

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON  
SEPTEMBER 2, 2008**

The meeting was called to order by Deputy Mayor Kievit at 7:00 P.M. with the opening statement that the meeting had been duly advertised and met all the requirements of the Sunshine Law. Also present were: Councilwoman Hamilton, Councilman Lasinski, Councilman Ross, and Manager Marianne Smith. Mayor Armstrong was absent.

**SALUTE THE FLAG:**

**CONSENT AGENDA: ALL MATTERS LISTED BELOW ARE CONSIDERED TO BE ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.**

**Agreements/Applications/Licenses:**

1. Raffle – Cedar Mountain School & Community Association
2. Raffle – NRA Foundation NJ State Fund Committee

A motion was made by Lasinski to approve the consent agenda as presented, seconded by Hamilton. All in favor with Kievit abstaining on item #2. Motion carried.

**NEW BUSINESS:**

- A. Expansion of Service Relating to Inter-Local Agreement for Construction Official Services

Since the original agreement to provide the services of a Construction Official/Building Official to Franklin Borough did not include providing services relative to inspections needed relative to Certificates of Habitability, and due to Franklin Borough's emergent need, a motion was made by Ross that Hardyston Township provide the services of our Construction Official and/or Building Inspector to conduct necessary housing inspections relative to the issuance of Certificates of Habitability at a rate of \$75.00/inspection until the end of the term of our existing inter-local services agreement for Construction Official Services, which expires on December 31, 2008, seconded by Lasinski. All in favor. Motion carried.

- B. Hardyston Township Affordable Housing Rehabilitation Program Policies and Procedures Manual

**RESOLUTION ADOPTING AFFORDABLE HOUSING  
REHABILITATION PROGRAM POLICY AND PROCEDURES MANUAL**

**WHEREAS**, the Township of Hardyston desires to operate an Affordable Housing Rehabilitation Program to assist low and moderate income households in repairing their homes; and,

**WHEREAS**, the successful operation of such program requires the Township of Hardyston to adopt an Affordable Housing Rehabilitation Program Policy and Procedures Manual; and

**WHEREAS**, the Township of Hardyston has prepared and reviewed an Affordable Housing Rehabilitation Program Policy and Procedures Manual in order to operate a successful and fair rehabilitation program;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and the Township Council of the Township of Hardyston, County of Sussex, State of New Jersey, that the Affordable Housing Rehabilitation Program Policy and Procedures Manual developed for the Hardyston Affordable Housing Rehabilitation Program is adopted by the Township Council of the Township of Hardyston; and

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**BE IT FURTHER RESOLVED** that the Township Manager and the Hardyston Chief Financial Officer are hereby authorized to serve with the Hardyston Township Assistant Planner and Municipal Clerk as the Affordable Housing Rehabilitation Program Steering Committee called for in the Policy and Procedures Manual.

A motion was made by Ross to approve the Hardyston Township Affordable Housing Rehabilitation Program Policies and Procedures Manual as presented, seconded by Lasinski. All in favor. Motion carried.

- C. Resolution accepting a restoration bond in the amount of \$297,882.00 from CJS Investments, Inc. for Emerald Estates subdivision, Block 63, Lots 26 and 27

**WHEREAS**, the Hardyston Township Planning Board granted approval to CJS Investments, Inc. for Emerald Estates; and

**WHEREAS**, the Hardyston Township Council subsequently approved a Developer's Agreement for the Emerald Estates Project; and

**WHEREAS**, as a condition of said Developer's Agreement for the Emerald Estates Project, CJS Investments, Inc. was required to post a restoration guarantee with the Township of Hardyston for the said site in the amount of \$297,882.00 and;

**WHEREAS**, CJS Investments, Inc. has submitted to the Municipal Clerk a Restoration Bond in the amount of \$268,093.80, and a check in the amount of \$29,788.20.

**WHEREAS**, the restoration bond has been reviewed and approved as to form by the Planning Board Attorney and Township Engineer.

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Hardyston that it hereby accepts the above stated bond from CJS Investments, Inc. as securities required by the Hardyston Township Council.

A motion as made by Ross to approve the resolution as presented, seconded by Lasinski. All in favor. Motion carried.

**BILLS TO BE PAID:** A motion was made by Ross to approve the bill list as presented, seconded by Lasinski. All in favor. Motion carried.

**PUBLIC PORTION:** A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. No public comment. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

**ADJOURNMENT:** A motion was made by Ross at approximately 7:20 p.m. to adjourn, seconded by Lasinski. All in favor. Motion carried.

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Jane Bakalarczyk, RMC/CMC  
Municipal Clerk

