

CALL TO ORDER:

The Board Secretary called the meeting to order at 7:30 p.m. and stated the meeting was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

The Board Secretary led the Board in a flag salute.

ROLL CALL:

Richard Hughes – Excused

Debra Card – Absent

Kevin O’Leary – Present

Donald Leuthe – Present

Susanne Van Sickle - Present

Warren Potter – Present

Thomas Madewell – Present

Tamerith Deller – Excused

Lisa Carlson – Present

Robert Taylor – Present

ALSO PRESENT: None.

REORGANIZATION:**1.) Chairperson of the Land Use Board for the year 2021**

A motion to appoint Mr. Robert Taylor as Board Chair for the year 2021 was made by Mr. O’Leary. It was seconded by Mrs. Carlson and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

Mr. Taylor chaired the meeting from this point on.

2.) Vice-Chairperson of the Land Use Board for the year 2021

A motion to appoint Ms. Susanne Van Sickle as Board Vice-Chair for the year 2021 was made by Mr. O’Leary. It was seconded by Mr. Potter and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

3.) Board Attorney for the year 2021

A motion to appoint Ms. Ursula Leo, Esq. of Laddey, Clark & Ryan, LLP as Board Attorney for the year 2021 was made by Mr. O’Leary. It was seconded by Mrs. Carlson and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

4.) Board Engineer for the year 2021

A motion to appoint Mr. Nevitt Duveneck, PE as Board Engineer for the year 2021 was made by Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

5.) Board Planner for the 2021

A motion to appoint Mr. David Banisch, PP of Banisch Associates, Inc. as Board Planner for the year 2021 was made by Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

6.) Workshop and Regular Meeting Dates for 2021

January 28, 2021	July 15, 2021
February 18, 2021	July 22, 2021
February 25, 2021	August 19, 2021
March 18, 2021	August 26, 2021
March 25, 2021	September 16, 2021
April 15, 2021	September 23, 2021
April 22, 2021	October 21, 2021
May 20, 2021	October 28, 2021
May 27, 2021	November 18, 2021
June 17, 2021	December 16, 2021
June 24, 2021	January 20, 2022

There was a discussion on holding the meeting remotely. The Board decided to hold the meetings in person.

A motion to accept the above dates for the regular and workshop Land Use Board meetings for the year 2021 and a reorganization meeting on January 20, 2022 was made by Mr. Leuthe. It was seconded by Mr. Madewell and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

7.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2021

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board for the year 2021 was made by Mrs. Carlson. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

With no further reorganization business to come before the Board, the meeting moved into the workshop session.

WORKSHOP MEETING:

MINUTES: October 22, 2020

A motion to approve the minutes of the October 22, 2020 meeting with the noted correction was made by Mrs. Carlson. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Robert Taylor – yes.

AUDIENCE:

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

OLD BUSINESS:

1.) Zoning Changes and Recommendations

The Board Secretary handed out a list of the proposed ordinances changes the Board had come up with thus far. Mr. O’Leary compiled a list of the permitted uses in the commercial zones and the corresponding definitions. The Board Secretary will circulate the document to the Board Members. There was a discussion on adding Flex Buildings to the commercial and industrial zones. There was a discussion on increasing the allowable size of buildings in the Light Industrial zone. The Board will email suggestion to the Board Secretary to be added to the list.

NEW BUSINESS: None.

RESOLUTIONS:

1.) Hughes, Peggy B:23, L:2.01 VAR20-9

A motion to approve the “c” variance resolution as presented was made by Mr. O’Leary. It was seconded by Mrs. Carlson and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

2.) Annual Report for 2021

Mr. O’Leary noted the report would need to be sent to the Township Committee. The Board approved sending the report to the Committee.

ORDINANCES: None.

ZONING REPORT: None.

BILLS: List # 1

Mr. Leuthe went over the bills with the Board.

A motion to approve the bills to be paid as presented was made by Mr. Leuthe. It was seconded by Mr. Madewell and passed with a roll call vote. Ayes: Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

LIAISON REPORTS:

Open Space:

Mr. O'Leary said the Open Space Reorganization meeting is scheduled for January 26, 2021. The advisory board is looking for a member.

Township Committee:

Mr. O'Leary said the Township held their reorganization meeting on January 5, 2021 and Mr. Corcoran was sworn in as the Mayor and Mr. O'Leary was sworn in as the Deputy Mayor. The Township is seeking volunteers for the Recreation Commission. He said the Township passed a resolution seeking to restore the Board of Education elections to April to allow taxpayers input in the school budget. He said Wantage, Sussex and Branchville have all passed resolutions. He said Frankford was not onboard however, they may reconsider. He said all sending districts need to be onboard or it will go to a referendum in November.

Mr. O'Leary explained the Township amended the Stormwater regulations because the State was mandating it. He said the amendment was drafted by the Township Engineer and it has been approved by the Township Committee. He said the State is requiring green infrastructure and it will be for major projects.

Mr. O'Leary reported the Post Office has narrowed their search to three locations, The Shoppes at Lafayette, Lafayette Center North or reconstruction of the former Post office site. The Stavola Quarry has created a handout for the truck drivers to help eliminate some of the traffic issues. Mr. O'Leary said there have been no new incidents at the group home on Meadows Road.

Mr. O'Leary said the Township Committee is exploring a permit process for the Municipal Parking Lots to address the overnight parking problem. The Township Attorney is drafting an ordinance.

Mr. O'Leary said they have three quotes for the generators for the Fire Department and the Municipal Building. The money for the generators will come from Emergency Management.

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 Mr. Potter and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator