September 20, 2018
April 19, 2018	September 27, 2018
April 26, 2018	October 18, 2018
May 17, 2018	October 25, 2018
May 24, 2018	November 15, 2018
June 21, 2018	December 20, 2018
June 28, 2018	December 27, 2018
	January 17, 2019

A motion to approve the above dates as the workshop and regular meeting dates was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Potter, O’Leary.

7.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2018

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board for the year 2018 was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Potter, O’Leary.

**WORKSHOP MEETING:**

**MINUTES:** December 21, 2017

A motion to approve the minutes of the December 21, 2017 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Aye: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O’Leary.

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**AUDIENCE:**

Ms. Lauren Shriver and Mr. Scott Bauer of 104 Bushwood Lane, Highland Lakes, NJ addressed the Board. Ms. Shriver said she has purchased one of Mr. Siegel's pieces of property, 13 Monroe Road, and wanted to build a log home on the property. They were having an issue with some of the conservation easements on the property. She said they were asking the Board to reconsider some of the easements so they could cut down some of the trees so their cows will be able to get to the rear of the property. Mr. O'Leary explained that the easements were part of the conditions of approval. Ms. Shriver said her piece of property has its own driveway and she is not permitted to use the existing driveway to access the rear part of the property. Ms. Shriver will return next month to discuss the matter further with the Board attorney.

Mr. Nicholas Viney, owner of The Shoppes at Lafayette, advised the Board that they were planning a grand opening in May. He discussed the existing signs. He explained the proposed signs, one monument sign at the entrance on Route 94 and two at the entrance on Route 15. These signs will be externally light. He discussed the proposed freestanding sign, which he was asking that it be internally lit. Mr. Viney presented a rendering of the monument signs and the freestanding sign. He said the major retailers require signage in order to get them to sign a lease.

Ms. Didyk asked why the proposed lighting on the monument signs are not downward facing. Mr. Viney said the upward lighting looks better on the sign. Ms. Didyk said the Township does not like the upward lighting to which Mr. Viney said the downward lighting is not an issue. He said the freestanding sign would be hard to fully illuminate with external lighting.

Mr. O'Leary asked if the freestanding sign would be of an LED type to which Mr. Viney said no. Mr. O'Leary said the Township is a sleepy, farming type community and requests the downward, gooseneck type lighting to keep its charming character.

Mr. Viney explained that the freestanding signage will be for the larger retailers. He said he would like to move forward with the monument signs in April. Mr. O'Leary said if they are replacing what is already there, then he could move forward with that.

Mr. Leuthe asked about the placement of the freestanding sign. Mr. Viney showed the location to the Board. There was a lengthy discussion on what the existing sign ordinance will allow. Mr. O'Leary suggested Mr. Viney look at the sign ordinance and the definitions.

**OLD BUSINESS:**

1.) Definition of Minor Site Plan

The Board Secretary advised the Board that the definition of Minor Site Plan was accidentally removed from the ordinance. She will send the information to the Board Attorney to draft language send to the Township Committee to have it put back into the ordinance.

3.) Service Station Illuminated Signs

Mr. O'Leary asked Mr. Taylor if he had the information for the brightness of the signs. Mr. Taylor said he did not have all of the information but he will get it for the Board.

3.) TRC Fees and Escrow

There was a discussion on the TRC fee and escrow. The Board agreed to revise the fee schedule to \$250.00 for one professional for one hour and \$450.00 for two professionals for one hour. The escrow amount will be eliminated.

4.) EDC

Ms. Van Sickle advised the Board that she is a member of the Economic Development Committee as well as the Land Use Board and expressed her frustration with the need for a better sign ordinance. She explained that businesses need to advertise and signs are a huge part of attracting customers. She said the cost of variance is more costly than the sign. She felt our ordinance is difficult to find online. Ms. Van Sickle said the Town of Warwick has a different sign ordinance for each district. Ms. Didyk felt that nobody in town has a problem with his or her signs. Ms. Van Sickle pointed out that the sign at the strip mall on Route 15 is very difficult to read. Ms. Didyk said the owner of the strip mall was fine with the size and type of sign he has. She felt that Lafayette business owners do not have an issue with the ordinance. Mr. O'Leary said there has to be rules and standards. Ms. Van Sickle said the EDC is trying to attract businesses and it is difficult with a restrictive sign ordinance. Ms. Didyk felt that a

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business needs to spend money to make money. Mr. O’Leary said the business has to come before the Board if they need an exception. He felt the existing sign ordinance is fair.

Mr. Leuthe felt the businesses should come to the Board and explained what they need so the Board can consider amendments to the ordinance.

**NEW BUSINESS:**

1.) Annual Repots

The Board agreed to send the annual report to the Township Committee.

**ORDINANCES:** None.

**RESOLUTIONS:** None.

**ZONING REPORT:**

The Board Secretary went over the report with the Board.

**BILLS:** List #1

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 Ms. Didyk and passed with a roll call vote: Ayes: Leuthe, Didyk, Taylor, Van Sickle, Potter, O’Leary.

**CORRESPONDENCE:** None.

**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