

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
JANUARY 28, 2010**

**CALL THE MEETING TO ORDER:** Chairman Kaminski called the meeting to order at 7:45 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 – Present  
Carl Miller – Present  
Robert Neubig – Present  
Robert F. Schultz – Excused  
William Hickerson – Present  
James Homa – Present  
Randy Roof (Alternate No. 1) – Present  
Brian Kaminski – Present

**OTHERS PRESENT:** Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq., Carrine Piccolo-Kaufer, 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 December 17, 2009* was made by Robert Neubig and seconded by Carl Miller. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Bill Hickerson – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**RESOLUTIONS:** PB-10-09-3B, Dell Materials, Inc., Preliminary Site Plan, Block 62, Lots 18.05, 18.06, 18.07, & 10: A motion to adopt the memorializing resolution was made by Robert Neubig and seconded by Carl Miller. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Bill Hickerson – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**APPLICATIONS:**

**PB-1-09-2, Crystal Springs Construction, LLC, Preliminary Major Subdivision, “C” Variances, Horse Valley, Block 14, Lots 30.01, 30.03, 31, and 22.01:** Board members reviewed a request to carry to the meeting of February 25, 2010 at 7:30 p.m. without further notice. A motion to carry the matter to the February 25, 2010 meeting at 7:30 p.m. without further notice was made by Leslie Hamilton and seconded by Carl Miller. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**PB-12-06-4c, Leidenfrost, Rosemary. Request for Reapproval, Minor Subdivision, “C” Variance, Block 72 Lot 3.12:** Board members reviewed a request for extension forwarded by William Mack, Esq., which Mr. Collins noted, cited the current economic conditions as the reason for the extension.

A motion to approve the extension request for a period of one-year was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**DISCUSSION:** Board members discussed extension requests and agreed they would like Applicants to provide a letter that includes a status report that addresses each condition of the approval. Members also agreed that the professionals would consider requesting an appearance by Applicant's counsel on a case-by-case basis.

Board members conducted a procedural review of an extension request dated January 11, 2010 in the matter of HFH Development Corporation. They decided that they would like the Applicant and attorney for the Applicant to appear on the matter.

Planner's Report: Carrine Piccolo-Kaufner, Assistant Planner, distributed a final copy of Module 2 of the Highland's Plan Conformance. She stated it is a planning document, and if the township opted in, the build-out for the town would be 275 residential units. Mr. Collins noted that the Council has to form a Plan Endorsement Advisory Committee, which will have visioning meetings. He suggested that their meetings be joint meetings with the Planning Board. He also advised that the COAH lawsuit has been settled.

Board members discussed incorporating a training element for Board members. Members agreed to use a workshop in the spring for training purposes.

**BILLS:** A motion to forward a recommendation to the Township Council for payment of the bills cited below was made by James Homa and seconded by Randy Roof. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD  
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**Vogel, Chait, Collins and Schneider**

Invoice 54459	Planning OE	\$ 645.00
Invoice 54465	Planning OE	120.00
Invoice 54457	Planning OE	120.00
Invoice 54454	Planning OE	495.00
Invoice 54458	PB-1-09-2, Crystal Springs Construction, L.L.C., [Horse Valley]	345.00
Invoice 54455	PB-12-06-4, Leidenfrost/aka Rosemary Leiden	30.00
Invoice 54460	PB-10-09-3, Dell Materials, Inc.	540.00
Invoice 54456	PB-3-05-1, CJS Investments, Inc.,	75.00

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ADDENDUM**

**Guerin & Vreeland Engineering, Inc.**

Invoice WO624T	PB-9-06-2, Crystal Springs Builders, L.L.C., [Shotmeyer]	\$ 577.50
Invoice WO230EE	HOV-3, Hovnanian @ Crystal Springs	131.25

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Invoice WO261II	HOV-2, Hovnanian @ Crystal Springs [Cedars]	105.00
Invoice 201Z	HOV-1, Hovnanian @ Crystal Springs [Bluff]	105.00
Invoice WO600II	PB-3-05-1C, CJS Investments, Inc.,	1578.50
Invoice WO524L	PB-7-04-2, Four Winds Plaza Corporation	315.00
Invoice WO786L	Planning OE	1181.25
Invoice WO801D	PB-10-09-3, Dell Materials, Inc.,	735.00

**CORRESPONDENCE:** Board members received the correspondence listed below. There was no discussion or commentary.

**Hardyston Township Planning Board  
Correspondence List January 28, 2010**

1. Kathleen Schmeelck, Scientist, Paulus, Sokolowskand Sartor, LLC  
Re: Multi Freshwater Wetlands Applications, Applicant: Jersey Central Power & Light Company (December 10, 2009)
2. William G. Dressel, Jr., Executive Director, NJ League of Municipalities  
Re: Legislative Alert: Three Land Use Bills – (a) Extension of Watewater Management Quality Plans; (b) Extension of Permits; (c) Wind Power Bill Infringes on Local Zoning (December 21, 2009)
3. Antoinette Wasiewicz, Senior Planning Aide, Sussex County Division of Planning  
Re: Approved Application, Lot Line Relocation & Minor Site Plan, Applicant: Dell Materials, Inc., SCPB#: 57(CSS)09, CR 631, Block 62 Lot 10, 18.05, 18.06, 18.07 (January 6, 2010)
4. Neil Leitner, Senior Planner, Sussex County Department of Planning  
Re: Planner's Report on Approved Application, Combined Subdivision Site Plan, Applicant: Dell Materials, Inc., SCPB# 57(CSS)09, CR 631 (December 21, 2009)
5. Minutes: Hardyston Twp. Municipal Utilities Authority: December 2009

**PUBLIC PARTICIPATION:** The meeting was opened to the public. There were no participants. The meeting was closed to the public.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Robert Neubig and seconded by Carl Miller. The meeting was adjourned at 8:20 p.m.

Minutes respectfully submitted by:

*/s/ Anne-Marie Wilhelm*  
Anne-Marie Wilhelm  
Land Use Administrator