

**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. 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 – Absent  
Kevin O’Leary – Present  
Donald Leuthe – Excused  
Susanne Van Sickle – Present  
Warren Potter – Present  
Thomas Madewell – Present  
Tamarith Deller – Present  
Lisa Carlson – Present  
Robert Taylor – Present

**ALSO PRESENT:**

Jonathan Frodella, Esq.  
Nevitt Duvencck, PE

**MINUTES:** January 21, 2021, January 28, 2021

A motion to approve the minutes of the January 21, 2021 meeting with the noted corrections was made by Mr. O’Leary. It was seconded by Ms. Van Sickle and passed with a roll call vote. Roll Call: Kevin O’Leary – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Lisa Carlson – yes, Robert Taylor – yes.

A motion to approve the minutes of the January 28, 2021 meeting was made by Mr. O’Leary. It was seconded by Ms. Van Sickle and passed with a roll call vote. Roll Call: Richard Hughes – yes, Kevin O’Leary – yes, Susanne Van Sickle- yes, Warren Potter – yes, Tamarith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

**COMPLETNESS / HEARINGS / CONCEPT:** None.

Mr. Taylor advised the Board of a TRC meeting with the owners of The Shoppes at Lafayette. Also in attendance were Mr. Banisch, Mr. Hughes and Mr. Taylor. Mr. Hughes said they went over the proposed overlay and addressed bulk requirements and design criteria that are required per the Township’s ordinances and Master Plan. Mr. Taylor said they presented a revised layout of the proposed buildings. Mr. Hughes said they revised the parking and added some recreation areas and the number of affordable units increased.

**AUDIENCE:**

Mr. Taylor opened the meeting to the public.

Mr. Paul Gunberg of 23 Dennis Road, Lafayette advised the Board his neighbor is running a tree removal business out of his house and is cutting, splitting and stacking tree parts on his property. The Board advised him he would need to speak to the Zoning Officer.

With nobody else coming before the Board, Mr. Taylor closed the meeting to the public.

**INFORMAL CONCEPT:**

1.) Lafayette Village Associates

Mr. Frodella said that the matter before the Board is an informal discussion and nothing the Board says or does not say is binding in any way on this matter. He said it is for information purposes only.

Mr. Nicholas Vene, owner of The Shoppe at Lafayette and Mr. Ken Nelson, PP were present. Mr. Vene explained they have made changes to the proposed plan. He explained how the buildings would be shifted around on the map. He said they removed about 54 parking spaces and added a recreational area leaving about 660 parking spaces available. Mr. Vene said they have four apartments in the existing buildings, which would be used for additional affordable housing units.

Mr. Nelson explained the five building locations and their visibility from Route 15. Mr. Vene explained the proposed roofline to the Board. He showed the Board a rendering of the building with the 38-foot roof. There was a discussion on the height and the look of the buildings. Mr. Vene said similar buildings are being constructed in Matamoras, PA and said they are sound proofed and spacious.

Mr. John Maione explained the buildings that are under construction in Matamoras, PA.

Mr. Taylor expressed a concern with the visibility of the buildings from Route 15. Mr. Vene explained the setbacks and proposed landscaping that could be done to soften the view. Mrs. Carlson felt the color of the building could make it blend in with the surroundings. There was a discussion on the slope of the property and the height of the existing buildings. Mr. Vene explained the existing spaces for the additional four affordable units. Mr. Vene said they were considering turning the church style building into a community gym. He felt once the residential component is in place there will be a draw for retail to come back. There was a discussion on the grade of the property and how the buildings would appear from Route 15. There was a discussion on the proposed package treatment plant.

Mr. Madewell asked if there is room to expand the residential use in the future. Mr. Vene felt the residential would bring the retail back and they would not have to consider additional residential. There was a discussion on the types of businesses that would work with the residential use.

There was a discussion on the capacity of the proposed sewage treatment plant. Mr. Vene explained it would be overbuilt to accommodate the Lafayette House, the retail use and residential use. Mr. Taylor asked if they felt they would have an issue obtaining Route 15 and Route 94 access from the D.O.T. Mr. Vene felt there would be no issue.

There was a discussion on the HVAC systems. Mr. Maione said the units will have a through the wall heat pumps with minimal equipment on the roof. Mr. Taylor asked if there would be storage areas to which Mr. Maione said no. The buildings will be on grade with no basement.

Mr. Taylor asked which lots are owned by Lafayette Village Associates. Mr. Vene explained the lots they own. He said they are in talks with a few of the remaining lots in the area.

**OLD BUSINESS:**

1.) Zoning Changes

The Board agreed to carry this to the next meeting.

**NEW BUSINESS:** None.

**RESOLUTIONS:** None.

**ORDINANCES:**

1.) Inclusionary Multi-Family Overlay Zone

Mr. Banisch had sent a revised ordinance, which was sent to the Board for their consideration. The Board Secretary went over the revisions and the minor corrections.

Mr. O'Leary suggested the proposed ordinance should be incorporated with the other overlay ordinances when codified. There was a discussion on the terms of professional service, business and medical offices. The Board went over the proposed ordinance and made other minor corrections. There was a discussion on the Gateway Overlay Zone, the Affordable Housing Zone, and the design standards.

Mr. Taylor clarified the overlay ordinance is setting the planning and design criteria for the proposed area.

A motion to recommend the Inclusionary Multi-Family Overlay Zone ordinance to the Township Committee incorporating the changes identified and the changes recommended by the Land Use Board Planner was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Roll Call: Richard Hughes - yes, Kevin O'Leary - yes, Susanne Van Sickle - yes, Warren Potter - yes, Thomas Madewell - yes, Tamerith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

2.) Requirements for Submission of Electronic Plans

The Board Secretary said the ordinance was to require larger applications to be submitted in an electronic format. The Board discussed requiring all applications to submit an electronic copy of their plans and application. The Board agree the ordinance should apply to all applications. The ordinance will be sent back to the Attorney to be rewritten.

**ZONING REPORT:**

There was no report available.

**LIAISON REPORTS:**

***Open Space:***

Mr. O’Leary reported the Open Space Committee met to hold their reorganization meeting.

***Township Committee:***

Mr. O’Leary reported the Township Committee is looking to fill vacancies on the Recreation Commission and the Land Use Board.

Mr. O’Leary said the Post Office has selected Lafayette Center North as their location occupying the end unit. Mr. Hughes added they would be conducting a fit out analysis.

Mr. O’Leary said the Township Committee is updating the Personnel Manual. He said there will be sections that apply to Board Members and each member will receive a copy once it is finished and approved.

Mr. O’Leary said four trucking companies have paid fines for their overweight trucks being on certain local roads. He said the Township passed a resolution opposing the new proposed legislation to extend the prevailing wage act to projects that might proceed due to tax abatement or similar programs. He said the Building Department and Tax Assessor have been asked to work on closing out any open permits.

***Economic Development:***

There was no report from the Economic Development Committee.

**BILLS: List #2**

The Board Secretary went over the bills with the Board.

A motion to approve the bills as presented was made by Mrs. Carlson. It was seconded by Ms. Deller and passed with a roll call vote. Roll Call: Richard Hughes - yes, Kevin O’Leary - yes, Susanne Van Sickle - yes, Warren Potter - yes, Thomas Madewell - yes, Tamerith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

**CORRESPONDENCE:**

- 1.) From: Sussex County Department of Engineering & Planning  
Re: DeVenezia Realty, LLC – Administratively Disapproved

The Board Secretary noted the County said the above applicant did not notice the Clerk of Hampton Township. The Board Secretary said Hampton Township was not on the certified list provided by the Tax Assessor.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. O’Leary. It was seconded by Mrs. Carlson and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Land Use Board Administrator