

CALL TO ORDER

This meeting is open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL: **Members Present:** Suljic, Corcoran, Didyk, Van Sickle, Aikens, Potter, O'Leary.

Members Excused: Hughes, Leuthe.

Members Absent: Taylor.

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

MINUTES: April 26, 2018

A motion to accept the minutes of the April 26, 2018 meeting with the noted corrections was made by Mrs. Aikens. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Didyk, Van Sickle, Aikens, O'Leary.

COMPLETENESS / HEARINGS / CONCEPT: None**AUDIENCE:**

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

OLD BUSINESS:**1.) Motor Vehicle Fueling Station Illuminated Signs**

Mr. Duveneck went over his memo on illuminated motor vehicle fueling signs. He said he had contacted Quick Chek's sign company to get the information. He said he wanted to see the change in the day and night of brightness. Mr. Duveneck said he would get the locations of Quick Chek sites so he and several members of the Board can see the difference.

Mr. O'Leary noted the Quick Chek signs in other towns are higher than the ground monument sign that is in Lafayette. There was a lengthy discussion on how to draft an ordinance to control the illumination. Ms. Didyk asked if Mr. Duveneck could find out if the blue lights have a softer intensity.

2.) Air BnB

Mr. Suljic said Montague Township is considering an ordinance for rental units of 30 days or less. He said Montague is considering an inspection every 30 days and charge an inspection fee. The Board agreed to wait until the town sees more of this type of units.

3.) Handwerg Drive Realty

Mr. Suljic advised the Board that he has spoken to the D.E.P. and was advised Handwerg Drive Realty had never applied for the permit they were required to apply for. He sent Handwerg drive Realty a notice and gave them 30 days to comply. He will follow up on the matter after the 30 days.

4.) Signs

Mr. O'Leary suggested an adjusted fee schedule for a sign variance application. There was a discussion on having a faster and less expensive process to handle signs. Ms. Leo said the applicant can always request a waiver from the checklist items. Mr. Banisch said the Board does not want to relinquish control to an application process. Mr. O'Leary suggested a possible increase of the maximum allowable sign size by 25%. He also suggested having the Board Engineer review the application and if he were uncomfortable with what is being presented, the application would come before the Board. Ms. Didyk suggested language that the 25% increase be on the original size of the sign and not an already increased sign. She felt the Board needed guidelines to have some sort of control. Ms. Leo suggested the increase be off a base standard or what is grandfathered in at the time of ordinance adoption.

Ms. Van Sickle said the EDC is looking into illuminated signs that are not extremely bright. They want the town to consider illuminated signs while keeping the country look and feel.

NEW BUSINESS:**1.) ECHO Housing**

Mr. O'Leary said the Township Committee asked the Board to consider this type of housing. Mr. Banisch said an ECHO house is a standalone cottage placed on a property that has a principal dwelling unit on it already. He said if the intent is to not create an apartment within an existing home, then this is the option. There was a discussion on using these units for COAH credits. Mr. Banisch explained the process and how it would comply as a COAH credit. He said the unit is purchased by the town and the occupant would pay rent to the town based on their income. When the unit is no longer needed, it would be moved to another location.

There was a lengthy discussion on the various ways of handling the needs of a family that requires living space for an elderly or disabled family member. There was discussion about enforcement. Mr. Banisch said family needs are changing and this is an alternative to an institutional type of living arrangement. There was a discussion on the requirements for an ECHO unit as a conditional use. Mr. Banisch said it could be a temporary conditional use. Mr. Banisch will rewrite his memo, which then will be forwarded to the Township Committee.

2.) Farming for Non-Farm Assessed Residential Property

Mr. Suljic said the question of farm animals on property less than 5 acres arises from time to time. He said he gets complaints from neighbors of properties with farm animals. He referenced a handout entitled "Recommended Guidelines for Home Animal Agriculture in Residential Areas" which was put out by Rutgers Cooperative Extension. He felt this was a good guideline for the complaints he has been dealing with. The Board went over the existing definitions and discussed the confusion of what is allowed.

Ms. Van Sickle felt that Lafayette is a farming community and to restrict the amount of animals is not realistic. Ms. Didyk felt that if there is an overcrowding or an animal welfare issue there are other avenues they could go through to report the concern. Mr. O'Leary said the proposed guidelines would apply to residential areas, not to farms. The Board agreed to carry the matter to the next meeting.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Suljic went over his report with the Board.

BILLS: List #5

The Board Secretary went over the bills with the Board.

A motion to approve the bills list was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Corcoran, Didyk, Van Sickle, Aikens, Potter, O'Leary. Mr. Suljic abstained.

CORRESPONDENCE:

- 1.) From: Celia Ostertag, EDC
Re: Meeting with Braen Stone

Mr. O'Leary explained the letter was a recommendation from the Lafayette Township EDC supporting a proposed asphalt plant on the Braen Stone quarry property.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo