

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:34 pm 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:**    Didyk, Taylor, Van Sickle, Aikens, O'Leary.

**Members Excused:**    Hughes, Suljic, Leuthe, Potter.

**Members Absent:**     Corcoran.

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

**MINUTES:** February 22, 2018, March 22, 2018.

A motion to approve the minutes of the February 22, 2018 meeting was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Didyk, Taylor, Van Sickle, Aikens, O'Leary.

A motion to approve the minutes of the March 22, 2018 meeting was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Didyk, Taylor, Van Sickle, Aikens, O'Leary.

**COMPLETENESS / HEARINGS / CONCEPT:**1.) Open Space Advisory Committee Presentation on Subdivision

Mr. O'Leary stated he is a member of the Lafayette Township Open Space Committee and was part of the acquisition process and therefore would be stepping down for this presentation.

Mrs. Aikens said she was stepping down for the presentation as well.

Mr. Alan Henderson said he was representing the Township and the Open Space Advisory Committee. He said the Township is under contract to purchase property on the corner of Gorney Road and Statesville Quarry Road. He said the property is located in the R-4 zone and it will help the Township meet their goals of the Open Space Plan such as the scenic ridgeline, buffer zone and wildlife habitat areas. The property is 66.7 acres and will be subdivided with Lafayette purchasing 43.3 acres. The current owner will retain 10.395 acres in Lafayette and 12 plus acres in Frankford Township. The owner will retain all of the improvements on the property. Mr. Henderson said the property connects to the recently purchase Moose/Castamore property. The Township will then have 121 contiguous acres which will preserve the ridgeline on Statesville Quarry Road. The property could be used for fishing, hiking and birding. It has been approved by Green Acres for funding. Mr. Henderson showed the Board the subdivision map.

Mr. Duveneck asked if it is an agricultural subdivision. Ms. Leo said it does not require an agricultural subdivision. Mr. Taylor asked if the property is forest to which Mr. Henderson said yes.

Ms. Didyk felt the purchase was a good idea. She asked for a map with all of the Township's open space highlighted. Mr. O'Leary said the Open Space Plan has that. He advised her to request a copy from the Clerk.

A motion to have the Board Secretary draft a letter of recommendation to the Township Committee was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Van Sickle, Didyk, Taylor,

Mr. O'Leary and Mrs. Aikens returned to the Board.

**AUDIENCE:**

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

**OLD BUSINESS:**

1.) Handweg Drive Realty

Ms. Leo said she had heard from Mr. Tipton who advised her that Handweg Drive Realty is not an active client. She sent a certified letter to the applicant, which was returned. The next course of action is for the Zoning Officer to take enforcement action on the matter.

2.) Conservation Easement for Property on Monroe Rd

The Board Secretary said the deed only references the conservation easements and does not state why they were put in place. The Board Secretary had read through all of the minutes from the subdivision hearings and advised the Board that the applicant had put the conservation easements in place to protect his view. The Board agreed that if the new owner wants to modify the existing easements, they would have to make an application before the Board and notice as required by law.

3.) Motor Vehicle Fueling Station Illuminated Signs

Mr. Duveneck said he spoke to the owners at Quick Check. He spoke to the sign company and they sent him some draft ordinances and regulations for the signs. He will get more information and get that back to the Board.

4.) EDC Signage Recommendations

Mr. O'Leary handed out a memo he wrote summarizing the requests of the EDC. He went over the memo with the Board. There was a discussion on increasing the size of a freestanding sign. Mr. O'Leary suggested having the variance for sign be less costly to help the businesses that feel they need a variance. Mr. O'Leary felt the Historic District has a rural character and charm and that should not be compromised with large signs.

Ms. Didyk wanted to see signs be consistent throughout the town.

Mr. O'Leary asked the Board to review the purpose of the sign ordinance. Mr. Banisch suggested the Board Members put themselves in the shoes of a passerby. He felt the existing signs are not too restrictive. He felt the rural character of Lafayette is because of the ordinances. He said it does not restrict the applicant for coming in with a variance application so it can be managed on a case-by-case basis. He recommended any changes be made on a zone by zone basis.

Ms. Didyk asked about the request by the Mill Market to paint a sign on the side of the building. There was a discussion if the Mill Market would remove all of the other signage. There was a lengthy discussion on the types and size of allowable signage. Ms. Van Sickle felt the cost of a sign variance is costly and should be reduced.

### 5.) Exxon/ Suburban Merged Lots

Mr. O'Leary asked what could be done with the Exxon property where there are two principal structures and two septic systems and wells on the property. He explained that the property owners had come before the Board to remove the existing structures, merge the lots and rebuild a strip mall with a gas station out front. Ms. Leo said that if anyone comes to occupy the empty building, it will not comply and would not be approved. Mr. Banisch said if an applicant were to come to the Board with a use the Board wants to see there, the Board could do an amended sight plan.

## **NEW BUSINESS:**

### 1.) Air BnB

The Board Secretary said the Zoning Officer had brought this matter to the Board's attention a while back. There is currently an Air BnB located in Lafayette. The Zoning Officer had provided a list of towns that have ordinances banning rentals of 30 days or less. Mr. Banisch said he will try to get information for the Board. Ms. Leo said restricting rentals is a Governing Body issue.

### 2.) ECHO Housing

Mr. O'Leary said this was brought up at the Township Committee meeting. Mr. Banisch explained the ECHO housing and micro housing to the Board. Mr. Banisch discussed the affordable housing and how ECHO housing fits in with that. It could be an accessory dwelling unit or it could be an affordable housing credit. It can be handled as a conditional use and once the conditions are no longer valid, the use goes away for that property. One of the conditions would be that the unit is occupied by a family member. Mr. Banisch will get information for the Board to review.

### 3.) Amendment to the Cemetery Zone

Mr. Banisch discussed the ordinance standard for disturbance in the cemetery zone. He said the ordinance requires the applicant to come before the Board with any tree removal or disturbance. Mr. Banisch said he had been contacted by the cemetery applicant and they were requesting some changes. Mr. Banisch went over the requested changes with the Board. He said they did not want to be under the Ridgeline review for disturbance. Condition number one of the existing resolution would protect the Township in regards to the building height.

A motion to recommend the changes to the Township Committee was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Didyk, Taylor, Van sickle, Aikens, O'Leary.

**RESOLUTIONS:** None.

**ORDINANCES:**

1.) Technical Review Application Fees

A motion to recommend the ordinance to the Township Committee was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Didyk, Taylor, Van Sickle, Aikens, O'Leary.

2.) Ridgeline and Hillside Viewshed Protection – Engineer Review

A motion to recommend the ordinance, with the noted correction, to the Township Committee was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Didyk, Taylor, Van Sickle, Aikens, O'Leary.

**ZONING REPORT:** See Attached

The Board Secretary went over the report with the Board.

**BILLS:** List #4

The Board Secretary went over the bills list with the Board.

A motion to pay the bills as presented was made by Ms. Van sickle. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Didyk, Taylor, Van Sickle, Aikens, O'Leary.

**CORRESPONDENCE:** None.

**ADJOURNMENT:**

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

Respectfully submitted,

Stephanie Pizzulo  
Secretary