

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
AUGUST 28, 2008**

CALL THE MEETING TO ORDER: Chairman Miller called the meeting to order at 7:30 p.m. and read the following 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
Ken Kievit – Present
Robert Neubig – Present
William Hickerson – Present
Robert F. Schultz – Present
John Monell – Excused
James Homa – Present
Brian Kaminski – Present
Randy Roof (Alternate No. 1) – Excused
Stanley Kula (Alternate No. 2) – Excused
Carl Miller – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P., Thomas J. Molica, Esq., Carrine Piccolo, Assistant Planner, and Anne-Marie Wilhelm, Land Use Administrator

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held July 24, 2008* was made by Ken Kievit and seconded by Robert Schultz. Roll Call: Ken Kievit – yes, Bill Hickerson – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

RESOLUTIONS:

PB-5-08-2a, Sussex National Development Corporation, Amended Preliminary and Final Site Plan, Farmer's Market – Expansion of Product Type Review, Block 16 Lot 8.03: The matter was carried to the September 25, 2008 meeting.

APPLICATIONS:

PB-7-07-1b, Extension of Minor Subdivision — Sussex National Development Corporation, General Development Plan: Crystal Springs II Master Plan Amendment, Amended Preliminary Site Plan, Minor Subdivision, Conditional Use Approval, Block 14- Lots 24.01, 20, 7, 22.01, 24.02, 30.03; Block 16- Lots 6.01, 1.02, 6.02, 8.02, 14.01, 1, 1.09, 1.10, 1.07, 8.03, 8.01, 3.03, 3.05, 3.06, 3.07; Block 17- Lots 1, 2, 12.10: M. Richard Valenti, Esq., appeared on behalf of the Applicant. Dale Pierson, Administrator of Development, Crystal Springs Builders, L.L.C., was sworn. She presented that the previously recorded deeds had to be reversed due to the lack of consent by a golf course lien holder. The Applicant requested an eight-month extension to refile the deeds. She confirmed that there were no changes to be made to the deeds' metes and bounds descriptions. Mr. Guerin confirmed that he had no issues. A motion to approve the extension request for an eight-month period starting from the date of expiration was made by Ken Kievit and seconded by Robert Neubig. Roll Call: Ken Kievit – yes, Robert Neubig – yes, Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-6-08-1, Geis Construction South, LLC, Amended Preliminary and Final Site Plan, Block 62, Lot 22.01: M. Richard Valenti, Esq., appeared on behalf of the Applicant and stated this was a continuation of the last hearing. Thomas F. Graham, P.E., was sworn and accepted as an expert witness.

Jim McAndrews was sworn and he identified himself as the operating partner of TriState Moving and Storage, a PODS franchise. Board members reviewed the attached engineering review dated August 22, 2008, prepared by Robert P. Guerin, P.E., P.P. Mr. Graham summarized the changes made to the *Outdoor Storage Plan* since the June meeting. He submitted Exhibit A-2, a colored rendering of the outdoor storage plan titled *Outdoor Storage Plan Exhibit*, Sheet 1 of 1, Preliminary and Final Site Plan, PODS, Block 62, Lot 22.01, 8 Park Drive Township of Hardyston, Morris County, New Jersey, revised through 8/4/08. He stated the area for the outdoor storage of the PODS units was consolidated in the southwesterly corner of the site in the paved area. He stated that based on the operational requirements of the vehicle used to move the PODS, which must move on pavement or concrete surfaces, and the necessity of truck turn maneuvering without going through parking spaces, more impervious area was created. He explained this area would be located directly behind the building.

With reference to the outdoor storage area's size, Mr. Graham stated the size was decreased by 60%. Utilizing Exhibit A-3, titled *Outdoor Storage Plan*, Preliminary and Final Site Plan, Sheet 1 of 1, revised through 8/4/08, Mr. Graham explained that 91 PODS spaces, double-stacked (182 PODS units) could be stored within the fenced-in area. He stated there is a one-slider gate on the existing driveway side that can be locked.

With reference to parking, Mr. Graham stated there is sufficient parking on-site to quadruple PODS required parking. Chairman Miller confirmed that if another tenant came in, the matter would require Board review.

With reference to fencing, Mr. Graham confirmed the Applicant's intent to place an eight-foot fence around the area for the storage and acknowledged Mr. Guerin's suggestion of arborvitae for screening. He stated the Applicant would add additional landscaping to the satisfaction of Mr. Guerin along the perimeter of the fenced enclosure.

With reference to the area behind the pavement, which is gravel today, Mr. Graham stated it would be turned into grass. With reference to the depressed curb put in place during construction of the site, Mr. Graham stated the condition would be corrected. He confirmed that the seven future spaces on either side in the storage area would not be paved but could be accessed from the pavement.

With reference to the area immediately behind the parking area, Mr. Graham stated that the Applicant would make sure the proposed pavement drains to the inlets to avoid ponding of stormwater.

With reference to the existing dumpster, Mr. Graham stated it will be located at the middle of the building and enclosed.

With reference to the gravel area to the south of the rear parking, Mr. Graham stated the area would be grass.

With reference to a note concerning the storage and truck maneuvering areas, Mr. Graham agreed to remove the note from the plan.

With reference to a privacy fence to be located along the berm beyond the graded area and the parking lot, Mr. Graham stated the fence was inadvertently removed from the plan and it would be put back on the plan. Mr. Graham stated the fence would run from the corner of the storage area and along the berm to existing spruce trees. He stated the limits would be as noted on the prior plan. He agreed to provide additional landscaping on the residential side of the fence.

With reference to an updated as-built plan, Mr. Graham agreed to provide same.

Mr. McAndrews presented that he supervised the day-to-day operations of the PODS business. He stated that he and his partners thought it might be a good idea to rent a portion of the building and perhaps move some of the PODS currently stored inside the building to another location in Bergen or Passaic County. He stated that there is a small chance they will do this before getting to capacity. He stated the PODS would not be relocated to the outside of the building and the PODS located outside the building are empty.

With reference to a previously voiced concern by neighbors over the running of trucks, Mr. McAndrews stated that corporate was advised that the overnight running of trucks was prohibited. He stated that a chain was put across the driveway, which is hooked each night. He stated a sign has been ordered advising truckers that overnight parking is prohibited and violators will be prosecuted. He stated the

overnight parking should not occur again. He stated if the problem continues, the Applicant would agree to install a gate subject to the approval of the Board engineer.

With reference to the hours of operation and concerns expressed by neighbors, Mr. McAndrews provided an overview of operations and stated the PODS trucks are generally parked inside overnight so that there are no back-up beepers in the morning. He stated that public access to a POD is at 7:00 a.m. and he agreed to no outdoor operations other than trucks running out of the site before 6:30 a.m.

With reference to POD units, Mr. McAndrews stated users of PODS sign a contract that includes a *no hazardous materials* clause, there are signs inside the PODS advising of the prohibition, and the drivers tell users that no hazardous materials are permitted. He stated PODS are not disassembled on site.

With reference to fire truck access, the Applicant agreed to review the matter and discuss it with Mr. Guerin to accommodate the Fire Department.

Chairman Miller opened the meeting to the public. Mr. Eric Miller was sworn. He stated the plan he reviewed was not the plan being shown. He stated he would like the fence on top of the berm to run to the easement and wrap it around to provide screening from headlights and close off the open driveway/construction entrance. The Applicant agreed to run the fence along the driveway.

Mr. Miller stated Mr. McAndrews is not there and the workers come in at 6:00 a.m. He stated staff is screeching tires. He stated he did not think an effort is being made. He stated the garbage truck picked up yesterday at 4:00 a.m. He stated the HVAC cabinet runs all winter and the concerns he raised in 2006 were not addressed. Mr. Neubig suggested the installation of a barrier to muffle the noise. Carl Miller asked if there was something that could be done to reduce the noise, it would be appreciated.

Mr. McAndrews agreed. Mr. Miller presented common law and nuisance elements. He stated it is a seven-day operation and he cannot get a break. He stated the Applicant was operating a power washer on a Saturday. Mr. Miller stated that Board member Kaminski requested sight line profiles that were not produced. Chairman Miller stated if problems continued, they would be addressed. Mr. Miller asked how he would police it. He stated he would go to the Hardyston Council.

Mr. McAndrews stated he did attempt to contact the garbage hauler and was advised that the schedule "is what it is." Mr. Valenti stated that in an industrial park, the Applicant has been a very good neighbor. He stated the Applicant has downsized the storage area significantly and has worked repeatedly to reduce its impact on residents in the neighboring municipality. He stated it is a benign industrial use with empty container units stored outside where outdoor storage is permitted.

No other members of the public addressed the Board. Chairman Miller closed the meeting to the public. Mr. Guerin stated he believed the Applicant and Board have made every effort to accommodate the neighbors. Mr. McAndrews stated the facility is not open on Sundays and he would instruct the manager not to power wash on Saturdays. He stated he was doing his best to be a good neighbor.

A motion to approve the preliminary and final site plan subject to the conditions noted below was made by Robert Schultz and seconded by Robert Neubig. Roll Call: Ken Kievit – yes, Robert Neubig – yes, Bill Hickerson – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

The noted conditions of approval are as follows: any additional tenants that the Applicant seeks to occupy the subject property shall appear before the Board for approval; the Applicant will provide additional landscaping on the residential side of the fence of the subject property and the fence shall extend along the entire width of the driveway; the Applicant will continue to insure that there will be no overnight parking onsite and continue to report trespassing; the Applicant will contact the Board and Board engineer for the purpose of installing a gate on the subject property in the event that a trespassing situation or overnight parking situation escalates to a point where the Applicant can no longer control it; there will be no outside operations prior to 6:30 a.m. and the Applicant agrees to revise the site plan and circulation plan so as to better permit access for emergency vehicles; the Applicant will confirm that the site is draining properly; the Applicant will comply with any and all remaining conditions in the reports of the Board engineer; and the Applicant has agreed that the maximum number of outdoor PODS onsite totals 182 and they will be located entirely within the fenced area.

Chairman Miller called a recess at 8:30 p.m. The meeting was called to order at 8:45 p.m.

PB-5-08-1, Beaver Run Shopping Center, L.L.C., Preliminary Site Plan, Block 63 Lot 1.01:

Patrick Dwyer, Esq., appeared on behalf of the Applicant. Robert Tessier, P.P., submitted Exhibit A-17, a colored rendering of the *Presentation Plan*, Preliminary Major Site Plan, Hardyston Park Plaza, Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Sheet 1 of 1, revision date 8/28/08. He provided an overview of changes made to the plan in response to Board commentary at the last meeting and noted the variance for the water tower would no longer be needed. With reference to the visible parking lot, he stated the Applicant has increased plantings to address requests for additional buffering. He stated intersection conflicts were eliminated and lighting plan revisions were made in areas other than the big-banked areas. Mr. Tessier stated sidewalks, bike racks, and trash enclosures were added in accordance with the recommendations of the planner and engineer. He stated the loading areas were dimensioned as requested and more plantings were placed on a shelf to the neighboring single-family home. He stated the lighting on the building was switched to shine directly toward the building as discussed with the Board. He stated the drainage was reconfigured to be on one side to allow for less conflicts as recommended by the Board engineer and storage cart areas were placed as recommended by the planner. Mr. Tessier noted the sign locations were placed on the landscape plan as discussed. He stated parking signs were also added as requested.

Betsy Dolan, P.E., was sworn, qualified, and accepted by the Board as an expert. Ms. Dolan, referring to Exhibit A-17, stated the major access point aligns with the traffic signal that presently exists at Beaver Run Road and Route 94. She stated the northern end unsignalized access accommodates New Jersey Department of Transportation's request to provide a formal four-leg intersection using the existing traffic signal. She stated this configuration is approvable through the access permit process. She stated the lane sizes, etc., have been designed in accordance with appropriate traffic engineering standards and in accordance with the State Highway Access Management Code to allow for safe and efficient ingress and egress and also to accommodate the traffic volumes that will be generated by this use and the traffic on Route 94. She stated the design provides an acceptable level of service. She stated there would be no left turn egress at the northern location. She stated all out-bound lefts would be at the signalized intersection to maintain appropriate flow levels on site and at the intersection at the northern limits of the site.

Ms. Dolan stated the southern entrance will have right-in — right-out, and Route 94 will be widened at the signalized intersection. She stated the widening would be done on the Applicant's side of the state highway.

She stated the site design is a good plan and promotes safe and efficient vehicular circulation.

Ms. Dolan stated there are no signals contemplated within the property. She stated this is a major planning review and traffic counts have to be updated. She stated the formal New Jersey Department of Transportation application would be submitted in a month or two and it is anticipated the review process would take approximately one year.

Chairman Miller opened the meeting to the public for questions and comments to the witness. There were no participants. The meeting was closed to the public.

Rich Humann, P.E., Vice President of H2M, was sworn, qualified, and accepted by the Board as an expert. He stated H2M handled the design of the proposed water system. He stated the proposal is an independent non-community system. He stated the source of supply, storage, and other water supply needs would be handled by the project. He stated the proposed design is in accordance with American Water Works Association and NJDEP standards. He stated the Applicant has met the standards of the HTMUA in the event this water system would be linked to the HTMUA. Referencing Exhibit A-18, titled *Cross Section To Water Tank*, Beaver Run Shopping Center, L.L.C., Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Sheet M1, dated 8/26/08, he stated the water tank is a low-profile tank that would be located into the berm to minimize the visual impact. He stated the Applicant wanted to take advantage of grades to create a berming around the tank to hide it as best as possible. Utilizing the exhibit, he explained the line of sight from Route 94. He stated the only location you would see the tank is on the south side of the shopping center if you are within the site. He stated the tank is 135,000 gallons. He stated a local pressure sensor would alert the pumps to run. He stated a separate well would feed the tank. He stated the proposed tank is steel and there would be a separate 1500 gallon per minute fire pump with back up power. He stated he believed connecting to the MUA is the best design. He stated fire reserve is handled onsite. He stated a water allocation permit is necessary for the independent system.

Chairman Miller opened he meeting to the public.

Sharon Wilczewski was sworn. She asked what the impact would be on the aquifers. Mr. Humann stated a preapplication meeting would need to be held with the NJDEP. He stated a hydrogeologic assessment, test wells, and a monitoring program would need to be done before the Applicant could put a well in permanently. Mr. Guerin asked about test wells in the area.

No other members of the public addressed the Board. The meeting was closed to the public.

Steven Tardy, P.E., was sworn, qualified, and accepted by the Board as an expert. He stated there is nothing extraordinary about the site. He stated there would be a large cut on one-half and large fill on the other half. He stated the building foundations would not exert any loads onto the retaining walls. He stated there is a considerable amount of blasting to be done. He stated he did not envision an issue with the aquifer to the well. He stated the maximum cut is about 30 feet. He stated the average rock cut would be 15 feet. He stated the level of energy being put into the ground would not affect the fault lines.

With reference to the retaining walls, Mr. Tardy deferred to Owen Dykstra. Mr. Dykstra, previously sworn, provided the locations of proposed retaining walls. He stated the maximum height of a wall would be 39 feet. Mr. Dykstra discussed an evergreen buffer at the top of the wall between the proposed grocery store and the neighbor.

Chairman Miller opened the meeting to the public for questions of Mr. Tardy. There were no participants. The meeting was closed to the public.

Mr. John Joseph, Sr., was sworn, qualified, and accepted as an expert in blasting. He stated that blasting could be done on the site in a safe manner. He stated blasting is an art. He stated it could be done "neighbor-friendly." He stated dolomite can be mealy in some areas and soft in other areas and the face can be left so as to not require a lot of maintenance. He stated the blaster has to be very alert so the fragmentation comes out correctly. Mr. Joseph said he has not been retained by the Applicant.

Mr. Joseph showed the Board examples of his work. Mr. Joseph stated the rock in the area in proximity to the neighbor's home is unknown. He stated that depending on what is there, the job could take from five months to one year. Mr. Dwyer confirmed that whoever does the job has to follow the state regulations. Mr. Guerin asked if he knew of an instance where an adjoining property owner's home that was damaged. Mr. Joseph stated that he did. Mr. Joseph stated that blasting could be done in proximity to the neighbor's home without damaging it. He distributed a series of photos depicting his work.

Mr. Dwyer confirmed that the Applicant had not retained Mr. Joseph. Board members agreed that they would like to hear from a retained blaster. Mr. Dwyer stated it would be beyond the authority of the Board to condition an approval upon hearing from a particular blaster. Mr. Molica stated he believed it is reasonable to know the identity of the blasting company and to hear from that blaster. Mr. Dwyer stated he respectfully disagreed. Mr. Dwyer stated the person is not known at this time and that he is hesitant to restrict the Applicant in any other way than what the law requires. Chairman Miller noted the Board could ask to see a blaster's credentials and that preblast surveys could be requested.

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

Jason Dunn, CLA, was sworn, qualified, and accepted by the Board as an expert witness. He submitted Exhibit 19, titled *Light Pole Height Plan, Preliminary Major Site Plan, Hardyston Park Plaza, Sheet 1 of 1, Tax Lot 12.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., prepared by Douwe Dykstra, dated 8/26/08.* He explained the lighting plan stating that the purpose in using two different lights is to have the 16' lower lights in the pedestrian and patron areas. He stated it is important to provide a human scale in front of the buildings where most of the pedestrians would be gathering. He stated the purpose of the 22.5' lights is to provide a better distribution and uniformity ratio and also to reduce the amount of lights required to safely light the site. He confirmed that the amounts of foot-candles are within the design standards of the Hardyston Ordinance. He stated that by reducing the amount of lights and by keeping it safe, more landscaping is possible. Mr. Dunn stated the lights face away from the neighboring property line and the Applicant proposes house shields, which prevent light trespassing to the property line. He stated the lighting plan is in scale with the height of the buildings and the mass of the parking area and it allows landscape islands. He stated there would be no impacts to the neighboring property lines. Mr. Dunn provided lighting fixture details. He stated metal halide lighting was selected. He stated this lighting has a clearer color and detail recognition and requires less maintenance than sodium halide. He stated that the metal halide lighting is more appropriate for the use.

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

Owen Dykstra, P.E., reviewed the attached report submitted by Robert P. Guerin, P.E., P.P., dated August 22, 2008. Mr. Dykstra agreed to provide a list of sign variances.

With reference to the cart storage areas with the Building F parking area, Mr. Dykstra stated the location would be determined by the tenant.

With reference to the loading area spaces, Mr. Dykstra stated they have all been shown with the exception of the bank's requirements. With regard to the supermarket loading spaces, Mr. Dykstra stated the footprint was provided by a prospective tenant.

With reference to recycling at the supermarket, Mr. Dykstra stated it is mostly the compaction of cardboard, which is done inside to avoid it getting wet.

With reference to the width of the aisle, Mr. Dykstra agreed to make the area consistent.

Mr. Dykstra stated the applicant would provide information and comply with Items 7, 8, 9, 10, 11, 12, and 17.

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

The matter was carried to the September 25, 2008 meeting at 7:30 p.m.

PB-7-08-1a, Crystal Springs Builders, L.L.C., *Crystal Springs North* – Merge Phase I and II – Amended Final Site Plan Phase I & II; Amended Final Subdivision – Phase I, Final Subdivision – Phase II; Block 14 Lots 7, 22.01, 24.01, [Lot 7 added to “North” - Applicant withdrew Block Lot 30.03] The matter was carried to the September 25, 2008, meeting.

BILLS: A motion to recommend payment of the bills cited below to the Township Council was made by James Homa and seconded by Bill Hickerson. Roll Call: Ken Kievit – yes, Bill Hickerson – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
ESCROW REPORT
August 28, 2008**

Guerin & Vreeland Engineering, Inc.

Invoice WO774A	PBC-LSC Properties, L.L.C.,	\$	262.50
Invoice WO697D	PB-3-1-06, A & N Carr, Associates		157.50
Invoice WO664G	MCS-01, Crystal Springs Builders, L.L.C.,		525.00
Invoice WO600T	PB-3-05-1C, CJS Investments, Inc.,		1102.50
Invoice WO707J	PB-7-08-1, Crystal Springs Builders, L.L.C., [Crystal Springs North]		3320.00
Invoice WO604CC	PB-4-05-3, Crystal Springs Development, L.L.C., [Grand Cascades]		157.50
Invoice WO493P	PB-5-08-1, Beaver Run Shopping Center, L.L.C.,		3045.00
Invoice WO753G	Planning OE		1102.50
Invoice 742G	PB-1-05-3, Crystal Springs Builders, L.L.C., [Wild Turkey Way]		262.50

Invoice WO748F	MCS-01, Crystal Springs Builders, L.L.C., [Office Building]	262.50
Invoice WO565K	PBC-6-03-1, Senyszyn,B., D. Hook. [Brecia Farms]	600.00
Invoice xxxx*	ZB-6-08-2, Petric Development, L.L.C	420.00

*Pending Robert P. Guerin, P.E., P.P.

**HARDYSTON TOWNSHIP PLANNING BOARD
 ESCROW REPORT
 August 28, 2008
 ADDENDUM I**

Vogel, Chait, Collins AND Schneider

Invoice 48816	Planning OE	\$ 2745.00
Invoice 48817	PB-3-05-1C, CJS Investments, Inc.,	120.00
Invoice 48965	PB-4-08-1, Richter, Tillman	825.00
Invoice 48963	PB-3-05-1C, CJS Investments, Inc.,	450.00
Invoice 48947	PB-5-08-1, Beaver Run Shopping Center, L.L.C.,	315.00
Invoice 48945	PB-8-07-3, West Essex Management	480.00
Invoice 48942	PB-8-06-2, Mogavero, Frank	195.00
Invoice 48940	PB-4-05-3, Crystal Springs Development, L.L.C., [Grand Cascades]	45.00
Invoice 48939	Planning OE	1785.00

**HARDYSTON TOWNSHIP PLANNING BOARD
 ESCROW REPORT
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 ADDENDUM II**

Heyer, Gruel & Associates

Invoice 28328	PB-5-08-1, Beaver Run Shopping Center, L.L.C.,	\$ 2487.50
Invoice 28327	Planning OE	150.00

New Jersey Herald

Invoice 1867908	Legal Notice	24.65
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CORRESPONDENCE: Board members received the following correspondence. There were no comments.

**Hardyston Township Planning Board
 Correspondence List – August 28, 2008**

1. Lucy Vandenberg, Executive Director, State of New Jersey Council on Affordable Housing
 Re: Affordable Housing Reform Statute, P.L. 2008, c.46 (July 24, 2008)
2. Terry Pilawski, Chief, NJ Department of Environmental Protection, Division of Watershed Management

Re: Highlands Act Exemption, Applicant: Township of Hardyston, Storage Facility, 29 Stockholm-Vernon Road, Stockholm, Block 41, Lot 11 (July 30, 2008)

3. Wini Straub, District Manager, Sussex County Soil Conservation District
Re: Soil Erosion & Sediment Control Plan #HY177, Applicant: Tarryall @ Crystal Springs, Block 16.13, Lot 12, Hardyston Township (August 11, 2008)
4. Sussex County Economic Development Partnership
Re: *Economic Snapshot, July 25, 2008, Volume 8 Issue 3*
5. Sussex County Economic Development Partnership
Re: Municipal Plan Endorsement Forum, Thursday, Sept. 18, 2008
6. Minutes: Hardyston Township Municipal Utilities Authority – July 7, 2008

DISCUSSION: There was no discussion.

PUBLIC PARTICIPATION: No members of the public were present.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Carl Miller. All were in favor. The meeting was adjourned at 10:30 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm
Land Use Administrator