

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, O'Leary, Van Sickle, Aikens, Potter, Madewell, Deller, Andersen, Taylor.

Members Excused: Suljic, Leuthe.

Members Absent: None.

Also Present: Ursula Leo, Esq.

MINUTES: February 21, 2019

A motion to approve the minutes of the February 21, 2019 meeting with the noted corrections was made by Mr. O'Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, O'Leary, Van Sickle, Aikens, Potter, Madewell, Deller, Andersen, Taylor.

COMPLETENESS / HEARINGS / CONCEPT:

1.) DeVenezia Realty, LLC B:4, L:2.04 ASP18-6, VAR18-7 (Deemed Incomplete 12/20/18)

The Board agreed to send a letter to the applicant's attorney requesting an update on the status of the application.

AUDIENCE:

Mr. Taylor opened the meeting to the public.

Mr. Bob Bracken of 176 Mountain Rd., Hamburg, NJ addressed the Board and said he had listed the property on the corner of Route 15 South and Route 94. He said he had talked to the Zoning Officer and there is confusion as to what zoning requirements apply to the property. The property is located in the Light Industrial zone however; it is also in the Gateway Overlay Zone and the Ridgeline Viewshed Protection Area. He said the GOZ limits the building size to 20,000 square feet on a 65-acre piece of property. Mr. Hughes said the intent of the GOZ is to keep the look of Lafayette. Mr. Bracken felt the LI zone building allowance of 40,000 to 50,000 square feet building size was appropriate for the lot size. Ms. Leo read the GOZ requirements, which only allows each building to be a maximum of 20,000 square feet.

Mr. Bracken said there would not be a visual issue from the Route 15 side since the topography of the land would hide the structure. The Route 94 side the building would be visible. Mr. O'Leary said the intent of the Ridgeline Viewshed Protection Area is a design standard and is intended to keep the building from being built on the top of a ridge. Mr. Bracken said the building would never be hidden from the Route 94 side. Mr. O'Leary said the building should be incorporated into the topography of the land, not necessarily hidden from sight. Mr. Bracken said if he were to build an industrial park he would have to put in roads. If the owner were to build one 20,000 square foot building, it would be difficult to sell since the land is a multimillion-dollar piece of property. Mr. O'Leary suggested Mr. Bracken attend a Technical Review Committee meeting. Mr. Bracken said he could not shield a structure in the 40 acres of open fields. He said there is no hillside to dig into to build the structure since the property is at a gradual incline.

Mr. Taylor felt the intent of the Ridgeline Viewshed Protection overlay was not to completely hide the structure but rather to have it fit into the topography of the land. Mr. Bracken said he wanted to get a feel from the Board as to what their intent was with the two overlay zones.

Mr. Alan Spector of 19 Fox Hill Road, Lafayette, NJ addressed the Board with a proposal for a community solar project. Mr. Frank DeWitt of 15 Price Road, Augusta, NJ was also present. Mr. Spector gave a brief history of his solar home. He said people are hesitant to add solar to their house or may not have the room to do it so he was proposing a community solar farm. He explained the system to the Board. He said the system would be net metered and the electricity would flow back to the grid. He said New Jersey has just adopted rules for community solar. Mr. Spector said he and Mr. DeWitt met with Sussex Rural Electric Cooperative to go over the

idea. The project would serve about 20 residents with about 100 to 200 panels. Mr. DeWitt said the project would be no bigger than 50 kilowatts. Mr. Spector handed out some information to the Board to review. Mr. Spector noted the Township's ordinance states the electricity generated on the property must be used by the principal use on the property. He said the ordinance would need to have wording adding to allow for the community solar project. Mr. O'Leary asked how the community solar farm would be maintained. Mr. Spector said it would be set up as an LLC and the members would have to find someone to sell their portion to if they wanted to leave the project. Mr. Spector said it is a concept that has been working all over the country. He said the ordinance could be amended by adding a definition for community solar. Mr. Spector said they were hoping to get the project up and running by the end of the year so the members could benefit from the rebates being offered at this time.

Mr. O'Leary expressed a concern with the visibility of the array. There was a discussion on how the arrays could be screened. There was a lengthy discussion on the cost and longevity of the solar panels. Mr. Spector said he did not know of another town with such an ordinance. He said he will follow up with the Board Secretary if a decision is reached on the matter.

OLD BUSINESS:

1.) Belgium Block Curbing Requirement

The Board carried this matter to the next workshop meeting.

2.) Property Located at 141 Route 15

Mr. O'Leary asked for an update on the matter of the house being built at 141 Route 15. The Board Secretary said she did bring the matter to the Zoning Officer and the Construction Official. Ms. Leo said it is under the Construction Official's jurisdiction. Ms. Deller felt there is damage that has been done and it should be addressed. She said the topography of the land was changed and now the rainwater runoff is flooding the neighbors. Mr. O'Leary felt the application should have been brought before the Board since the property is a flag lot. He also felt the house went from a one-story ranch to a two story colonial.

3.) Open Space

Mr. O'Leary reported the Open Space Committee had a meeting to discuss updating the plan. They will have a walk through to evaluate if the goals have changed. The Open Space Committee will have a meeting with the Township Committee and with the Land Use Board to discuss any updates to the Master Plan.

Mr. O'Leary said he attended a TRC with the owners of the old Turco property located off Pierce Road. The owner presented a concept to build a cluster development. Mr. O'Leary said they had discussed a community solar system for the development.

Mr. O'Leary noted the Mulch Concepts property has a large pile of cut trees on the front of the property and he felt it was a violation of the resolution. He said that type of material should be stored behind the berm.

NEW BUSINESS: None.

RESOLUTIONS:

1.) H Street, LLC B: 10 L: 3.01 PSP18-10, FSP18-11, VAR18-12

A motion to approve the resolution was made by Mrs. Aikens. It was seconded by Mr. Madewell and passed with a roll call vote. Ayes: Van Sickle, Aikens Madewell, Potter, Andersen, Taylor.

ORDINANCES: None.

ZONING REPORT: See Attached

The Board Secretary went over the Zoning Officer's report with the Board.

BILLS: Bills List # 4

The Board Secretary went over the bills with the Board.

A motion to approve the bills as presented was made by Mr. O’Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, O’Leary, Aikens, Van Sickle, Potter, Madewell, Deller, Andersen, Taylor.

CORRESPONDENCE:

- 1.) From: SC Depart of Engineering & Planning
Re: H Street Preliminary Site Plan
- 2.) From: Alan Spector, Sussex Solar Gardens, LLC
Re: Request to discuss a community solar garden
- 3.) From: SC Department of Engineering & Planning
Re: Braen Royalty, LLC
- 4.) From: Celia Ostertag – Lafayette EDC Chair
Re: The Shoppes at Lafayette
- 5.) From: Celia Ostertag – Lafayette EDC Chair
Re: Sign Ordinance Amendment

The Board Secretary handed out copies of the correspondence from the EDC for the Board. The first letter referenced the possible purchase of the AG Pizza property by the owners of The Shoppes at Lafayette. The second letter was asking the Board to consider painted signs on the side of historic buildings. The Board will consider this matter and discuss at the April meeting.

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. Deller and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Board Secretary