

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:30 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:** Hughes, Suljic, O’Leary, Leuthe, Van Sickle, Aikens, Potter, Madewell, Taylor.

Members Excused: None.

Members Absent: None.

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

MINUTES: None.

COMPLETNESS / HEARINGS / CONCEPT:

1.) Restland Memorial Park B: 10 L:3.02,4 FSP18-8, FSP18-9 (Deemed Complete 12/20/18)

Mr. Chad Warnken, Esq. said he was representing the applicant. He said they had received preliminary approval of the entire site and final approval of Phase I-A & I-B and the drainage system, and the maintenance building. He said they are back seeking final approval for the entire site and some modifications to the drainage system, walkways and terraced gravesites. He said there will be a net reduction in the impervious coverage.

Mr. Daniel Sehna, PE, principal of Dynamic Engineering was sworn in by Ms. Leo. He gave his qualifications, which were accepted by the Board.

Mr. Sehna presented a color version of sheet 1 of 1 of the submitted plans which was the overall site plan with a date of 11/6/2018 which was marked and entered as exhibit A-1. He explained the proposed changes to the walkways throughout the site. He said they were seeking amended final site plan approval of Phase I-A & I-B and final approval for the remainder of the site. He said the original approval allowed for a terraced burial area. He said under the proposed amendment they will be removing the terraced burial area thus reducing the impervious area. He said the original approval did not include the proposed gravel walkways which they are planning to give better accessibility to the westerly portion of the property. He explained the proposed additional walkways. He said the part of the site that only received preliminary approval is not changing from that approval.

Mr. Duveneck felt the changes were minimal and he had no problem with the Stormwater Management of the site with the proposed changes. He said the drainage is now oversized but that will be fine. He said he would support the Board approving the proposed changes. He did ask that a pre-construction meeting take place before each stage of construction. Mr. Warnken agreed to the pre-construction meetings.

Mr. Hughes asked that with the proposed changes, would there need to be additional trees removed to which Mr. Sehnal said no.

Mr. Taylor opened the meeting to the public. With nobody from the public coming forward, the meeting was closed to the public.

Ms. Leo went over the conditions of an approval with the Board.

A motion to approve the amended final for Phase I-A & I-B and the final site plan approval for the remainder of the property with the noted conditions was made by Mr. O'Leary. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, O'Leary, Leuthe, Van Sickle, Aikens, Potter, Madewell, Taylor. Mr. Suljic abstained.

2.) DeVenezia Realty, LLC B:4, L:2.04 ASP18-6, VAR18-7 (Deemed Incomplete 12/20/18)
The Board secretary said no new information has been received.

AUDIENCE:

Mr. Taylor opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

OLD BUSINESS:

1.) Fence Ordinance

Ms. Van Sickle asked how the fence ordinance will affect houses that are not positioned at the same setback. She wanted to know if there was a standard setback for the fence from the road. Mr. Leuthe said there is usually a 10 foot setback for fences. Mr. O'Leary felt that without a fence ordinance, they could do whatever they want, as is the case now. Mr. Leuthe felt the proposed ordinance is a standard ordinance.

There was a lengthy discussion on the type of fences that will be allowed. Mr. Madewell felt it was a good start and it was something to give guidance. The Board agreed to refer the ordinance to the Township Committee.

A motion to refer the proposed fence ordinance to the Township Committee was made by Mr. Leuthe. It was seconded by Mr. Taylor and passed with everyone saying aye.

2.) Food Truck Ordinance

Ms. Leo explained the proposed ordinance to the Board. Mr. O'Leary felt Chapter 4 of the Township Ordinances had conflicting language and would need to be addressed. He expressed a concern that the proposed ordinance would allow the sale of other items besides food. He wanted to make it clear that only food could be sold.

There was a lengthy discussion on tying the food truck vendor application to the Public Gathering Permit. There was a discussion on how far the food vendor must be from any existing food establishment. The Board agreed on a distance of a minimum of 100 feet from any public roadway and at least 10 feet from any structure. There was a discussion on the number of trucks allowed. The Board agreed on a maximum of two trucks.

Ms. Leo went over the changes with the Board and will revise the ordinance.

A motion to recommend the proposed ordinance to the Township Committee was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

NEW BUSINESS:

1.) 2019 Annual Update

A motion to send the Annual Update for 2018 to the Township Committee with the noted correction was made by Mr. O'Leary. It was seconded by Mrs. Aikens and passed with everyone saying aye.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Suljic went over his report with the Board. Ms. Van Sickle asked about the dirt being dumped onto the property on Van Sickle Road. Mr. Suljic said the property owner was issued a notice of violation and was told he needs a silt fence, certificate of clean fill and he cannot dump dirt into the road.

Mr. Leuthe asked about the house being built along Route 15 near the Township ball field. Mr. Suljic said it was approved prior to his employment. Mr. O'Leary said the State Building Inspectors should have been on top of the issue but they don't look at zoning issues. Mr. O'Leary felt it should have come before the Land Use Board since it was a flag lot.

BILLS: Bills List # 2

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

CORRESPONDENCE: None

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
Secretary