

MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD JANUARY 26, 2006

CALL THE MEETING TO ORDER: Chairman Miller called the meeting to order at 7:30 p.m. and read the Statement of Compliance.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 23 1, 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:

Leslie G. Hamilton – Present
Jim Armstrong – Present
Randy Roof – Excused
Robert Neubig – Present
Ed Zinck – Present
John Monell – Present
James Homa – Present
Brian Kaminski (Alternate No. 2) – Present
Carl Miller – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P., Thomas F. Collins, Esq., and Anne-Marie Wilhelm, Land Use Administrator

APPROVAL OF MINUTES:

Minutes of the Hardyston Township Planning Board Special Meeting Held

November 10, 2005: A motion to to approve was made by Robert Neubig and seconded by John Monell. Roll Call: Leslie Hamilton – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes. The motion carried.

Minutes of the Hardyston Township Joint Meeting of the Hardyston Township Council and the Hardyston Township Planning Board Held December 6, 2005:

A motion to approve was made by Jim Armstrong and seconded by Robert Neubig. Roll Call: Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, James Homa – yes, Carl Miller – yes. The motion carried.

Minutes of the Hardyston Township Joint Meeting of the Hardyston Township Council and the Hardyston Township Planning Board Executive Session Held December 6, 2005:

A motion to approve was made by Jim Armstrong and seconded by Robert Neubig. Roll Call: Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, James Homa – yes, Carl Miller – yes. The motion carried.

Minutes of the Hardyston Township Planning Board Special Meeting Held December 8, 2005:

A motion to approve was made by Jim Armstrong and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Minutes of the Hardyston Township Planning Board Special Meeting Held

December 22, 2005: A motion to approve was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

RESOLUTIONS:

Hardyston Township Board of Education – Long Range Facility Plan for 2005: A motion to adopt the memorializing resolution was made by Leslie Hamilton and seconded by Robert Neubig. Roll

Call: Robert Neubig – yes, John Monell – yes, Ed Zinck – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-11-05-1, Pottersville Properties, L.L.C., Ridgefield Commons, Phase III, Final Subdivision and Final Site Plan, Block 67, Lot 2.01 and Block 67.18, Lots 97-118: A motion to adopt the memorializing resolution was made by Robert Neubig and seconded by John Monell. Roll Call: Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-11-05-2, Pottersville Properties, L.L.C., Ridgefield Commons, Phase IV, Final Subdivision and Final Site Plan, Block 67 Lot 2.01, Block 67.19 Lots 1-13, and Block 67.24 Lots 19-28: A motion to adopt the memorializing resolution was made by Robert Neubig and seconded by James Homa. Roll Call: Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-1-06-1, Pottersville Properties, L.L.C., Ridgefield Commons, Extension of the Statutory Protection Period for the Preliminary Major Site Plan and Subdivision Approval: A motion to adopt the memorializing resolution with corrections was made by Robert Neubig and seconded by James Homa. The following revisions were noted: the approval is subject to a revised Developer's Agreement with the Council to include the COAH phasing plan of a January 25, 2006, letter, and the Applicant is required to return to the Board with an amended site plan and subdivision plan that includes the affordable housing within 180 days; and the words *growth share* will be changed to *gross share* and a reference on page two should read - to one low and moderate unit for each phased market unit verse each market unit. Roll Call: Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

APPLICATIONS:

PB-7-05-1A, Siegel, Robert & Colleen, Resubmission of Minor Subdivision, Block 74, Lot 21, [Block 21, Lot 1.01, Lafayette Township;] Thomas J. Germanario, Esq., appeared on behalf of the Applicant. He stated that the Applicant reconfigured the subdivision with the aim of making the lots larger. He stated the application will create three lots. The Hardyston Township lot will be 6.7 acres to encourage the continued agricultural use of the land by facilitating a farm land assessment with the acreage being over six acres. He stated that the application contains a cross of the municipal boundaries and the overall tract is approximately 40 acres in size. He stated that eleven of the 40 acres are located in Lafayette Township. He stated that the current Hardyston Township approval is contingent upon getting subdivision approval in Lafayette and stated that the Applicant would like to leave the lots in Lafayette undivided and to perfect the Hardyston Township subdivision.

Board members reviewed the attached report dated January 16, 2006, and prepared by Mr. Guerin. Waiver requests were discussed for completeness purposes. A motion to grant the waiver requests for completeness only was made by Leslie Hamilton and seconded by John Monell. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Thomas Bodolsky, P.E., was sworn and accepted by the Board as an expert witness. He provided an overview of a revised plan. Board members discussed the matter, particularly the common driveway. It was noted that a driveway maintenance agreement would be required.

Mr. Bodolsky stated that Lafayette Township wanted a roadway and clarified that three lots will be on the common driveway and the fourth lot in Lafayette would be served by Monroe Road. He stated that there is clean frontage on Monroe Road.

It was noted that part of a lot was in both towns. Thomas F. Collins, Jr., Esq., stated that the property lines should follow the Township boundary lines. He stated the customary practice is to make the lot lines contiguous with the political boundary line. Mr. Collins stated that a newly created lot in Hardyston Township cannot count as acreage in Lafayette Township. He suggested that the Applicant use the political boundary line and seek relief in Lafayette.

Chairman Miller called a recess at 8:40 p.m. The meeting resumed at 8:45 p.m.

Mr. Germanario stated that the Applicant would agree not to site a home on the portion of Lot 21.02 that is on the Hardyston Township side. Mr. Collins stated that he preferred the lines to follow the boundary. Mr. Guerin stated he preferred the original subdivision. He stated that from a planning standpoint, the property lines should follow the boundary lines. Chairman Miller agreed.

With reference to a fence, the Applicant agreed that the deeds will include a restriction that the fence will be removed at the time of conveyance of title or before the issuance of a zoning permit.

With reference to the driveway, it was noted that the previous waiver of 100ft. would increase to 250ft. Mr. Guerin stated the driveway exists and no additional traffic would be created. He stated he had no problem with the granting of the waiver.

Chairman Miller opened the meeting to the public. No members of the public addressed the Board.

Bonding of the driveway was discussed. Mr. Germanario requested a provision in the resolution that in the event the Applicant chooses not to further subdivide the property they would be able to perfect the subdivision in Hardyston Township without the Lafayette approval. Mr. Bodolsky stated Lafayette does not have a restriction on common driveways. Following discussion, the Board confirmed that they wanted to review plan revisions and a letter from Lafayette Township saying that there is no problem with the common driveway specific to this property or with a driveway permit. A motion to carry to February 23, 2006, was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-3-05-3, HFH Dev. Corp. c/o Signature Properties, LLC, *Indian Field Phase 5, Preliminary and Final Subdivision, Preliminary and Final Site Plan, Block 67.29 Lot 1:* A motion to carry the matter subject to renote was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Carl Miller – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes. The motion carried. The matter was carried.

PB-11-05-3, Crystal Springs Builders, L.L.C., Ordinance Amendment – Zone Change Request: The matter was carried to the workshop of February 16, 2006. Mr. Armstrong noted that there would be no approval without clarity and a review of design standards.

PB-11-05-5, Crystal Springs Builders, L.L.C., Preliminary and Final Subdivision, *The Shotmeyer, Block 16, Lots 1, 1.02, 6.01, and 6.02:* M. Richard Valenti, Esq., appeared on behalf of the Applicant. Board members reviewed conditions of approval discussed at the previous meeting.

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

A motion to approve and adopt the memorializing resolution was made by Leslie Hamilton and seconded by James Homa. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-11-05-6, Crystal Springs Builders, L.L.C., Preliminary and Final Subdivision, *The Ardleigh, Block 16, Lot 6.01 and 6.02:* M. Richard Valenti, Esq., appeared on behalf of the Applicant. Board members reviewed conditions of approval discussed at the previous meeting.

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

As stated by Mr. Collins, a motion to approve and adopt the memorializing resolution was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck- yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-1-06-2, Crystal Springs Builders, L.L.C., Final Subdivision,

Balmoral Estates @ Crystal Springs, Phase III, Block 17, Lots 6.01 and 10: M. Richard Valenti, Esq., appeared on behalf of the Applicant and stated the Applicant would comply with the comments and recommendations noted in Mr. Guerin's report. He explained the application includes the third and final phase, composed of 10 lots. Board members reviewed the attached report dated January 16, 2006, prepared by Robert P. Guerin, P.E., P.P., and discussed completeness waivers. A motion to grant waivers for completeness only and deem the application complete was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Board members inquired if there were sidewalks in the project. Mr. Guerin stated that the performance bond includes sidewalks through the project.

Chairman Miller opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

As stated by Mr. Collins, a motion to approve the final plat for this section of Balmoral with the conditions discussed, primarily Mr. Guerin's report, the standard conditions, and subject to bonding was made by Leslie Hamilton and seconded by James Homa. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-1-06-3, Crystal Springs Builders, L.L.C., *Crystal Springs North,*
Resubmission of Minor Subdivision, Block 14, Lots 22.01 and 24.01:

M. Richard Valenti, Esq., appeared on behalf of the Applicant. Joseph Golden, P.E., was sworn, qualified, and accepted by the Board as an expert witness. Board members reviewed waiver requests and the attached report prepared by Robert P. Guerin, P.E., P.P., dated January 12, 2006. A motion to grant the waiver requests for completeness only and deem the application complete was made by Jim Armstrong and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Board members discussed access. The Applicant noted that the location of an access is not known at this time and that an easement would be provided prior to the development of the parcels. Mr. Guerin proposed that a deed restriction be required that mandated an easement on the front lot for access. The Applicant agreed that this was reasonable.

Chairman Miller opened the meeting to the public. No members of the public addressed the Board.

A motion to approve the Minor Subdivision application conditioned upon the comments discussed, including but not limited to, compliance with Mr. Guerin's reports dated January 8, 2006, and January 12, 2006, and the condition of the January 12, 2006, report is modified to state that the DOT Permit shall be obtained if required; that the deed of minor subdivision of the front lot shall confirm that the Applicant will grant an easement for access to the rear lot; and the standard conditions was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

The Board recessed from 9:40 p.m. to 9:45 p.m.

PB-5-05-2A, Bogatch Consulting, Inc., Preliminary Major Subdivision,

Block 77, Lot 13.01, Lot 12.02, and Lot 12.03: Michael Selvaggi, Esq., appeared on behalf of the Applicant. Board members reviewed the attached report prepared by

Robert P. Guerin, P.E., P.P., dated January 18, 2006, and reviewed waiver requests. Mr. Guerin noted that Mr. Reisen reported that a successful percolation test was completed on the remainder lot. Mr. Guerin stated that the location of the test would need to be shown on the revisions. Mr. Guerin presented no objections to the waiver requests. A motion to grant the waivers and deem the application complete was made by Robert Neubig and seconded by James Homa.

Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Owen Spuelstra, P.E., was sworn and accepted by the Board as an expert witness. Referencing Exhibit A-1, a colored rendering of sheet 5 of the site plan revision titled *Landuse Map*, dated 10-13-05, Mr. Spuelstra stated the Applicant proposes five residential dwellings on lots that range from .995 acres to 14.5 acres with individual wells and septic. He stated the lots are in conformance with the MIDD-II zone. He stated that the Applicant proposes to add extra land to Lot 13.03 and to add approximately one acre to Lot 13.02. He stated the homes would be located on two common driveways, one to the west of the property that will serve three dwellings and one driveway to the east of the property that will serve two dwellings. He stated there is adequate site distance at both driveway locations where there is an excess of 400ft. of sight distance. Mr. Spuelstra explained that the speed limit there is 30mph and ASHTO requires 335 ft. for that speed. It was noted that easements will be filed with the lots. It was noted that driveway maintenance agreements as well as easements were submitted and the Applicant stated they would comply with any recommendations regarding same. It was further noted that a driveway cross-section detail would be added to the plans.

With reference to stormwater management issues, Mr. Spuelstra stated that infiltration basins were added to the lots and would be maintained by the owner of each lot. It was noted that the maintenance program would be included in the recording of the deeds. He stated the Applicant would meet with Mr. Guerin concerning drainage issues and he presented that there is no disturbance of wetlands or transition area buffers. He stated the Applicant would provide a wetlands map to the Board.

Thomas F. Collins, Jr., Esq., presented an overview of the COAH ordinance and confirmed that the Applicant would be required to provide 6/8 of \$150,000 in present value or comply with the ordinance using an alternative plan approved by the Council. Mr. Collins noted that the Developer's Agreement should be addressed prior to site work. Mr. Spuelstra acknowledged the required COAH obligation and it was confirmed that payment is triggered when an application for a building permit is filed. It was noted that a Developer's Agreement would be required as a condition of approval.

Mr. Zinck questioned fire suppression measures. Board members acknowledged that the ordinance to require fire suppression tanks was not in place yet. Ms. Hamilton stated that the tanks were not related to the application and were meant for larger developments.

With reference to the remainder lot, Mr. Spuelstra explained that as it is, it is essentially landlocked by extensive wetlands. Mr. Spuelstra stated that access to this lot would come from Wild Cat Road in Franklin or from Sparta. The Applicant confirmed that an access easement from the Franklin Lot 2.01 in Block 63, which has frontage on Wildcat Road and is owned by the same people, to the remainder lot could be provided.

As stated by Mr. Collins, a motion to approve the preliminary subdivision application with conditions discussed, the standard conditions, a condition that they comply with the January 18, 2006, report of Mr. Guerin with the clarification that as to the driveway easement across Block 63 Lot 2.01 in Franklin, they provide an easement of 30ft. for the driveway at a location and a design acceptable to Mr. Guerin or merge the Franklin lot into common ownership with the Hardyston Township lot and confirm in the deed restrictions that it is to be in common ownership and that the Hardyston Township lot has the right to cross the Franklin lot for access to Wildcat Road; they will have a Developer's Agreement with the Township of Hardyston regarding any matters required by the Township Council including in particular, at a minimum, the gross share housing compliance procedures; they will have a common driveway and access easement and the agreement will be subject to the review and approval of the Township Planning Board Attorney and Planning Board Engineer as will the stormwater detention or stormwater infiltration maintenance protocol, which will be included in the deeds of minor subdivision; was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie

Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck - yes with reservations, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

BILLS: A motion to approve the bills listed below was made by James Homa and seconded by John Monell. Roll Call: Leslie Hamilton – yes, Jim Armstrong – yes, Robert Neubig – yes, Ed Zinck – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

HARDYSTON TOWNSHIP PLANNING BOARD

ESCROW REPORT

JANUARY 26, 2006

Heyer, Gruel & Associates

Invoice #24911	Planning OE	\$ 942.00
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Guerin & Vreeland Engineering, Inc.

Invoice #WO401HH	PB-11-05-3, Crystal Springs Builders, L.L.C., [Zone Change/Ordinance Amendment Request]	475.00
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Invoice #WO677B	PB-11-05-4, Crystal Springs Builders, L.L.C., [Minor Subdivision, Crystal Springs North Resub.]	665.00
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Invoice #WO604L	PB-4-05-3, Crystal Springs Development, L.L.C., [Amended Grand Cascades]	1350.00
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Invoice #WO546T	PB-1-06-2, Crystal Springs Builders, L.L.C., [Balmoral Estates, Phase III]	617.50
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Invoice #WO664D	MCS-01, Crystal Springs Builders, L.L.C., [Ardleigh]	665.00
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Invoice #WO530T	MCS-01, Crystal Springs Builders, L.L.C., [Inverness]	750.00
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Invoice #WO489E	PB-1-05-3, Crystal Springs Builders, L.L.C., [Wild Turkey Way]	380.00
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Invoice #WO399L	PB-5-02-1, Estelle Manor, L.L.C.	237.50
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Invoice #WO524G	PB-7-04-2, Four Winds Plaza	142.50
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Invoice #WO4831	HFHJL-01, General Escrow	332.50
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Invoice #WO660C	PB-3-05-3, HFH – Phase IV	380.00
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Invoice #WO379CC	MCS-01, Crystal Springs Builders, L.L.C., [Road Inspections]	142.50
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Invoice #WO635B	HFHJL-01, General Escrow [Master Plan Review]	190.00
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Invoice #WO440PP	Govel. Polizzi. Walden	1450.00
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Invoice #WO668B	PB-7-05-1, Siegel. R., Minor Subdivision	285.00
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Invoice #WO688A	PB-1-06-4, SECTV	142.50
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Invoice #WO674A	PB-10-05-1, Richter, T., Minor Subdivision	285.00
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Invoice #W0622B	PB-9-04-1, Bogatch Consulting, Inc.	380.00
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Invoice #WO525V	PB-1-03-2, Toll Brothers @ Crystal Springs	315.00
Invoice #WO641K	Planning OE	617.50

DISCUSSION:

HFH Dev. Corp. c/o Signature Properties, LLC, Indian Field Commercial Development Plan: The Applicant advised the Board Secretary that the plan was not ready for review.

Land Development Ordinance Issues: Robert P. Guerin, P.E., P.P., Memorandum of 11/9/05: Draft Revision Review – The matter was carried.

CORRESPONDENCE: Board members reviewed the correspondence list cited below. Comments were noted as follows.

**Hardyston Township Planning Board
January 26, 2006 Correspondence List**

1. Winnie Straub, District Manager, Sussex County Soil Conservation District, Re: Soil Erosion and Sediment Control Plan #HY096M, Project Name: Shotmeyer Bros. Inc. / Shotmeyer Quarry, Block 16, Lot 1.02, Hardyston Township (December 2, 2005.)
2. Winnie Straub, District Manager, Sussex County Soil Conservation District, Re: Soil Erosion and Sediment Control Plan #HY103M, Project Name: Hamburg Quarry – Eastern Concrete Materials, Inc., Block 14, Lot 6.01, 15, 16, Hardyston Township (December 5, 2005.)
3. Barry R. Mandelbaum, Mandelbaum Salsburg, Gold, Lazris, Discenza & Steinberg, P.C., Re: Carlton Village - Proposal for Development of Marketable and Affordable Rental Units to Satisfy Hardyston Township COAH Housing Requirements; On Behalf of Nicholas Rizzo, Biltmore Realty, Owner, Carlton Village, State Highway 94, Hardyston Township (December 30, 2005.)
4. Mark J. Hontz, Esq., Hollander, Strelzik, Pasculli, Hinkes, Vanderberg & Hontz, L.L.C., Re: Indian Field Force Main on Behalf of the Hardyston Township Municipal Utilities Authority (HTMUA,) (December 29, 2005.)
5. Robert P. Guerin, Guerin & Vreeland Engineering, Re: Sugar Maple Lane Access, Cut-Through from Quarry Road to Sugar Maple Lane Unauthorized Access, Andrew Mulvihill, Crystal Springs, L.L.C., (December 30, 2005.) *Board members agreed that the matter will be addressed at the next meeting.*
6. Terry Pilawski, Chief, Bureau of Watershed Regulation, State of New Jersey, Department of Environmental Protection, Re: Agency Determination: Highlands Act – Exemption, Water Quality Management Plan-Consistent; Mertz Single Family Home, Block 44, Lot 34, Hardyston Township, Sussex County, New Jersey (December 15, 2005)
7. John R. Weingart, Chairman, State of New Jersey, Highlands Water Protection and Planning Council, Re: New Jersey Highlands Council Partnership Report Fall 2005, (December 19, 2005)
8. Winnie Straub, District Manager, Sussex County Soil Conservation District, Re: Soil Erosion and Sediment Control Plan #HY098M, Project Name: Van Decker Bros., Inc. – Soil Removal -, Block 16, Lot 6, Hardyston Township (January 11, 2006)
9. Winnie Straub, District Manager, Sussex County Soil Conservation District,

Re: Soil Erosion and Sediment Control Plan #HY110M, Project Name:
Shotmeyer Bros., Inc., Block 69, Lot 2, Hardyston Township (January 11, 2006)

10. Winnie Straub, District Manager, Sussex County Soil Conservation District,
Re: Soil Erosion and Sediment Control Plan #HY008M,
Project Name: Pilz Sand & Gravel, Block 63, Lot 1.01 & 1.02,
Hardyston Township (January 10, 2006.)

PUBLIC PARTICIPATION: No members of the public addressed the Board.

ADJOURNMENT: A motion to adjourn was made by Robert Neubig and seconded by James Homa. All were in favor. The meeting was adjourned at 10:45 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm