

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
NOVEMBER 20, 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 – Excused
- Robert F. Schultz – Excused
- John Monell – Present
- James Homa – Present
- Brian Kaminski – Present
- Randy Roof (Alternate No. 1) – Present
- Stanley Kula (Alternate No. 2) – Present
- Carl Miller – Present

**OTHERS PRESENT:** Robert P. Guerin, P.E., P.P., Thomas F. Collins, Jr., Esq., Carrine Piccolo, Assistant Planner, and Anne-Marie Wilhelm, Land Use Administrator

**APPROVAL OF MINUTES:**

*Minutes of the Hardyston Township Planning Board Meeting Held October 23, 2008:* A motion to approve was made by Robert Neubig and seconded by Ken Kievit. Roll Call: Ken Kievitt – yes, Robert Neubig – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Randy Roof – yes, Stanley Kula – yes, Carl Miller – yes. The motion carried.

**RESOLUTIONS: PB-5-08-1a, Beaver Run Shopping Center, L.L.C., Preliminary Site Plan, Variances, Hardyston Park Plaza, Block 63 Lot 1.01** – The matter was carried to the December 18, 2008 meeting.

**APPLICATIONS: PB-12-06-4c, Leidenfrost, R., a.k.a., Rosemary Leiden, Extension of Minor Subdivision, “C” Variance, Block 72, Lot 3.12:** Thomas F. Collins, Esq., recommended a one-year extension to allow the Applicant to build the driveway. A motion to approve a one-year extension of the minor subdivision and variance was made by Robert Neubig and seconded by James Homa. Roll Call: Ken Kievit – yes, Robert Neubig – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Randy Roof – yes, Stanley Kula – yes, Carl Miller – yes. The motion carried.

**PB-10-08-2a, Ignaczak, Barbara & Zdislaw, Great Beginnings Day Care and Learning Center, Amended Preliminary Site Plan and Final Site Plan, Block 64 Lot 4.03:** Board members reviewed a request to carry forwarded by Joel Murphy, Esq. A motion to carry to the meeting of December 18, 2008 at 7:30 p.m. was made by Ken Kievit and seconded by Robert Neubig. Roll Call: Ken Kievit – yes, Robert Neubig – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Randy Roof – yes, Stanley Kula – yes, Carl Miller – yes. The motion carried.

**BILLS:** A motion to recommend payment of the bills cited below to the Township Council was made by John Monell and seconded by Ken Kievit. Roll Call: Ken Kievit – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Randy Roof – yes, Stanley Kula – yes, Carl Miller – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD  
ESCROW REPORT  
NOVEMBER 20, 2008**

**Guerin & Vreeland Engineering, Inc.**

Invoice WO624K	<b>SPLIT:</b> PB-9-06-1, Crystal Springs Builders, L.L.C.,	\$	1492.50
	MCS-01, Crystal Springs Builders, L.L.C.,		<u>160.00</u>
	<b>TOTAL</b> .....		1652.50

Invoice WO379HH	MCS-01, Crystal Springs Builders, L.L.C	210.00
Invoice 201V	HOV-1, Hovnanian @ The Bluff	315.00
Invoice WO565M	PBC-6-03-1, Senyszn, B. & D. Hook [Brecia Farms]	525.00
Invoice WO600W	PB-3-05-1C, CJS, Investments [Emerald Estates]	585.00
Invoice WO781B	PB-9-08-3, Edgewater Associates	420.00
Invoice WO581E	PB-10-08-2, Ignaczak, B.	420.00
Invoice WO753J	Planning OE	1207.50
Invoice WO719G	PB-12-07-4, Leidenfrost, R.	472.50
Invoice 747F	PB-8-07-3, W. Essex Management	630.00

**Vogel, Chait, Collins AND Schneider**

Invoice 49883	2007 Reserve OE	300.00
Invoice 49885	PB-12-06-4, Leidenfrost, R.	150.00
Invoice 49886	PB-8-07-3, W. Essex Management	30.00
Invoice 49887	SND-01- Sussex National Development: Gen. Escrow	450.00
Invoice 49888	PB-5-08-1, Beaver Run Shopping Center	705.00
Invoice 49889	PB-7-06-1, Geis Construction	9.63
Invoice 2025503	Planning OE	19.40

**Heyer, Gruel & Associates**

Invoice 28655	Planning OE	262.50
Invoice 28654	Planning OE	100.00

**DISCUSSION:** Board members discussed COAH and substantive certification. Ms. Piccolo and Mr. Collins provided an update on the petition. The December 2, 2008 joint special meeting of the Board and Township Council Agenda was distributed.

**CORRESPONDENCE:** There was no correspondence to review.

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

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Robert Neubig. All were in favor. The meeting concluded at 8:00 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm  
Land Use Administrator