

CALL TO ORDER

Mr. O'Leary 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.

FLAG SALUTE

ROLL CALL: Members Present: Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Allison, O'Leary, Hughes (7:45pm).

Members Excused: Suljic.

Members Absent: None.

Professionals Present: None.

MINUTES: October 26, 2017

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

COMPLETNESS / HEARINGS / CONCEPT: None

AUDIENCE:

Mr. O'Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

OLD BUSINESS:1.) Handweg Drive Realty

The Board Secretary reported that the Zoning Officer had contacted the DEP and their response was that Handweg Drive Realty had not applied for the required permit. The Board agreed to have the Board Attorney send a letter to the applicant advising if they do not apply for the permit the matter will go back to court.

NEW BUSINESS:1.) Budget for 2018

The Board Secretary went over the proposals sent in from the Board professionals. The Engineer and Attorney had not increased in their fees for 2018. The Board Planner had an increase of 2% for 2018. There was a discussion on reappointing the existing professionals. Mr. O'Leary noted the new Township Engineer would now handle the Ridgeline approvals. The Board will reappoint the existing professionals at their Reorganization meeting in January.

The Board secretary had given the members a budget worksheet with the 2017 budget and money spent. There was a discussion on what to request for 2018. Mr. Luthman suggested reducing the budget by 20%. The Board agreed to the following:

Legal	\$9,000.00
Litigation	\$5,000.00
Engineering	\$5,000.00
Planner	\$5,000.00
Miscellaneous	\$1,500.00
Total	\$25,500.00

2.) Open Space Report

Mr. O'Leary reported the Township has a contract for a 50-acre parcel known as the Morgan Farm. Sussex County Open Space will donate \$100,000.00 towards the project. State Green Acres money will be used as well as about \$32,000.00 of local open space money. He explained that there are some environmental work done. He said the Township would need to do an administrative subdivision. The subdivision will be presented to the Land Board as an advisory application.

2.) Ridgeline Viewshed Ordinance

Mr. O'Leary reported that the Township Committee was interested in the Land Use Board doing a review of the Ridgeline Viewshed Ordinance because of the cost to the applicant. Mr. O'Leary noted the Board had done a review not that long ago and revised the language so that the Board Engineer could review and approve an application if it met certain criteria thus saving the applicant money.

3.) TRC Fee

The Board secretary noted that there is a TRC fee and a TRC escrow. There was a lengthy discussion on the fee, escrow, and its use. Mr. O'Leary felt the fee was in place in the case where there was no application fee charged.

Ms. Didyk felt there was no feedback to the Board for her application and it was not useful. She asked what the applicant was getting for their \$450.00. The Board secretary said that the Board attorney does not show up if the applicant does not bring an attorney. Mr. O'Leary suggested a sliding scale so that if one professional is present it will be one fee and if two professionals then a different fee. He suggested that the fee be \$250.00 for one professional, 450.00 if there are two and the meeting is only one hour in length.

The Board agreed to have the TRC escrow removed from the fee schedule.

4.) Signs

Mr. O'Leary suggested the Board consider allowing a pricing display for the gas stations. He felt that since the price of gas keeps changing they should have their own language in the ordinance. He felt it could help get a better-looking sign at the Exxon station. He handed out a redline version of the ordinance with some suggested changes. Mr. Taylor expressed a concern that some of the lighting may be very bright. He suggested controlling the amount of light coming from the sign. Mr. Allison felt the applicant should come before the Board to request a lighted pricing sign. Mr. O'Leary felt the Board should establish a standard.

5.) Zoning Map Updates

The Board Secretary advised the Board that she had worked with the Assessor and collected information that was missing from the zoning map. All of the collected information has been sent to Finelli Consulting to be added to the map.

The Board Secretary advised the Board that the definition of Minor Site Plan has been accidentally removed from the ordinance. It will be reinstated in January.

The Board Secretary passed out a rendering of a proposed sign painted onto the Lafayette Mill Market to get their opinion of it. The Board agreed that it constituted a sign and was much larger than what the ordinance allowed. The owner would need to apply for a variance.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

BILLS: List #11

Mr. Leuthe went over the bills with the Board.

A motion to approve 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, Aikens, O'Leary.

CORRESPONDENCE:

1.) Sussex County Planning Board
Re: CMS Mid-Atlantic – Resolution

2.) From: Dept. of Health
Re: - Tattoo Party

3.) From: Dept. of Health

Re: 39 Rte. 15 – Tattoo Party

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary