

CALL TO ORDER:

Mr. Taylor 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. The Board will not hear from any new witnesses after 10:00 pm and will not hear any new testimony after 10:30 pm.

FLAG SALUTE

Mr. Taylor led the Board in a flag salute.

ROLL CALL:

Richard Hughes – Present
Debra Card – Excused
Kevin O’Leary – Present
Donald Leuthe – Absent
Susanne Van Sickle – Present
Warren Potter – Present
Thomas Madewell – Excused
Tamarith Deller – Present
Lisa Carlson – Present
Robert Taylor – Present

ALSO PRESENT:

Jonathan Frodella, Esq.
Nevitt Duvencneck, PE
David Banisch, PP

MINUTES: November 19, 2020

A motion to approve the minutes of the November 19, 2020 meeting with the noted corrections was made by Mr. O’Leary. It was seconded by Mrs. Carlson and passed with a roll call vote. Ayes: Richard Hughes – yes, Kevin O’Leary – yes, Susanne Van Sickle – yes, Warren Potter yes, Tamerith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

COMPLETNESS / HEARINGS / CONCEPT:**1.) The Shoppes at Lafayette Concept**

Mr. Banisch said the owners of The Shoppes at Lafayette had approached the Township with a concept of adding residential rental units to the site. The Board has previously seen different concept plans. Mr. Banisch said he drafted an ordinance to enable the development to occur. He explained the proposal is for 180-rental apartments of which 30 would be affordable rental units which would be distributed throughout the five proposed buildings. Mr. Banisch said the site has been struggling and the infusion of residential rental units would help the situation. He said the site would become a hub of activity and would be an advantage to the community. He said it would be a mixed-use site.

Mr. Banisch circulated a concept plan, given to him by the developers, to the Board. Mr. Banisch went over his comments with the Board. He felt the site circulation needed to be revised and the proposed buildings may need to be shifted around a bit. He felt there are opportunities

for shared parking on the site. Mr. Banisch said he drafted an overlay zone for the site. He went over the permitted uses. Mr. Hughes explained the affordable units and the need to have them included in the project. Mr. Banisch felt the three-story buildings were in keeping with the look of Lafayette. There was a discussion on the Township's COAH obligation.

Mr. Banisch went through his proposed ordinance. He explained the delivery schedule of the affordable units. There was a discussion on the screening along the Route 15 frontage. Mr. Banisch said they are going to lower the buildings into the site and add berms and plantings. There was a discussion on building height and the pitch of the roof. There was a discussion on making sure the Gateway Overlay Zone was included in the design of the site.

There was a discussion on the wastewater management plan amendment and the need for the Township Committee to endorse the amendment. There was a discussion on the location of the proposed buildings and on the needed buffering. Mr. Banisch said the buffering could not be so that it cuts down on the natural light in the units. Mr. O'Leary noted that the applicant needs to comply with the RSIS standards.

There was a discussion on the riparian zone of the Paulinskill and the wetlands on the site. Mr. Banisch said the developer has not delineated the wetlands yet however, the site is grandfathered with the flood hazard area due to the existing impervious coverage in the parking lot.

There was a discussion on parking. Mr. Banisch said the developer said they could get 36 parking spaces within 100 feet of the front doors of the proposed buildings. There was a discussion on cut-through traffic and parking lot circulation. The Board discussed the berm and a landscape standard that should be added to the ordinance. There was a discussion on the size of trees required. Mr. Banisch discussed tree growth. There was a discussion on noise buffering. There was a discussion on traffic in and out of the site and traffic circulation within the site. Mr. Banisch said the Township could ask for a shared parking study to see if the developers are maximizing parking. The Board discussed adding a light trespass definition to the ordinance.

Mr. Hughes asked about the roof style and suggested a mansard roof as a way to keep the height of the building lower. Mr. Banisch said the architectural renderings show each unit will have its own through-the-wall heating and cooling system. He said very little mechanical equipment will need to go on the roof, if any at all. There was a discussion on the architectural design that the Board felt should be added to the ordinance. Mr. Banisch read a memo from the developer indicating the developer is concerned that if there are too many standards, that they may not be able to meet them. The Board expressed a concern the proposed buildings will be "box" like.

The Board agreed to take comments from the public. Mr. Frodella advised that nothing the Board says is binding.

Mr. Taylor opened the meeting to the public.

Mr. Nick Vene, 75 Route 15, Lafayette, owner of The Shoppes at Lafayette said he felt his professionals are very thorough and they want to submit the cleanest application and felt the overlay is going to assist in this. He explained how retail has changed and the residential

component will help revive some of the retail. He said a food component and a professional office element would be helpful as well. Mr. Vene explained how some of the buildings would look from Route 15.

Mr. Banisch will make some revisions to the proposed ordinance and he will set up a TRC meeting with the developer.

AUDIENCE:

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

OLD BUSINESS:

1.) Zoning Changes

The Board carried this matter to a later date.

NEW BUSINESS:

1.) Harmony Foundation Building L6

Mr. Duveneck said the Harmony Foundation owners had contacted him and the Board Attorney and were asking if they could start their operation in building L-6. He said it would not be an extensive operation; just 15 employees. Mr. Duveneck explained what site work would be completed. He said they would have an administrative office and start growing and manufacturing cannabis. Mr. Hughes asked if the fencing around building L-6 was temporary to which Mr. Duveneck said yes. The Board agreed there were no issues with the development of building L-6.

2.) Cellco Cell Tower

Mr. O'Leary asked if the applicant needed to return to the Board for the proposed change in the generator size. Mr. Duveneck said he was concerned about the noise of the larger generator however; the new generator would not produce more noise so he was ok with the change. He said he the tower is not operational and he would not give his release until the branching is fixed to his satisfaction.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: None.

LIAISON REPORTS:

Township Committee:

Mr. O'Leary said 4 of the five High Point High School sending districts have passed resolutions to move the Board of Education elections back to April from November. This was triggered by the 14% tax levy increase.

Open Space:

There was nothing to report.

Economic Development:

There was nothing to report.

BILLS: None.

CORRESPONDENCE: None.

ADJOURNMENT

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

Respectfully submitted,

Stephanie Pizzulo

Land Use Administrator