

CALL TO ORDER:

Mr. Taylor called the meeting to order at 7:32 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 – Present
Susanne Van Sickle – Present
Warren Potter – Present
Thomas Madewell – Present
Tamarith Deller – Present
Lisa Carlson – Present
Robert Taylor – Present

ALSO PRESENT:

Ursula Leo, Esq.
Nevitt Duvencck, PE

MINUTES: February 25, 2021

A motion to approve the minutes of the February 25, 2021 meeting 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, Tamarith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

COMPLETNESS / HEARINGS / CONCEPT: None.

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

This matter was carried.

2.) Inclusionary Multi-Family Overlay Zone

The Board Secretary said the Township Committee sent the proposed ordinance back to the Board. Mr. O’Leary said there was a concern with the location of two of the proposed buildings. He said the Township Committee felt the height of the proposed buildings would dwarf the existing buildings. The Committee wanted to see if the developer would scale back the

development. Mr. O’Leary said the issue was the size of the two buildings near the Route 15 entrance.

There was a discussion on the visibility of the proposed buildings. Mr. Hughes said the Committee was concerned with the two long buildings at the entrance. Mr. O’Leary said Mr. Banisch was advised of the feedback from the Township Committee.

Ms. Leo suggested the developer attend a Township Committee meeting to present their proposed development directly to the Governing Body.

There was a discussion on reducing the buildings to two-story structures. Mr. O’Leary felt the proposed buildings are out of character with the existing buildings. Mr. Duveneck suggested having a TRC with one of the committee members to work out the density issue and the size of the buildings.

NEW BUSINESS:

1.) New Cannabis Legislation

Ms. Leo went over the new State requirements for a cannabis ordinance. There was a discussion on the addressing hemp as part of the ordinance. Mr. Hughes said he spoke to Mr. Shaya Brodchandel and he is open to speaking to the Township Committee.

Mr. O’Leary said the discussion at the Township Committee level was to opt out of the retail at this time.

The Board agree to allow cultivating, manufacturing, wholesaling, and distributing of cannabis in the Light Industrial zone without restrictions to the number facilities allowed. The Board agreed to opt out of retailing of cannabis. The Board agreed to see what the State restrictions would be for delivery of cannabis before addressing the issue.

RESOLUTIONS: None.

ORDINANCES:

1.) Requirements for Submission of Electronic Plans

A motion to recommend the ordinance to the Township Committee was made by Mr. O’Leary. It was seconded by Mr. Leuthe and passed with a roll call vote. Roll Call: Richard Hughes – yes, Kevin O’Leary – yes, Donald Leuthe – yes, Susanne Van Sickle – yes, Warren Potter – yes, Thomas Madewell – yes, Tamarith Deller – yes, Lisa Carlson – yes, Robert Taylor – yes.

ZONING REPORT: None.

LIAISON REPORTS:

Open Space:

Mr. O’Leary said the Land Conservancy met with the lease-farmer of the Lawler property to map out a proposed trail before planting has begun. He said the Committee is applying for a grant to offset the cost of a trail.

Mr. O’Leary said The Association of New Jersey Environmental Commissions is hosting a statewide webinar regarding open space preservation and Lafayette was chosen by the Land Conservancy as a featured municipality who has experienced a successful program.

Township Committee:

Mr. O’Leary said the Township is replacing the fencing around the Lafayette Park/Pond and the front baseball field fencing was removed to make a soccer field.

Mr. O’Leary said the Township Committee is revising the Township Employee Manual. Once adopted, the Board Members will be given a copy.

Mr. O’Leary said the Township Attorney has been notified about multiple zoning violations for a property on Violet Trail. He said the Township Committee adopted an ordinance requiring permits for overnight parking in the municipal lots. He said High Point Regional High School would be presenting their budget at the April 20 meeting. Mr. O’Leary said he participated in a meeting hosted by the D.O.T. on their resurfacing project from Sunset Inn Road to Ross’s Corner. The project should be completed by November. Mr. O’Leary reported the properties acquired by Lafayette in foreclosure would be assessed and then sold at public auction.

Mr. Hughes said Elizabethtown Gas is working on the Violet Trail area. He said the postal service has a new project facilities manager and they are now considering an offer to build a new facility in the location of the former post office. He gave an update on the Harmony Foundation project and said the applicant had received their septic and well permits.

Ms. Leo said Harmony Foundation had sent over plans that she and the Board Engineer were comfortable with but wanted to make sure the Board was ok with it. Mr. Duveneck explained the applicant wanted to construct inflatable greenhouses on a temporary basis. He said he did not see a problem with it. Ms. Leo said the applicant would provide an affidavit saying they will take them down in September. The Board did not have a problem with the temporary greenhouses.

Economic Development:

No report was given.

BILLS: List #3

Mr. Leuthe went over the bills with the Board.

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

Mr. Duveneck said the cemetery project is moving along as planned. Mr. Duveneck said he had complained about the panels on the cell tower and the builder did fix the branching so they are less visible. He said they are close to getting their certificate of approval.

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 Board Administrator