

CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:30pm 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, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Allison, Potter, O'Leary.

Members Excused: None.

Members Absent: None.

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

MINUTES: January 18, 2018

A motion to approve the minutes of the January 18, 2018 meeting was made by Mr. Leuthe. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Potter, O'Leary.

COMPLETNESS / HEARINGS / CONCEPT: None

AUDIENCE:

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

OLD BUSINESS:1.) Handweg Drive Realty

Ms. Leo reported that the Attorney who represented the applicant when the matter came before the Board was unable to get in contact with his client and did not know if he was still representing the applicant. He suggested Ms. Leo contact the applicant directly. Ms. Leo did reach out to the applicant however, has not heard from him. She will reach out to him again. Mr. O'Leary noted the letter sent to the applicant was in the correspondence.

2.) Conservation Easement for Property on Monroe Rd

The Board agreed to carry this matter to the April meeting.

3.) Motor Vehicle Fueling Station Illuminated Signs

Ms. Leo had drafted an ordinance to allow the illuminated pricing signs for motor vehicle fueling stations. There was a discussion on the size of the sign and percentage that could be illuminated. Mr. Duveneck said the brightness could be controlled for day and night intensity. He said he is gathering information for the intensity of the light. Mr. Duveneck said he will need a way to meter the brightness. Mr. Hughes asked if Quick Chek was asking for a variance or for the Board to change the ordinance. Mr. O'Leary said they are asking for the ordinance to be changed. Mr. Hughes felt the Board should ask Quick Chek what they use in other towns instead of the Board trying to figure out what is best for them. There was a discussion on how to get information on what Quick Chek is requesting for the sign. Mr. O'Leary will ask the Board Secretary to draft a letter to Quick Chek requesting information on what they use in their signage.

4.) TRC Fees

Mr. O'Leary noted the discussion from the January meeting. He said the Board had agreed to remove the escrow fee for the TRC and have the application fee based on the cost of the professionals requested for the TRC. Ms. Leo will draft a revised ordinance for the April meeting.

NEW BUSINESS:1.) Re-Zone GC Zone Consideration

Mr. O'Leary said the Golf Course zone is obsolete and the Board had asked Ms. Leo to draft an ordinance to recommend to the Township Committee. Ms. Leo said she drafted an ordinance and then added Mr. Banisch's planning perspective to it. There was a discussion on the noticing

issue. The Board Secretary will send the ordinance to the Township Committee for their consideration.

2.) Air BnB

Mr. O'Leary said he spoke to the Board Planner who said he is seeing this issue appear more and more. Mr. O'Leary said there might be issues with safety. He said this is not something that the Board needs to be concerned with at this time.

3.) Ridgeline Application Review by Township Engineer

Mr. O'Leary said the ordinance is written so that the review of a Ridgeline application is performed by the Township Engineer. Mr. Leuthe felt the Board Engineer should handle the review so that he can report to the Board on his findings. If the Municipal Engineer were to perform the review, then he would have to write a report or attend the meeting. Mr. Leuthe felt this would be an added expense to the applicant. Mr. Allison asked if the Ridgeline Viewshed Protection Area is even needed. Mr. O'Leary said it is part of the Open Space Plan and the Master Plan. He said it was part of a discussion at an Open Space meeting. The Board felt the Board Engineer should handle this review.

A motion to direct the Board Attorney to draft an ordinance to change the review of the Ridgeline Viewshed Review and Permit process from the Township Engineer to the Land Use Board Engineer was made by Mr. Allison. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Leuthe, Didyk, Taylor, Van Sickle, Potter, O'Leary. Those voting no were Mr. Hughes, Mr. Corcoran and Mrs. Aikens. Mr. Suljic abstained.

4.) EDC Meeting

Mr. O'Leary said he and Mr. Leuthe had attended the last EDC meeting to discuss some changes to the sign ordinance. He said the EDC will try to get some ideas together to send to the Board. He said one of the issues was the height of the freestanding sign. He said he looked at the surrounding towns and none of them have a sign height of 15 feet. He felt 15 feet is too high. He said he did not see any towns with a sign height of greater than 10 feet. He said Sparta discourages internally lit signs. Mr. Suljic felt The Shoppes at Lafayette will need a bigger sign but not a 15 foot sign. Mr. O'Leary said the EDC suggested having different sign requirements for different zones however, he did not see that in other town ordinances.

Mr. O'Leary said the EDC was also suggesting allowing signs painted on the buildings in the Village Commercial zone. Mr. Hughes said the historic district covers the Village Commercial zone and the painted signs are historic. He felt the Highway Commercial zone should allow a larger sign. He said the Board should think about how to help the tenants in a multiple tent shopping center. Mr. Hughes said the EDC was suggesting that if the sign is designed to fit into the character of Lafayette with the use of stone then they should be allowed a larger sign since it would fit in better. Mr. O'Leary felt the design standards for signs already exists. Mr. Hughes said the design standard is for the gateway and it should be carried throughout the town. He felt the Board should offer the incentive of designing the sign with stone in exchange for a larger sign. Mr. Leuthe suggested a different fee for a sign variance to help the business owner. Mr. Hughes said the EDC was looking to have the different sign requirements for all of the various zones.

Ms. Didyk felt that having all of the stores listed on a freestanding sign, in a 50 mile an hour zone is not appropriate since people will not be looking at it. She asked what would be accomplish by having all of the stores listed. She felt it made more sense to have a larger sign on the store and not on the freestanding sign.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Suljic went over his report with the Board.

BILLS: List #3

Mr. Leuthe went over the bills with the Board.

A motion to approve the bills as presented was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, O'Leary. Mr. Suljic abstained.

CORRESPONDENCE:

- 1.) To: Handweg Drive Realty, LLC
From: Ursula Leo, Esq
Re: 139 Old Beaver Run Rd
- 2.) From: SC Dept of Planning
Re: Application for One Route 15 Holdings, LLC in Frankford Township

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary