

September 4, 2018

The regular bi-monthly meeting of the Lafayette Township Committee was held on Tuesday, September 4, 2018 at 7:30 P.M. in the Municipal Building, 33 Morris Farm Road, Lafayette, NJ

Members Present: Mayor Hughes, Committeemen Henderson, Corcoran, Bruning

Members Absent D'Angeli (excused)

Also Present: Clerk Fedish, Attorney Kurnos, CFO Grisaffi,
Road Foreman Macko

Mayor Hughes opened the meeting stating that it was being held in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

Minutes - Motion by Henderson, seconded by Corcoran, to accept and place on file the minutes of August 7, 2018. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Tax Collector - For August 2018

| | |
|--------------------|----------------|
| Miscellaneous | \$10.00 |
| Tax Map Fee | \$250.00 |
| Cost of Sale | \$129.74 |
| Prior Year Taxes | \$28,548.97 |
| Current Year Taxes | \$1,644,292.40 |
| Prepaid Taxes 2019 | \$8,726.81 |
| Interest | \$8,294.74 |
| Total | \$1,690,252.66 |

Motion by Bruning, seconded by Henderson, to accept the Tax Collector's report as submitted. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Committee Reports

Streets and Roads - Bruning reviewed the Road Foreman's report. Bruning stated he will speak with the Zoning Officer regarding the washing out of the driveway at 45 Monroe Road.

Bruning reported he spoke with Matt Avenetti at the State Police barracks regarding the weight limit on Township roads. The State Police will begin patrolling for weight limit violations.

Bruning will speak with the Township Engineer regarding the submission of a road grant for 2019. Roads of interest are Statesville Quarry Road (from Gorney to Pelletown Roads) and Snover Road.

EMS - Corcoran reported the EMS will be revising their by-laws to expand membership to people not living in the Township. He said the EMS responded to 27 calls during the month of August; and 14 of the calls were to group homes.

Recreation Commission - Corcoran reviewed the meeting of August 13, 2018. He said the pond is in good condition.

Land Use Board - Corcoran reviewed the meeting of August 23, 2018.

Fire Department - Henderson reported the Fire Department responded to seven (7) calls during the month of August.

Municipal Court - Henderson reported a meeting is scheduled on Monday, September 10, 2018. He and Bruning will attend the meeting.

Sidewalk Grant (USDA-RBDG) - Hughes reported the grant is proceeding. The sidewalk will be installed from Sheep Thrills to the new parking area on Rout 15 South.

County ID Cards - Hughes reported the process for the ID cards is proceeding.

Correspondence

- a. From Sandyston Township re: NJLM Supporting A-2534/S-1707
 - b. From Sandyston Township re: Supporting A-2534/S-1707
 - c. Hardyston Township Ordinance re: Outdoor lighting for residential properties
- The Sandyston Township letters will be referred to the Open Space Advisory Committee; and the Hardyston Township Ordinance will be referred to the Land Use Board.

Vouchers

| | |
|---------------------------------------|----------|
| Action Drives & Bearings, Inc. | 393.29 |
| Airgas USA, LLC | 168.34 |
| American Wear | 160.50 |
| Aquatic Analysts, Inc. | 380.00 |
| Banisch Associates, Inc. | 2,436.00 |
| Blue Ridge Lumber | 982.40 |
| EMSL Analytical, Inc. | 260.00 |
| Fastenal Company | 30.42 |
| Garden State Highway Products, Inc. | 1,335.30 |
| Griffith-Allied Trucking | 836.93 |
| Home Depot Credit Services | 254.10 |
| Internal Code Council, Inc. | 133.95 |
| JCP&L | 2,098.21 |
| Jeffrey Pietrzak | 20.00 |
| Johnny-On-The-Spot, LLC | 179.50 |
| Lafayette Auto Parts Supply, LLC | 448.20 |
| Lafayette EMS | 2,791.91 |
| Lisa’s Stone Brook Florist | 60.00 |
| MGL Printing Solutions | 99.00 |
| Montage Enterprises, Inc. | 797.40 |
| Montague Tool & Supply Co. | 200.38 |
| Morris Asphalt Co., Inc. | 8,257.70 |
| ND Engineering, LLC | 675.00 |
| Newton Memorial Hospital | 740.00 |
| North East Parts Group, LLC | 129.93 |
| Registrars Assoc. of NJ | 75.00 |
| Robert C. Andrews | 250.00 |
| Roy E. Kurnos | 1,230.00 |
| Service Electric Cable TV of NJ, Inc. | 19.95 |
| SK Office Supply, Inc. | 42.94 |
| Staples Business Advantage | 968.80 |
| Stavola Beaver Run Quarry, LLC | 793.48 |
| SYNCB/Amazon | 145.29 |
| T.A. Mountford Co. | 440.00 |
| The New Jersey Herald | 399.00 |
| Tire King | 176.00 |
| TruGreen Commercial | 1,100.00 |
| United States Postal Service | 613.65 |
| Verizon Wireless | 610.25 |
| Weldon Quarry Co., Inc. | 205.44 |

Motion by Henderson, seconded by Corcoran, to pay the bills on the Bills List. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Old Business

Amend Chapter XIII-Ridgeline Ordinance - Mayor Hughes opened the public hearing for the following Ordinance:

AN ORDINANCE TO AMEND CHAPTER XIII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAFAYETTE, BEING THE ZONING PROCEDURES, SPECIFICALLY SECTION 13-13E ENTITLED “RIDGELINE AND HILLSIDE VIEWSHED PROTECTION OVERLAY ZONE” TO REVISE REVIEW REQUIREMENTS

With there being no comments from the public, Mayor Hughes closed the public hearing. Motion by Henderson, seconded by Corcoran, to adopt the Amend Chapter XIII-Ridgeline Ordinance. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

2019 Mason Truck Spending Ordinance - Mayor Hughes opened the public hearing for the following Ordinance:

AN ORDINANCE OF THE TOWNSHIP OF LAFAYETTE, SUSSEX COUNTY, NEW JERSEY, PROVIDING FOR THE PURCHASE OF A 2019 "MASON DUMP" GMC MODEL TK36003-3500 4x4 REGULAR CAB-CHASSIS AND/OR ITS SUBSTANTIAL EQUIVALENT INCLUDING 60" CAB TO AXEL, DURAMAX DIESEL ENGINE, ALLISON AUTOMATIC TRANSMISSION, WESTER SNOW PLOW 9' WITH TIMBREN BLOCKS, RUNNING BOARDS, SPLASH GUARDS, VENT VISORS, STAINLESS STEEL DUMP BODY WITH TAILGATE SPREADER AND APPROPRIATING \$88,660.00 FROM THE CAPITAL IMPROVEMENT FUND

With there being no comments from the public, Mayor Hughes closed the public hearing. Motion by Corcoran, seconded by Henderson, to adopt 2019 Mason Truck Spending Ordinance. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

2019 Mason Truck Award Resolution - Motion by Bruning, seconded by Corcoran, to adopt the following Resolution:

BE IT RESOLVED by the Township Committee of the Township of Lafayette to award to Beyer Bros. Corp. the following bid:

One (1) 2019 "Mason Dump" GMC Model TK36003-3500 4x4 regular cab-chassis and/or its substantial equivalent including 60" Cab to Axel, Duramax diesel engine, Allison automatic transmission, Western Snow Plow 9' with Timbren blocks, running boards, splash guards, vent visors, stainless steel dump body with tailgate spreader for the amount of \$87,660.00

Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Amend Chapter XIII-Signs Ordinance - Mayor Hughes opened the public hearing for the following Ordinance:

AN ORDINANCE TO AMEND CHAPTER XIII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAFAYETTE, ZONING, SECTIONS 13-14.1(f), 13-17.2(e), AND 13-17.8(m) REGARDING LED SIGNAGE, SECTION 13-17.10(b)(2) REGARDING TEMPORARY SIGNS, 13-17.12 and 13-17.13 REGARDING SIGNS IN THE VILLAGE RESIDENTIAL (VR) ZONE, AND SECTIONS 13-17.13(b), (c) AND (g) REGARDING SIGN SIZE IN THE HC AND LI ZONES

Mr. Tom D'Angelo, Indian Terrace, asked if this would pertain to large signs. Mayor Hughes explained this ordinance allows gas stations to have LED numbers and is only for the highway commercial and light industrial zones.

Road Foreman Macko asked about the maximum size allowed. Mayor Hughes the maximum size allowed is 30 square feet and 13 inches high.

Mrs. Vera D'Angelo, Indian Terrace, asked if this is only for gas stations. Mayor Hughes explained it is for motor vehicle fueling stations which allow for better maintenance for the change in numbers. All other portions of the sign ordinance will remain.

Mr. Kevin O'Leary, Land Use Board Chairman, explained this only applies to the number portion of the sign. All other sign requirements remain the same. Mr. O'Leary said this request came from the Township's EDC (Economic Development Committee) and was reviewed by the Land Use Board.

With there being no further comments from the public, Mayor Hughes closed the public hearing.

Motion by Bruning, seconded by Corcoran, to adopt Amend Chapter XIII-Signs Ordinance.

In discussion, Bruning feels the adoption should be postponed to the next meeting to allow the EDC to review it. Henderson noted the EDC recommendation this to the Land Use Board; and the Board finalized it. Bruning said the EDC has not seen or had any discussions about the Ordinance. As an advisory board, he feels they should review it. Hughes noted there are members on the Land Use Board who are, also, on the EDC. Bruning feels a variance may be required for some business ventures for the installation of a monument sign. Hughes noted this allows more than what is existing and will help the businesses.

Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-no, Hughes-yes.

Amend Chapter XIII-ECHO Ordinance - Mayor Hughes opened the public hearing for the following Ordinance:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAFAYETTE, SECTION 13-5, DEFINITIONS, AND SECTION 13-14, REGULATIONS GOVERNING CONDITIONAL USES, TO PERMIT ELDER COTTAGE HOUSING OPPORTUNITY DWELLING UNITS

Mr. Tom D'Angelo, Indian Terrace, reviewed a DCA bulletin. He feels the Township should require more than \$500 for escrow as it could cost approximately \$12,000 to remove the unit. Mr. D'Angelo said the Township should inspect the units, not the State.

Mr. D'Angelo feels this is a good idea if the Township had central sewer and water as adding a home to an existing septic would overload the system. Hughes noted the County Health Department will review all plans before a unit is in place.

Mrs. Vera D'Angelo, Indian Terrace, explained she was previously on the Planning and Land Use Boards for many years and worked hard for the Township's water quality. She said the Township has limitations regarding underlying geology. The carrying capacity of land is important in developing a plan. This Ordinance would allow two (2) homes on one (1) lot that is not allowed in current zoning. Mrs. D'Angelo objects to this Ordinance for septic issues and two (2) uses on a lot. Hughes noted it is a single use.

Mrs. D'Angelo questioned this being a temporary use as a person can move in at the age of 55 and live in the unit for many more years. She feels it will be difficult to remove the unit as the property owner may want it for another person.

Mr. Kevin O'Leary, Land Use Board Chairman, explained the septic system must be expanded if it does not allow for the additional bedroom(s) in the ECHO unit.

Mr. O'Leary said this is a voluntary ordinance the Township is allowing for residents; it is not exactly as stated by the DCA because this is not COAH related. This gives people the ability to have an elder family member near them with the possibility of a live-in caregiver.

With there being no further comments from the public, Mayor Hughes closed the public hearing. Motion by Bruning, seconded by Henderson, to adopt Amend Chapter XIII-ECHO Ordinance with a minor change in 10(b) that the owner of the primary single-family detached dwelling unit shall file an annual letter with the Township Zoning Officer at which time the Zoning Officer shall conduct an inspection certifying compliance. The cost of the inspection will be listed in the fee schedule. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Cannabis Ordinance - Hughes stated the Cannabis Ordinance was introduced at the last Township meeting of August 7, 2018 and reviewed by the Land Use Board. Minor changes recommended by the Land Use Board were the side yard dimension requirement and the operation being no closer than 450 feet to a dwelling unit.

The Cannabis Ordinance will be advertised in the paper; and the public hearing is scheduled for September 18, 2018.

Bonito Lien Subordination - Motion by Henderson, seconded by Bruning, to adopt the following Resolution:

BE IT RESOLVED by the Township Committee of the Township of Lafayette that the lien of the Township is subordinated to the first reverse mortgage on the property known as 41 Snover Road, Lafayette, NJ 07848.

Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Welcome Signs - Bruning reported three (3) of the four (4) welcome signs have been installed by Cody Farischon as an Eagle Project and an additional \$340 is needed. Mr. Farischon said he

raised \$740 to cover the costs for the three (3) signs. It is the consensus of the Committee that the \$340 be used from the Buildings & Grounds line item for the fourth (4th) sign to be installed on Route 15 south. The Township Committee thanked Mr. Farischo for a job well done.

“Sonnenberg Property (Route 15 South) - Bruning reported the contract for the Sonnenberg property has been signed. Attorney Kurnos reported the title search has been ordered; and the information/application to the NJDEP will begin.

“Morgan” Property Purchase - Henderson reported the Township has not received any remarks from Frankford Township regarding obtaining a right-of-way from the “Morgan” property in their Township. He said he spoke to the Township Engineer and was told this was not necessary.

Attorney Kurnos explained the cost would be approximately \$25,000 to widen the road. The property owner’s engineer would need at least three (3) to four (4) weeks to prepare a survey; and it could take Green Acres approximately one (1) month to approve. Attorney Kurnos said this might cause a legal problem to close. He reported the engineers for the Township and property owner feel a right-of-way can be obtained from the other side of the road.

Mr. Kevin O’Leary said Gorney Road is considered a rural road and consists of two (2) developed properties and two (2) farmland preserved properties.

Bruning said two (2) vehicles cannot pass on Gorney Road; and the utilities are approximately five (5) to ten (10) feet off the pavement. Retaining walls would be needed to protect the residences. Bruning feels it is the responsibility of elected officials to obtain rights-of-way when possible.

Motion by Henderson, seconded by Bruning, to move forward with the closing of the “Morgan” property. Bruning feels it is a mistake to proceed without the right-of-way but will agree as is a contractual issue. Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

New Business

Amend Chapter VII-Weight Limits Ordinance - Motion by Bruning, seconded by Henderson, to introduce the following Ordinance and set the public hearing date of September 18, 2018:

AN ORDINANCE TO AMEND CHAPTER VII OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAFAYETTE, BEING “TRAFFIC” OF SAID TOWNSHIP, SPECIFICALLY SECTION 7-4.1, SCHEDULE V “TRUCKS OVER FOUR TONS”

BE IT ORDAINED by the Township Committee of the Township of Lafayette, County of Sussex, State of New Jersey, that Chapter VII of the Revised General Ordinances of the Township of Lafayette, being the Traffic Chapter, shall be and is hereby amended as follows as follows:

Section 1. 7-4.1 “Trucks Over Four Tons Excluded from Certain Streets”, Schedule V, shall be and is hereby amended by adding the following streets as follows:

| <u>Name of Street</u> | <u>Limits</u> |
|-----------------------|--|
| Decker Road | to Frankford Township line |
| Fox Hill Road | to Wantage Township line |
| Garrison Road | Entire length |
| Gorney Road | to Frankford Township line |
| Little Road | Entire length |
| Lewisburg Road | to Wantage Township line |
| Monroe Road | to Hardyston and Sparta Township lines |
| Morris Farm Road | Entire length |
| Mudcut Road | Entire length |
| Valley View Road | Entire length |
| Van Sickle Road | Entire length |

Section 2. All conflicting or inconsistent ordinances are hereby repealed.

Section 3. This Ordinance shall take effect immediately after publication and passage according to law.

Motion carried by roll call vote: Henderson-yes, Corcoran-yes, Bruning-yes, Hughes-yes.

Adjournment

With there being no further business, motion by Bruning, seconded by Corcoran, to adjourn the meeting. Motion carried. Meeting adjourned.

Respectfully,

ANNA ROSE FEDISH, RMC
Municipal Clerk