

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING
HELD OCTOBER 25, 2001**

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Jim Armstrong	Present
Leslie Hamilton	Present
Marbeth Boffa	Present (Late 7:35 p.m.)
Randy Roof	Excused
William Castiglione	Excused
Robert Neubig	Present
John Eskilson	Present
Greg Eisenecker	Present
Thomas Zygmunt	Present (Late 7:40 p.m.)
Ed Frisbie (Alt.)	Excused
Ed Zinck	Present

OTHERS PRESENT: Robert Guerin, P.E., Thomas Collins, Esq., Marianne Smith, Planning/Community Development Director, and Anne-Marie Wilhelm, Secretary, were present.

APPROVAL OF MINUTES:

A motion to approve the minutes of the September 27, 2001, meeting was made by James Armstrong and seconded by John Eskilson. All were in favor. The motion carried.

RESOLUTIONS:

Polizzi Builders, PB-6-01-1: Amended Corrected Resolution for Final Subdivision:

A motion to approve the corrected version of the resolution memorialized on July 26, 2001, approving the Final Site Plan of Polizzi Builders for Waldon Village, Section V, was made by John Eskilson and seconded by Greg Eisenecker. Roll Call: John Eskilson – yes, Greg Eisenecker – yes, Robert Neubig – yes. The motion carried.

Crystal Springs, The Bracken, PB-9-01-1: Preliminary and Final Site Plan, Preliminary and Minor Subdivision:

A motion to approve the Preliminary and Minor Subdivision was made by John Eskilson and seconded by Greg Eisenecker. Roll Call: John Eskilson – yes, James Armstrong – yes, Greg Eisenecker – yes. The motion carried.

A motion to approve the Final Site Plan and Construction Plan was made by John Eskilson and seconded by Greg Eisenecker. Roll Call: Roll Call: John Eskilson – yes, James Armstrong – yes, Greg Eisenecker – yes. The motion carried.

The resolution amending unit count relative to Wild Turkey Way Road construction, in the Matter of Sussex National Development Corporation, was carried to the November 29, 2001, meeting.

APPLICATIONS:

HFH - Block 67, Lot 16.01, PB-8-01-2, Preliminary and Final Subdivision, Construction Site Plan, Indian Field Phase IV, 52 Zero Lot Line Homes:

Lewis Goldshore, Esq., appeared on behalf of the Applicant. Joseph Barbieri, P.E., was sworn and qualified as an expert. Mr. Barbieri, reviewed the attached report of Robert P. Guerin, P.E., P.P., dated October 22, 2001, and commentary regarding same was noted as follows:

Item No. — 1 and Item No. — 2: Mr. Barbieri stated that an amended Final Subdivision plat will be forwarded and will include the reduction of lots to a total of 49 to achieve conformance with the ordinance. The renaming of Crooked Hill Road to Shadow Hill Road will also be noted.

Item No. — 3: Mr. Barbieri stated that he shall include information concerning the centerline geometry for Shadow Hill Road on the construction plans. He stated that the centerlines will be designed to achieve conformance to ordinance standards.

Item No. — 4: Mr. Barbieri stated that the roof run-off from lots 1.01 through 1.05 will be designed so that the run-off will discharge to the front of the lots.

Item No. — 5: Mr. Barbieri agreed to provide additional information concerning the grading between the buildings on Lots 1.06 and 1.07.

Item No. — 6 through Item No. — 8: Mr. Barbieri stated that a detailed report concerning dam and drainage issues was provided to Mr. Guerin. He requested that Mr. Guerin review the report before the discussion of these issues. Mr. Guerin noted that there are several engineering design options that may eliminate the need to build a dam.

Item No. — 9: Mr. Barbieri agreed to provide construction details for granite block curb, street signs, water service connections, and retaining walls on the plans.

Item No. — 10: Mr. Barbieri acknowledged NJDEP concerns relative to the adequacy of the wells supplying water to the Indian Fields Project. He stated that the access roadway is complete and the testing process is expected to be complete by the end of November. He stated that he understood the recommendation that prohibits the issuance of building permits for this phase prior to review of the well test results.

Item No. — 11: Mr. Barbieri stated that he would like to submit an updated master plan with the application for Phase V as adjustments to the Master Plan are being made as part of the development process. He presented that he is aware of the obligation to provide 35% single-family homes and confirmed that the updated master plan will fulfill this requirement.

Mr. Collins submitted that the Board should reserve jurisdiction if an approval is voted on relative to Phase IV. Mr. Barbieri stated that he would expedite his preparation of the updated Master Plan and present it at the next meeting.

With reference to the Phase III approval, Mr. Barbieri requested permission to build three additional model homes for sales purposes only. Mr. Guerin noted that building permits are contingent upon the completion and review of the well tests.

With reference to the fire access road, Mr. Guerin stated that there are a number of outstanding issues that have not been resolved by Mr. Nann. Mr. Goldshore stated that the applicant is in the process of working out an agreement with Mr. Nann and a draft proposal to the firehouse representatives will be forwarded shortly. Mr. Goldshore agreed to copy the draft proposal to Mr. Guerin and Mr. Collins.

The meeting was opened to the public on this matter. Mr. Chuck Markham requested that Beaver Run Road not be a thru-road. Mr. Collins informed the public that Beaver Run Road is already a through road and the law does not allow for it to be otherwise based on the size of the development. He stated that the road is a curvilinear design to reduce speed. Having no other public participants, the meeting was closed to the public.

A motion to conditionally approve the application for Preliminary Subdivision and Site Plan, Block 67, Lot 16.01, for 49 zero lot line homes, by Robert Neubig and seconded by Greg Eisenecker. Roll Call: Jim Armstrong – yes, Marbeth Boffa – yes, Thomas Zygmunt – abstain, Robert Neubig – yes, John Eskilson – yes, Greg Eisenecker – yes, Ed Zinck – abstain. The motion carried. Conditions of approval are as follows: the Board reserves jurisdiction regarding completion of the Indian Field Master Plan Update; the fire access road relative to Phase II must be completed; and three model units for sales purposes only may be constructed relative to Phase III.

PUBLIC PARTICIPATION: The meeting was opened to the public. Valerie Cicerale questioned 1989 resolution conditions regarding the entrance and left turn off Route 94 at Indian Fields. Mr. Guerin informed the public that the Department of Transportation approved the plan at the entrance of the Indian Fields Project. The plan provided additional right-of-way if a left hand turn lane had to be built in the future. He stated that the Department's plans did not show a left turn lane. Ms. Cicerale questioned the use of a pipe that extends approximately 10' upward off Beaver Run Road. Mr. Guerin reported that this is an outlet structure and part of Beaver Run Road's drainage system. The pipe, as a condition of a recent approval, will be torn down and reconstructed so that it is built into the berm of the road.

Mrs. Negast inquired about the status of a tentative agreement with Hamburg Borough, which will enable specified Crystal Spring's residents to link to the Hamburg Borough Water System. Mr. Eskilson stated that Hardyston Township has a draft proposal completed. Once this proposal is reviewed and complete, it will be forwarded to Hamburg Borough. It was noted that a Hamburg Borough meeting is scheduled to take place on November 5, 2001. If all parties are prepared by this date, the matter may be placed on the Agenda for review.

DISCUSSION:

Marianne Smith, Planning/Community Development Director, requested the Board's direction regarding the Master Plan Re-examination Process, and their preference to hold workshops, schedule time during regular meetings, and/or form a sub-committee for Master Plan work. She also requested input regarding budgeting issues. Ms. Smith agreed to prepare a report concerning training costs that would be incurred by the Board for member participation in training programs. Mr. Eskilson informed the Board that a detailed budgetary analysis will be presented to the Board for review in December. Chairman Zygmunt proposed the scheduling of workshop meetings every other month. Board members agreed to the scheduling of a workshop meeting on November 29, 2001, at 6:30 p.m. The purpose of this workshop meeting will be to discuss planning issues and view a presentation by T& M Associates, Inc.

BILLS: A motion to approve the bills cited below was made by Marbeth Boffa and seconded by John Eskilson. All were in favor. The motion carried.

Guerin Engineering, Inc.	PB-6-01-1, Polizzi Builders	1037.50
Guerin Engineering, Inc.	PB-6-00-1, Kapchenko	202.50
Guerin Engineering, Inc.	MCS-01, Crystal Springs	620.00
Guerin Engineering, Inc.	PB-9-01-1, The Bracken	1530.00
Guerin Engineering, Inc.	PB-5-01-1, HFH Development Corporation	422.50

Guerin Engineering, Inc.	PB-11-99-1, Sussex National Development	1095.00
Guerin Engineering, Inc.	MCS-01, Crystal Springs	1910.00
Guerin Engineering, Inc.	MCS-01, Crystal Springs	507.50
Guerin Engineering, Inc.	OE	170.00
Guerin Engineering, Inc.	PB-10-98-1, Stonehedge	360.00
Guerin Engineering, Inc.	HOV-2, Hovanian at Cedars	1190.00
Guerin Engineering, Inc.	PB-8-98-1	557.50
Vogel, Chait, Collins, et al.	HFH Development Corporation, PB-8-01-2	212.50
Vogel, Chait, Collins, et al.	Planning OE	212.50
Vogel, Chait, Collins, et al.	Crystal Springs, PB-9-01-12, The Bracken	850.00
Vogel, Chait, Collins, et al.	Sussex National Development, PB-11-99-01	437.50
Vogel, Chait, Collins, et al.	YMCA, PB-6-01-2	37.50

PUBLIC PARTICIPATION: The meeting was opened to the public. There were no participants. The meeting was closed to the public.

ADJOURNMENT: Having no further business, the meeting was adjourned.

Minutes prepared by:

Anne-Marie Wilhelm

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