

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:31 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, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, Jansen, O'Leary.

**Members Excused:** Fette.

**Members Absent:** None.

**Also Present:** Ursula Leo, Esq.  
Nevitt Duveneck, PE

Mr. Daniel Jansen joined the Board as the second alternate. He was sworn in by Ms. Leo. Mr. O'Leary noted that Ms. Henderson was elevated to first alternate.

**MINUTES:** April 25, 2013, May 23, 2013, June 27, 2013, July 25, 2013, August 22, 2013, September 26, 2013.

A motion to approve the minutes of the April 25, 2013 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

A motion to approve the minutes of the May 23, 2013 meeting with the noted corrections was made by Mr. Leuthe. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Van Sickle, Henderson, O'Leary.

A motion to approve the minutes of the June 27, 2013 meeting with the noted corrections was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

A motion to approve the minutes of the July 25, 2013 meeting as presented was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Didyk, Taylor, Van Sickle, Henderson, Leuthe, O'Leary.

A motion to approve the minutes of the August 22, 2013 meeting as presented was made by Mr. Corcoran. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Corcoran, Leuthe, Van Sickle, Henderson, Hughes, O'Leary.

A motion to approve the minutes of the September 26, 2013 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**COMPLETNESS / HEARINGS / CONCEPT:**

1.) DePasquale, Steven      B: 29   L: 5      VAR13-2

Mr. O'Leary said the Board Members had not received copies of the application. He read a letter from the applicant asking the Board to carry the hearing to the November 14, 2013 meeting date without further notice. A motion to carry the application to the November 14, 2013 meeting date with no further notice was made by Mr. Leuthe. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

1.) Alptekin, Ismail      B: 6      L: 17      VAR13-3

Mr. Joe Golden, PE of 21 Main Street in Newton was sworn in by Ms. Leo. The Board accepted his qualifications. Mr. Golden gave a brief history of the application. He said Mr. Alptekin wanted to add a garage to his house at 80 Valley View Road. He said the Board had previously granted a variance for the garage. During construction the mason used a larger size foundation block and then the garage was built up from there. The garage was built higher than allowed by the previous variance approval. He said the homeowner changed the height of the garage to

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meet the condition of the resolution. Mr. Golden said the lot is undersized and a difficult lot. He described the difficulties to the Board.

Mr. Golden presented a color version of the site plan submitted in the application with a date of 9/19/13 which was marked and entered as exhibit A-1. He explained the driveway to the Board. He said they are requesting the approved variance be modified to 7.2 feet on the side and 96 on the rear of the property. He also requested a waiver from the driveway permit because they were not changing it in any way except to make it wider by the house for turning purposes. Mr. Duveneck felt the driveway permit was needed for the inspection process of the drainage.

Mr. Duveneck asked why the plans still showed the addition as 24' X 24' when the addition was larger than that. Mr. Golden said he did not have the as-built measurements from the surveyor. He only had the offset to the property line measurement. Mr. Duveneck noted the trench drain in front of the family room was not installed. There was a discussion on why Mr. Duveneck was not called to do inspections during the construction. Mr. Duveneck asked for the maps to properly reflect any approval given by the Board. Mr. Hughes asked if there was sufficient escrow to cover Mr. Duveneck's inspections. The Board Secretary advised the Board that the driveway permit will generate its own escrow account. Mr. Golden asked for a waiver from the driveway permit however the applicant will submit the escrow for the inspections. Mr. Hughes expressed a concern about the flow of water onto the neighbor's property. He felt the driveway permit will ensure proper inspections take place. Mr. Golden asked for waivers on certain items on the driveway permit to which Mr. Duveneck agreed.

Mr. Luthman questioned the construction of the garage. He felt the Board should have copies of the as-built and driveway permit for their review.

Mr. O'Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

Mr. Golden did a summary for the Board. Ms. Leo advised the Board on what they need to consider in their decision on this matter. She went over the conditions with the Board and the Applicant.

There was a question about the required certified letter to the neighbor asking to purchase land from them. Mr. Alptekin was sworn in by Ms. Leo. Mr. Alptekin said he did not remember if he sent a certified letter. The Board required the certified letter be submitted as a condition of any approval.

A motion to approve the C1 variance for the side and rear yard with the noted conditions was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public. Mr. Todd Deming of Cailey Jewelers at 191 Route 15 addressed the Board and asked them to consider amending the sign ordinance to include the "Holiday Sign Provision" that presently is just in the form of a resolution. He said there was great interest in this becoming a permanent part of the ordinance. Mr. O'Leary felt that Lafayette was a target for sign clutter on the weekends. Mr. O'Leary said the Board will discuss the sign ordinance under new business. Mr. Hughes said the "holiday sign provision" resolution is on the Township Committee's November agenda.

With nobody else coming forward, the meeting was closed to the public.

**OLD BUSINESS:**

Ms. Leo gave the Board a brief update on the Handweg Drive Realty matter.

**NEW BUSINESS:**

Mr. O'Leary asked the Board to consider the holiday sign provision matter. Mr. Leuthe felt the Board needs to do whatever helps the local businesses. He was in favor of amending the ordinance. Mr. Hughes explained the holiday sign provision to the Board. Ms. Van Sickle noted that every business advertises differently. She said the ordinance is not perfect for everyone and

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felt it should be revisited from time to time. Mr. Luthman felt the holiday sign provision should be left as a resolution.

A motion to recommend to the Townships Committee to reaffirm the holiday sign provision resolution was made by Mr. Luthman. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, O'Leary. Mr. Hughes and Mr. Corcoran will advise the Township Committee of this motion.

Mr. Hughes gave the Board an update on the affordable housing in Lafayette. He said the house on Val Court is completed and will be occupied soon. He discussed the rehab component of the Fair Share Plan and said the town has an application that has been approved for a boiler replacement.

Mr. Hughes advised the Board that the Township Committee is working with the D.O.T. to improve the intersection at Routes 94 and 15.

**RESOLUTIONS:**

1.) Conforth, Emil B:25 L:1.01 & 1.02 MNR13-1

A motion to approve the resolution with the noted corrections was made by Mr. Corcoran. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Didyk, Hughes, Corcoran, Leuthe, Van Sickle, Henderson, O'Leary.

**ORDINANCES:** None.

**ZONING REPORT:** None.

**BILLS:** List # 10

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 Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

The Board Secretary advised the Board that the excess escrow money for Lakeland Bank and Chris Gernat was going to be returned to the applicants since both matters have been fully resolved.

**CORRESPONDENCE:**

1.) To: Mr. Daniel Jansen  
From: Anna Rose Fedish, RMC  
Re: Appointment to Land Use Board

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. Leuthe. It was seconded by Mr. Hughes and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary