

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING
HELD NOVEMBER 29, 2001**

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

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	Excused
Leslie Hamilton	Present
Marbeth Boffa	Present
Randy Roof	Present
William Castiglione	Excused
Robert Neubig	Present
John Eskilson	Present (Late 7:50 p.m.)
Greg Eisenecker	Present
Thomas Zygmunt	Present
Ed Frisbie (Alt.)	Excused
Ed Zinck (Alt.)	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 October 25, 2001, meeting was made by Robert Neubig and Marbeth Boffa. Roll Call: Leslie Hamilton – yes, Marbeth Boffa – yes, Randy Roof-abstain, Thomas Zygmunt – yes, Robert Neubig – yes, Greg Eisenecker – yes, Ed Zinck – yes. The motion carried.

RESOLUTIONS:

PB-11-99-01, Sussex National Development Corporation, Wild Turkey Golf Course and Clubhouse: A motion to adopt a resolution, decided September 27, 2001, approving Sussex National Development Corporation for up to 515 building permits in the Crystal Springs I and II developments prior to the completion of Turkey Hill Way to Route 94 and prior to the completion of the clubhouse was made by Robert Neubig and seconded by Marbeth Boffa. All were in favor. The motion carried.

PB-8-01-2, HFH - Block 67, Lot 16.01, , Preliminary and Final Subdivision, Construction Site Plan, Indian Field Phase IV, 52 Zero Lot Line Homes: The matter was carried to the meeting of December 27, 2001, at the request of the Applicant.

APPLICATIONS:

PB-11-01-2, Polizzi Builders, Walden Village Section VI, Block 67.14 Lots 10-14, Block 67.15 Lots 1-4, Final Major Subdivision: Kara A. Kaczynski, Esq., appeared on behalf of the Applicant and Kenneth E. Dykstra, P.E., was sworn and accepted as an expert. The final subdivision plan for the remaining seven units located on Magnolia Lane of the project was reviewed. The Applicant presented that they will comply with the engineering recommendations set forth in the attached letter from Mr. Guerin dated November 28, 2001. An as-built plan was submitted to Mr. Guerin. It was noted that the performance bonds were in order.

The meeting was opened to the public on this matter. There were no participants. The meeting was closed to the public.

A motion to approve the application with all recommendations by Robert P. Guerin, P.E., P.P., was made by Leslie Hamilton and seconded by Marbeth Boffa. Roll Call: Leslie Hamilton – yes, Marbeth Boffa – yes, Randy Roof – yes, Thomas Zygmunt – yes, Robert Neubig – yes, Greg Eisenecker- yes, Ed Zinck- yes.

PB-11-01-3, Bargiel, Gary, Block 63 Lot 24.05, Minor Subdivision:

Joseph Petriello, Esq., appeared on behalf of the Applicant and presented that the lots conform and no variances are necessary or sought. Gary Bargiel, the Applicant, and Bernard M. Caffrey Jr., P.P., were sworn. Mr. Caffrey stated that the purpose of the subdivision is to create two single-family lots from the existing lot. The existing lot measures 10.5 acres. The subdivision will create one 3.33-acre lot and one 3.824-acre lot with a remainder of 3.24 acres.

The attached engineering report prepared by Robert P. Guerin, P.E., P.P., dated November 26, 2001, was reviewed and comments were noted as follows:

1. Item No. 1— The Applicant agreed to provide an electronic copy of the subdivision plan in a dxf file format;
2. Item No. 2— The Applicant agreed to correct a drafting error so that the distance shown for the boundary line at the northwest corner of proposed lot “B” will read 141.65 feet;
3. Item No. 3— The Applicant agreed to correct the information in the Zone Data Box;
4. Item No. 4— The Applicant agreed to refer to the setback issue and the requirements of the minor subdivision in the respective Deeds;
5. Item No. 5— The Applicant agreed to a common driveway with a maintenance agreement included in the deed for each affected lot;
6. Item No. 6— The Applicant agreed to correct the Lot A driveway sight distance looking in an easterly direction to a minimum of 425 feet;
7. Item No. 7— The Applicant stated that NJDEP approval of the wetland delineation and confirmation of the 50-foot wetland buffer shown on the subdivision plan is pending. It was noted that the Lot 23 note citing a spring was on the Deed and the exact location of the spring is unknown;
8. Item No. 8— The Applicant was amenable to the condition that each lot proposed can support a septic system; and
9. Item No. 9— The Applicant stated that the subdivision was filed with the Sussex County Planning Board.

Board members inquired as to the availability of water for the subdivision’s wells. The Applicant presented that lot-specific information will be available once the wells are dug. It was noted that the Board did not have jurisdiction over the water issue.

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

A motion to conditionally approve the application was made by Robert Neubig and seconded by Leslie Hamilton. Roll Call: Leslie Hamilton – yes, Marbeth Boffa – no, Randy Roof - yes, Thomas Zygmunt – yes, Robert Neubig- yes, Greg Eisenecker – yes, Ed Zinck – no. The motion carried. The conditions of approval were as follows: the Applicant will submit an electronic copy of the subdivision plan; the Applicant will correct the drafting error relating to the distance shown for the boundary line at the northwest corner of proposed Lot “B”; the Applicant will correct the Zoning Data Box to correspond with the applicable zone requirements; the Applicant will create a common driveway with a maintenance agreement deeded; the Deeds will refer to the subdivision map and conditions of approval to include setback requirements, access easements, and the driveway agreement.

BILLS: A motion to approve the bills sited below was made by Marbeth Boffa and seconded by Randy Roof. All were in favor. The motion carried.

Vogel, Chait, Collins, Schneider
& MacDonald, P.C.

OE

\$250.00

Vogel, Chait, Collins, Schneider & MacDonald, P.C.	PB-9-01-1, Crystal Springs, The Bracken	468.75
Vogel, Chait, Collins, Schneider & MacDonald, P.C.	PB-11-99-1, Sussex National Development Corporation, Wild Turkey Golf Course, Crystal Springs II	350.00
Vogel, Chait, Collins, Schneider & MacDonald, P.C.	PB-11-00-1, YMCA	25.00
Vogel, Chait, Collins, Schneider & MacDonald, P.C.	PB-6-01-1, Polizzi Builders	25.00
Vogel, Chait, Collins, Schneider & MacDonald, P.C.	Crystal Springs MCS-01	312.50
Vogel, Chait, Collins, Schneider & MacDonald, P.C.	PB, 8-01-2, HFH Development	537.50
Robert P. Guérin, P.E., P.P.	MCS - 01	1292.50
Robert P. Guerin, P.E., P.P.	PB-11-99-1, Sussex National Development	992.50
Robert P. Guerin, P.E., P.P.	PB-11-99-1, Sussex National Development	3807.50
Robert P. Guerin, P.E., P.P.	PB 8-01-1, HFH Development	1275.00
Robert P. Guerin, P.E., P.P.	PB-5-01-1, HFH Development	460.00
Robert P. Guerin, P.E., P.P.	Planning OE	637.50
Robert P. Guerin, P.E., P.P.	PB-10-99-1, Storage Solutions	425.00
Robert P. Guerin, P.E., P.P.	Crystal Springs, MCS-01	1412.50
Robert P. Guerin, P.E., P.P.	Crystal Springs, MCS-01	1510.00
Robert P. Guerin, P.E., P.P.	PB-11-01-1(a)	850.00

DISCUSSION: Representatives of T & M Associates, Inc., gave a presentation on Geographic Information Systems (GIS) and the planning services offered by their firm. Board members discussed the utility of the GIS as a planning tool that could be utilized during a Master Plan Reexamination process.

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, a motion to adjourn the meeting was made by Leslie Hamilton and seconded by Marbeth Boffa. All were in favor. The meeting was adjourned.

Minutes prepared by:

Anne-Marie Wilhelm

