

CALL TO ORDER:

The Board Secretary 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, O’Leary, Leuthe, Taylor, Van Sickle, Aikens, Potter, Madewell, Didyk (7:36pm).

Members Excused: Suljic.

Members Absent: None.

Also Present: Ursula Leo, Esq.

Mr. Leuthe, Ms. Van Sickle, Mr. Madewell and Mr. Potter took the Oath of Office, which was administered by Ms. Leo.

REORGANIZATION:

1.) Chairperson of the Land Use Board for the year 2019

A motion to appoint Mr. Taylor as Board Chair for the year 2019 was made by Mr. O’Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, O’Leary, Leuthe, Taylor, Van Sickle, Aikens, Potter, Madewell.

Mr. Taylor chaired the meeting from this point on.

2.) Vice-Chairperson of the Land Use Board for the year 2019

A motion to appoint Mr. Leuthe as the Board Vice-Chair for the year 2019 was made by Mr. O’Leary. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, O’Leary, Leuthe, Taylor, Van Sickle, Aikens, Potter, Madewell.

3.) Board Attorney for the year 2019

A motion to appoint Ms. Ursula Leo of Laddey, Clark & Ryan as the Board Attorney for the year 2019 was made Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, O’Leary, Leuthe, Taylor, Van Sickle, Aikens, Potter, Madewell.

4.) Board Engineer for the year 2019

A motion to appoint Mr. Nevitt Duveneck as the Board Engineer for the year 2019 was made by Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, O’Leary, Leuthe, Taylor, Van Sickle, Aikens, Potter, Madewell.

Ms. Didyk joined the Board at 7:36 p.m.

5.) Board Planner for the 2019

A motion to appoint Mr. David Banisch of Banisch Associates as the Board Planner for the year 2019 was made by Mr. Hughes. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, O'Leary, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Potter, Madewell.

6.) Workshop and Regular Meeting Dates for 2019

January 24, 2019	July 18, 2019
February 21, 2019	July 25, 2019
February 28, 2019	August 15, 2019
March 21, 2019	August 22, 2019
March 28, 2019	September 19, 2019
April 18, 2019	September 26, 2019
April 25, 2019	October 17, 2019
May 16, 2019	October 24, 2019
May 23, 2019	November 21, 2019
June 20, 2019	December 19, 2019
June 27, 2019	January 16, 2020

A motion to accept the meeting dates as presented by the Board Secretary, for the year 2019, was made by Mr. O'Leary. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, O'Leary, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Potter, Madewell.

7.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2019

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board was made by Mr. Leuthe. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, O'Leary, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Potter, Madewell.

WORKSHOP MEETING:

MINUTES: December 20, 2018

A motion to approve the minutes of the December 20, 2018 with the noted corrections was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, O'Leary, Didyk, Taylor, Van Sickle, Aikens, Potter, Madewell, Leuthe.

AUDIENCE:

Mr. Taylor opened the meeting to the public. With no public coming forward, the meeting was closed to the public.

OLD BUSINESS:

1.) Food Truck Ordinance

Mr. O'Leary said the Township Committee had discussed allowing food trucks with conditions and wanted the Land Use Board to consider an ordinance. Mr. O'Leary proposed some conditions. The Board Secretary handed out a draft ordinance, which was proposed by Mr. Bruning. The Board Secretary was asked by Mr. Bruning to draft an application for the Food Truck Vendor. The Board Secretary handed out the proposed application. There was a discussion on the proposed conditions to allow for a food truck vendor license. The Board Secretary advised the Board the vendor would need to apply for a County Health annual food handlers license, an annual food handlers license from Lafayette Township and a Type I fire permit from the Fire Official.

Ms. Didyk said she contacted some of the surrounding towns to see what they have for food truck ordinance. She said Frankford prohibits food trucks except for the Skylands Ball Park. She said Hardyston only allows ice cream trucks and Schwan's food delivery trucks and Hamburg does allow food trucks but it is a lengthy process to go thorough and nobody has been approved. Wantage requires a site plan. Hampton does not allow food trucks. Newton only allows food trucks under very specific conditions. Ms. Didyk felt the trucks should be considered but the Board needs to consider the rural character of the town. She felt it would be ok for The Shoppes at Lafayette so long as they are not visible from the roadways. She felt they should not be allowed at Lafayette Day since it could hurt the brick and mortar food businesses.

Mr. Hughes felt the food trucks at The Shoppes at Lafayette would benefit the mall until they can get an eatery as a tenant. He felt an ordinance with conditions would be beneficial to everyone. Mr. O'Leary felt the number of times a truck can be present on a particular property should be limited to 12 times per year. There was a lengthy discussion on what conditions should be part of a proposed ordinance. The Board agreed on the following conditions; one food truck at a time, minimum of 25 designated parking spaces, 12 times a year per location, the application for the food truck must be tied to an event with a Public Gathering Application. There was a lengthy discussion on what to charge for the Mobile Food Vendor Application. Ms. Leo will draft an ordinance for the Board's consideration.

NEW BUSINESS:

Mr. O'Leary asked for the Board Secretary to add curbing to next weeks agenda for a discussion with the Board Engineer.

Mr. O'Leary discussed the possibility of conducting an Economic Redevelopment Area review. Ms. Leo explained that the Governing Body would identify a dilapidate portion of the town and ask the Board to consider a Redevelopment Plan for that area. The Planner would write a plan for the Board's consideration and then it is forwarded to the Township Committee for their approval. She said it makes it easier for development of the identified dilapidated area. Mr. O'Leary identified two areas he felt were in need of the redevelopment plan.

RESOLUTIONS:

1.) Brean Royalty, LLC

A motion to approve the resolution with the noted correction was made by Mr. Leuthe. It was seconded by Mr. O'Leary. Ayes: Hughes, O'Leary Didyk Van Sickle, Aikens, Potter, Madewell, Taylor.

ORDINANCES:

1.) Fence Ordinance

Ms. Van Sickle asked about existing fences. Mr. Leuthe said they are grandfathered in. There was a discussion on the fencing of agricultural uses and The Right to Farm Act. There was a discussion on the requirements of the fences allowed. Ms. Leo will revise the ordinance and present it for the Board's consideration at the next meeting.

ZONING REPORT: None.

BILLS: List # 1

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

CORRESPONDENCE:

1.) From: N.J. D.E.P.

Re: Landfill Operating Permit

The Board Secretary said she had a request from the applicant for H Street, LLC to be deemed complete and proceed with their hearing on February 21, 2019 due to their Attorney not being available of February 28. 2019. The Board agreed.

ADJOURNMENT

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

Respectfully submitted,

Stephanie Pizzulo
Secretary