

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING HELD NOVEMBER 6, 2003**

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	Excused
Candace Leatham	Present
Carl Miller	Present
Mary Ann Murphy (Alt.1)	Present
Roger Kabbash (Alt. 2)	Excused

OTHERS PRESENT: Michael G. Vreeland, P.E., Michael S. Garofalo, Esq., James C. Kilduff, Planning/Community Development Director, Anne-Marie Wilhelm, Secretary.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held October 2, 2003* was made by Santo Verrilli and seconded by Gerald Laughlin. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Carl Miller – yes. The motion carried.

RESOLUTION: ZB-9-03-1, Cellco Partnership d/b/a Verizon Wireless, Preliminary and Final Site Plan, Block 62, Lot 35 - A motion to adopt the memorializing resolution was made by William Walsh and seconded by Santo Verrilli. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Carl Miller – yes. The motion carried.

APPLICATION: Chairman Miller amended the agenda to include a request for a reapproval in the matter of **ZB-3-03-1, Wolverton, Robert, Minor Subdivision, "D" Variance, Block 19, Lot 11, 12.01, and 12.03**. A motion to approve the request was made by Santo Verrilli and seconded by Gerald Laughlin. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Candace Leatham – yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried.

ZB-7-03-1, AT & T Wireless Service, "D" Variance, Amended Preliminary and Final Site Plan, "C" Variance, Block 62, Lot 35: A motion to approve the application subject to the conditions discussed including all conditions of the previous approval, no other changes made without prior Board approval, correction of the antennae level, provision of the cemetery owner's consent, installation of slats in the fencing, and the provision of plantings on the exposed sides of the compound and on the cemetery side of the compound, was made by William Walsh and seconded by David Toye. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Candace Leatham – yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried. A transcript of this hearing is attached is attached. It was noted that James K. Pryor, Esq., agreed to provide a status report to the Board in three months.

BILLS: A motion to approve a recommendation of payment of the bills cited below to the Township Council was made by Candace Leatham and seconded by William Walsh. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Candace Leatham – yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried.

Weiner Lesniak LLP	ZB-8-03-1, Lake Gerard	\$ 189.48
Laddey, Clark & Ryan	Zoning OE	420.00
Laddey, Clark & Ryan	ZB-4-03-1, [Omnipoint Communications Inc]	280.00
Laddey, Clark & Ryan	ZB-9-03-1, Cellco Partnership	224.00

PUBLIC PARTICIPATION: There were no participants.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Santo Verrilli and seconded by Gerald Laughlin. All were in favor. The motion carried. The meeting was adjourned at 9:00 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm