

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JUNE 21, 2007**

CALL THE MEETING TO ORDER: Acting Chairman Robert Schultz called the meeting to order at 7:45 p.m. and read the Statement of Compliance.

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:

Leslie Hamilton – Excused
Jim Armstrong – Excused
Robert Neubig – Excused
Bill Hickerson – Present
Robert F. Schultz – Present
John Monell – Present
James Homa – Present
Brian Kaminski – Excused
Randy Roof (Alternate No. 1) – Present
Stanley Kula (Alternate No. 2) – Excused
Carl Miller – Excused

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

DISCUSSION: Master Plan Consistency Review - ORDINANCE 2007-09: AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF HARDYSTON AMENDING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF HARDYSTON, INCLUDING BUT NOT LIMITED TO, CHAPTER 185 ENTITLED “ZONING” TO ADD COMMERCIAL RECREATION VILLAGE CENTER PLANNED DEVELOPMENT PROVISIONS AMENDING THE COMMERCIAL RECREATION ZONE STANDARDS AND VARIOUS OTHER PROVISIONS OF THE CODE TO FULFILL AFFORDABLE HOUSING REQUIREMENTS OF COAH AND TO PROMOTE “SMART GROWTH” AND “SMART PLANNING” CONSISTENT WITH THE HARDYSTON TOWNSHIP MASTER PLAN, THE SUSSEX COUNTY STRATEGIC GROWTH PLAN, AND THE STATE PLAN.

Robert P. Guerin, P.E., P.P., provided an overview of the Ordinance. He stated the specific area of the zone set a maximum residential unit count of 1056. He stated the developer would be required to build 50,000 sq.ft. of ground floor commercial space along the Main Street corridor. He explained height requirements in the Village Center.

Mr. Schultz asked about the pavement of pedestrian trails. Mr. Guerin explained that the trails would be paved to encourage their use. Mr. Roof asked about trash receptacles. Mr. Guerin explained that the receptacles would be maintained by the developer.

Mr. Roof inquired about affordable housing. Mr. Guerin explained that the center includes a 170 credit obligation. He explained rental unit bonuses. Mr. Guerin confirmed that the COAH obligation would be addressed via Developer’s Agreement. It was noted that 30 units would be required in the core area. Board members reviewed the phasing plan.

Mr. Guerin opined that the Ordinance is consistent with the Township Master Plan.

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

A motion to find Ordinance 2007-09 consistent with the 2003 Hardyston Township Master Plan dated October 2003 and prepared by Heyer, Gruel & Associates was made by James Homa and seconded by Randy Roof. Roll Call: Bill Hickerson – yes, James Homa – yes, John Monell – yes, Randy Roof – yes, Bob Schultz – yes. The motion carried.

ADJOURNMENT: A motion to adjourn was made by James Homa and seconded by John Monell. All were in favor. The meeting was adjourned at 8:15 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm