

CALL TO ORDER:

Mr. Taylor called the meeting to order at 7:30 pm and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13. The Board will not hear from any new witnesses after 10:00 pm and will not hear any new testimony after 10:30 pm.

FLAG SALUTE

Mr. Taylor led the Board in a flag salute.

ROLL CALL:

Richard Hughes – Present

Debra Card – Present

Kevin O’Leary – Present

Donald Leuthe – Present (7:33pm)

Susanne Van Sickle – Present

Warren Potter – Present

Thomas Madewell – Excused

Tamerith Deller – Present

Lisa Carlson – Excused

Robert Taylor – Present

ALSO PRESENT:

Nevitt Duveneck, PE

MINUTES: June 25, 2020, August 27, 2020

A motion to accept the minutes of the June 25, 2020 meeting with the noted corrections was made by Mr. O’Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Richard Hughes, Kevin O’Leary, Don Leuthe, Susanne Van Sickle, Tamarith Deller, Robert Taylor.

A motion to approve the minutes of the August 27, 2020 meeting with the noted corrections was made by Mr. Leuthe. It was seconded by Mr. O’Leary and passed with a roll call vote. Ayes: Richard Hughes, Kevin O’Leary, Don Leuthe, Warren Potter, Tamarith Deller, Robert Taylor.

COMPLETNESS / HEARINGS / CONCEPT:**1.) Informal Concept Plan for The Shoppes at Lafayette (Not ready yet)**

The Board Secretary said she spoke to the property owner and the applicant was not ready to present their concept plan. Mr. O’Leary said the Fire Department was concerned about the lack of equipment to handle a four-story building and asked if the Board Secretary could advise the property owners of the concern. Ms. Card said they were aware of the concern.

2.) Mushman, Sam & Gina B:14 L:27.01 VAR20-8 (Asking to carry to December)

Mr. Duveneck felt the applicant would need to re-notice the application since a significant amount of time had passed since they originally submitted the application. The Board agreed to send a letter advising they will have to re-notice and will be heard in December.

3.) Hughes, Peggy B:23, L:2.01 VAR20-9 (Incomplete)

Mr. Duveneck said he finally received all of the documentation. He explained the application to the Board. He suggested the Board deem the application complete and hear the application at the November meeting. He said the applicant could request obtaining construction permits prior to the memorialization of the resolution.

AUDIENCE:

Mr. Taylor opened the meeting to the public. With no public present, the meeting was closed to the public.

OLD BUSINESS:**1.) Zoning Changes**

Mr. Taylor asked for suggestions for changes to the Zoning Ordinances. He suggested allowing mother-daughter housing. Ms. Van Sickle reported the Economic Development Committee had suggested senior housing, zero lot-line lots, condominiums, apartments and internally lit signs along the highways. She said the Economic Development Committee would send a formal list to the Land Use Board. Mr. Taylor suggested they include why they want the suggested changes. Mr. Taylor asked the Board to look at the zone lines on the Zoning Map to see if they still make sense. There was a discussion on zone lines. The Board Secretary suggested the Board look at the homes along Route 15 for future businesses or retail uses and to look at the issues such as septic and parking. Ms. Card suggested the Board consider sewers along the highways. The Board agreed they would send suggestions to the Board Secretary so she can compile a list.

NEW BUSINESS:**1.) 2021 Budget**

The Board Secretary handed out a worksheet with the 2020 budget. Mr. Taylor advised the Board the Master Plan would need to be done in 2021. There was a discussion on reallocating money from the 2020 budget to cover some of the cost. There was a discussion on how to proceed with the Master Plan. The Board agreed to do a Master Plan Re-Exam.

The Board agreed on a budget and directed the Board Secretary to submit it to the Township Committee.

RESOLUTIONS:**1.) DeVenezia Realty, LLC B:4, L: 2.04 MNR19-3**

Mr. O'Leary suggested some changes to the resolution. The Board Secretary will send the suggested changes back to the Land Use Board Attorney. The Board agreed to table the memorialization of the resolution until the changes were made.

ORDINANCES: None.

ZONING REPORT:

Ms. Card went over her report. Ms. Card felt the Board should contact the applicant for the Torres application and advise them the Board is closing out the application and that they would need to re-apply. Mr. O'Leary felt re-noticing would be an added cost for the applicant. The Board agreed that the Board Attorney will write the applicant a letter.

There was a discussion on the newly adopted Food Truck ordinance. Ms. Van Sickle said the owner of The Mill has requested the ordinance allow his property to have food trucks when The Millside Café is closed.

Ms. Card said she had addressed the issues with the Municipal Parking Lot. She suggested the Township Committee draft an ordinance requiring a permit for overnight parking.

Ms. Card said she had been approached by a photographer that is requesting to rent the pavilion at the park for a photo shoot. Mr. O'Leary suggested Ms. Card contact the Recreation Commission for their input.

LIAISON REPORTS:

Township Committee

Mr. O'Leary said the Post Office would be moving forward with a one-person counter facility. They will start the process of locating a place to put the new Post Office.

Mr. O'Leary reported the Township is having an issue with truck traffic going to and from the Stavola Quarry. The Township has received multiple complaints from the public. He said the Township did refine the ordinance limiting trucks on local roads. The Township has trail cams to see if the trucks are on the local roads. He said the Township is holding a meeting with State and County police and a representative from the Stavola Quarry.

The Township is still working on getting generators for the Municipal Building and the Fire Department.

Mr. O'Leary advised the Board the Rabies Clinic would be held on November 14, 2020 from 9:00am to 12:00 noon at the firehouse.

Mr. O'Leary reported the fall cleanup has been completed and was funded by grant money from Clean Communities. Mr. O'Leary said the property acquisition of the lot on Route 15 for 23 parking spaces is still in progress.

Open Space

Mr. O'Leary said he spoke to a reporter from the New Jersey Herald on the referendum on the November ballot. He said the letter to the editor has been published.

Mr. O'Leary reported the Open Space Committee would have a virtual meeting with Autumn Sylvester from the County on October 27, 2020 to discuss the County Open Space funds dedicated to development of open space tracts.

Economic Development

Ms. Van Sickle said the Economic Development Committee discussed zoning changes, an interactive map and how to market the Township. She said they are looking at Warwick, N.Y. and Milford, P.A. to get ideas. Ms. Card suggested they look at Chester, N.J. Ms. Van Sickle

said the Committee also discussed what uses could go into the homes along Route 15 should they convert to a commercial use.

BILLS: List #9

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. Van Sickle and passed with a roll call vote. Ayes: Richard Hughes, Debra Card, Kevin O’Leary, Donald Leuthe, Susanne Van Sickle, Warren Potter, Thomas Madewell, Tamerith Deller, Lisa Carlson, Robert Taylor.

CORRESPONDENCE:

- 1.) From: Mr. Jack J. Murphy, Van Cleef Engineering Assoc. – Dated 9/25/20
Re: Reconstruction of Bridge on Warbasse Jct Rd
- 2.) From: Mr. Mark Andersen – Dated 9/29/20
Re: Letter of Resignation
- 3.) From Sam & Gina Mushman – Dated 10/20/20
Re: Request to Carry Hearing to December
- 4.) From: Ms. Peggy Hughes – Dated 10/21/20
Re: Request to Move Forward Prior to Resolution Memorialization

ADJOURNMENT

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

Respectfully submitted,

Stephanie Pizzulo

Land Use Administrator