

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING HELD JULY 7, 2005**

**CALL TO ORDER:** The meeting was called to order by Chairman Miller at 7:30 p.m.

**STATEMENT OF COMPLIANCE:** Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 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:**

William Walsh	Present
Santo Verrilli	Present
Gerald Laughlin	Present
David Toye	Present
Gary Bargiel	Present
Candace Leatham	Present
Mary Ann Murphy (Alt.1)	Present
Roger Kabbash (Alt. 2)	Present
Carl Miller	Present

**OTHERS PRESENT:** Michael G. Vreeland, P.E., Bryant Gonzalez, Esq., Anne-Marie Wilhelm, Secretary.

**APPROVAL OF MINUTES:**

A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held June 2, 2005*, was made by Santo Verrilli and seconded by Gerald Laughlin. Roll Call: William Walsh – yes, Santo Verrilli – yes, David Toye – yes, Gary Bargiel – yes, Mary Ann Murphy – yes, Roger Kabbash – yes, Carl Miller – yes. The motion carried.

**RESOLUTIONS:** There were no resolutions for review.

**APPLICATION: ZB-2-05-1, New Cingular Wireless, PCS, L.L.C., “D” Variance,” “C” Variance, Preliminary and Final Site Plan, Block 61, Lot 19:** Bryant Gonzalez, Esq., appeared on behalf of the Board. Christopher J. Stracco, Esq., appeared on behalf of the Applicant.

Chairman Miller noted that there was an error in the June 2, 2005, transcript as Mr. Laughlin was incorrectly listed as the Chairman. Mr. Miller identified himself as the Chairman and noted that Mr. Laughlin was not present at the June 2, 2005, meeting.

Candace Leatham was recused. Gerald Laughlin certified that he had read the transcript of the June 2, 2005, hearing and it was determined that he was eligible to vote. A transcript of the proceedings is attached.

A motion to approve the application for a “D” Variance and Ancillary “C” Variances subject to the discussion noted in the transcript and including the conditions noted below was made by Gary Bargiel and seconded by William Walsh. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin –yes, David Toye – yes, Gary Bargiel – yes, Mary Ann Murphy – yes, Roger Kabbash – yes, Carl Miller – yes. The motion carried.

The conditions of approval include the following mandates: that the Applicant comply with the recommendations made in Mr. Vreeland’s report dated May 23, 2005; that the Applicant install a tree pole like that shown in the photographs of a Mahwah, New

Jersey, tree pole submitted by Mr. Miller; and that the Applicant install the branches down to the tree line.

The Board recessed from 8:45 p.m. to 8:50 p.m.

Candace Leatham rejoined the meeting.

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

**DISCUSSION:** Board members authorized an engineering change to permit underground detention in the matter of ZB-5-05-1, Brennan, Thomas and Barbara Ignaczak, Final Site Plan, Block 64, Lot 19.

**BILLS:** A motion to recommend the Town Council's payment of the bills cited below was made by Santo Verrilli and seconded by Gary Bargiel. Roll Call: William Walsh – yes, Santo Verrilli – yes, David Toye – yes, Gary Bargiel – yes, Candace Leatham – yes, Mary Ann Murphy – yes, Roger Kabbash – yes, Carl Miller – yes. The motion carried.

**Guerin & Vreeland Engineering, Inc.**

Invoice #WO642D	Zoning OE	\$ 475.00
Invoice #WO616C	ZB-6-04-1, TM Brennan	285.00
Invoice #WO651B	ZB-2-05-1, New Cingular Wireless	522.50

**Richard Briigliodoro, Esq., Weiner Lesniak, LLP**

Invoice #90673	ZB-2-05-1, New Cingular Wireless, PCS, L.L.C.	112.00
Invoice # 90675	ZB-6-04-1, T. Brennan	477.00

**The New Jersey Herald**

Invoice # 54844	Zoning OE: Notice 6/10/05	18.35
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**PUBLIC PARTICIPATION:** There were no members of the public present.

**CORRESPONDENCE:** There was no discussion of correspondence.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Santo Verrilli and seconded by William Walsh. All were in favor. The motion carried. The meeting was adjourned at 8:50 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm