

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
SEPTEMBER 23, 2010**

CALL THE MEETING TO ORDER: Chairman Kaminski 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 – Present
Carl Miller – Present
Robert Neubig – Present
Robert F. Schultz – Present
William Hickerson – Excused
James Homa – Present
Brian Kaminski – Present
Randy Roof (Alternate No. 1) – Present
William Castiglione (Alternate No. 2) – Excused

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq.; Carrine Piccolo-Kaufner, 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 July 22, 2010* was made by Robert Neubig and seconded by Carl Miller. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled.

APPLICATIONS:

PB-1-09-2, Crystal Springs Construction, LLC, Preliminary Major Subdivision, “C” Variances, Horse Valley, Block 14, Lots 30.01, 30.03, 31, 22.01: Bernd E. Hefe, Esq., appeared on behalf of the Applicant and granted an extension of time to November 30, 2010. A motion to carry the matter was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Robert Schultz – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried. The matter was carried to the meeting of October 28, 2010 with notice required.

PB-9-06-1A/PB-9-06-2A: Extension Request in the matters of PB-9-06-1A , The Shotmeyer, Crystal Springs Builders, L.L.C., Amended Preliminary and Final Subdivision, Block 16, Lots 1, 1.02, 6.01, and 6.02; and PB-9-06-2A, The Shotmeyer, Amended Preliminary and Final Site Plan and Construction Plan Approval, Block 16, Lots 1, 1.02, 6.01, and 6.02.: Bernd E. Hefe, Esq., appeared on behalf of the Applicant. He stated the approval memorialized in 2008 encompasses 300 units representing townhomes, condos, and single-family homes. He stated construction has begun and approximately 5% has been completed to date. Mr. Hefe requested a two-year extension stating that the condition of the economy has impacted the rate of development. Board members discussed a three-year extension and agreed the extra year would give the Applicant a little more leeway.

Chairman Kaminski opened the meeting to the public. No public participants addressed the Board. The meeting was closed to the public.

A motion to approve a three-year extension until July 2013 was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Robert Schultz – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

PBCAP-8-10-1, Sussex County, Vehicle Wash and Office Complex, Block 62 Lot 34.07 & 34.09: Dennis R. McConnell, Esq., appeared on behalf of the Applicant. County Facilities Director, Joseph Biuso; and Owen Dykstra, P.E., were sworn. Mr. Dykstra was accepted by the Board as a professional engineer.

Referencing the plans, Mr. Dykstra described the existing condition of the property. He stated the County intends to pave the gravel area, finalize the top coat, and expand the parking to include the area where the original approval contained a second building. Mr. Dykstra stated a paved access would be installed at the rear of the building. He stated a snow removal area for the buses would be installed as well as a generator pad. Mr. Dykstra noted improvements would be made under the pavement to include oil separators.

With reference to the proposed use, Mr. Biuso stated the facility, to be named the Wheatsworth Road Facility, is going to be a central maintenance facility for the County. He stated the transit offices, fleet operations, the County Health Department, including public health nursing, and a small element of the motor pool division [two mechanics] would be located at the site.

Mr. Biuso noted that it is anticipated that there will be 108 persons operating out of the building. He noted that they will not all be in the building or scheduled at the same time presenting that bus drivers, nurses, and sanitarians operate in the field as well. With respect to buses,

Mr. Biuso stated there are a variety of vehicles expected to be on site and there are over 200 vehicles in the fleet. He stated that 28 buses are anticipated to be on site and additional parking spaces would be added to the plan. He explained that the transit office would dispatch from the site. He stated the first eight drivers arrive between 4:00 a.m. and 6:00 a.m., another eight between 6:00 a.m. and 8:00 a.m., and another eight between 8:00 a.m. and 10 a.m. Mr. Biuso stated they begin returning from 12:30 p.m. – 2:30 p.m., 2:30 p.m. – 4:30 p.m., and 4:30 p.m. – 6:30 p.m., respectively. He explained there will be 12 bays for servicing the fleet, which are assigned to varying locations in the county. With respect to lawn care equipment, it is stored at various locations in the county. He stated the concept is to have all the mechanics at one site. He explained that there is a total of ten mechanics and they will be working during storm operations. He noted it would be common to have the facility open for storm and ice removal operations.

Mr. Guerin inquired about the architectural plan showing the washing facility. Mr. Biuso explained that general stormwater permits from NJDEP do not permit washing of vehicles unless there is a specific facility. He stated there will not be an on site washing facility at this time. He stated the proposed facility is specifically related to snow and ice removal from vehicles to comply with a state regulation requiring the removal of snow and ice from the vehicles. He noted that a concrete catchment with two inlets beneath it that ties into the existing stormwater system at the rear of site will be used for snow as well. Mr. Biuso explained that the vehicles will cue up to the open-steel platform where the snow and ice will be removed using high pressure, high temperature steam, a broom, or a squeegee. He confirmed that there will be no actual washing of the vehicles on site.

Mr. Miller inquired about potential noise from generators and employees that start at 4:30 a.m. Mr. Biuso stated the generator has a sound attenuating enclosure on it and a sound attenuating arrester for the exhaust. He stated it is very quiet, operated with natural gas, and is 72 db. He stated it is positioned as far away from the adjoining house as possible. Mr. Biuso stated there is a buffer between the subject property and neighbors. He stated the anticipated move-in date is April 2011.

With respect to traffic, Mr. Schultz expressed concern about the intersection at Wheatsworth Road. Mr. Biuso stated County Administrator Eskilson has contacted NJDOT concerning the intersection. Ms. Hamilton noted that the town is also working on a right-hand turning lane. Board members expressed their desire to work with the county to obtain a traffic light at the Wheatsworth intersection.

Mr. Homa inquired about the buses asking if they were clean-burning. Mr. Biuso stated some of the buses are older and the fleet is varied. He stated the county is dependent on NJ Transit as most of the vehicles come from there. He stated a large portion of the fleet consists of mini-

buses that are 10-12 passenger vehicles. Mr. Homa inquired about the buses morning warm-up time. Mr. Biuso stated that the buses have a 15-minute warm-up time. It was noted that vehicle idling times are regulated by the state.

Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

A motion was made by Leslie Hamilton and seconded by Robert Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Robert Schultz – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

JURISDICTIONAL REVIEW: Sparta Township, Block 20 Lot 5.01 - Thomas F. Collins, Esq., recused himself and stated Richard Briigliodoro, Esq., would cover the matter. Robert P. Guerin, P.E., P.P., provided an overview. He informed the Board that Sparta Township has determined that their Applicant must subdivide the portions of property that are in adjoining towns in order to construct a home on the subject parcel in Sparta Township. Mr. Guerin stated that neither he nor Mr. Briigliodoro have any concerns with a waiver of jurisdiction.

Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board on the matter.

A motion to waive jurisdiction was made by Robert Neubig and seconded by Brian Kaminski. Roll Call: Leslie Hamilton – yes; Robert Neubig – yes; Carl Miller – yes; Robert Schultz – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

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 Robert Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Neubig – yes; Robert Schultz – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
ESCROW REPORT
SEPTEMBER 23, 2010**

New Jersey Herald

Invoice 3181590	Legal Notice	\$ 34.45
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Vogel, Chait, Collins and Schneider

Invoice 56711	PB-1-09-2, Crystal Springs Construction, L.L.C., [Horse Valley]	45.00
Invoice 56710	PB-5-10-2, Mogavero, Franklin and Florence	30.00
Invoice 56709	PB-3-1-06, A & N Carr Associates	165.00
Invoice 56708	HFH-01, HFH Development Corporation	480.00
Invoice 56707	Planning OE	180.00
Invoice 56993	Planning OE	30.00

Guerin & Vreeland Engineering, Inc.

Invoice WO825G	Planning OE	2310.00
Invoice WO665L	PB-5-10-1, Greco Landscaping	577.50

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

Hardyston Township Planning Board
Correspondence List September 23, 2010

1. Clifford B. Lundin, District Manager, Sussex County Soil Conservation District
Re: Expiring Soil Erosion & Sediment Control Plan #HY247 - Applicant: Siegel Driveway Widening Only, Lafayette/Hardyston Townships, Block 31 (LA) 74 (HY) Lot 1.01 (LA) 21 (HY) (July 12, 2010)
2. Clifford B. Lundin, District Manager, Sussex County Soil Conservation District
Re: Expiring Soil Erosion & Sediment Control Plan #HY248 – Applicant: Upper Walkill Phase III Expansion, Block 63 Lot 1.05 (July 12, 2010)
3. Lou Cattuna, Supervisor, State of New Jersey, Bureau of Inland Regulation
Re: Authorization for Freshwater Wetlands General Permit No. 10A, Water Quality Certification & Transition Area Access Waiver for a General Permit, Applicant: Dell Materials, Inc. & North Church Gravel, Block 62 Lots 10, 18.06 & 18.07 (August 11, 2010)
4. Gail C. Hensal, Secretary, Hardyston Township MUA
Re: “No Objection” Conditioned, Affirmative Vote by HTMUA Commissioners for Crystal Springs Builders’ Proposed Filing of Subdivision Plats for Cloverdale Phases I & II, and Pembridge Phase I. (August 12, 2010)
5. Minutes: Hardyston Township Municipal Utilities Authority – July 12, 2010

DISCUSSION: Mr. Neubig stated that he was told that sales staff at the Cascades Lodge advised a person that they could reside full-time at the Cascades Lodge if they moved out for one day. Mr. Collins stated this was not what was permitted or recorded in the deed restriction. He noted that the Zoning Official would be the enforcement agent. Ms. Hamilton suggested a letter to the owner. Mr. Guerin stated he would contact Crystal Spring’s Administrator of Development concerning the matter.

Planner’s Report – Carrine Piccolo-Kaufer, Assistant Planner, stated that she did not have a report but that she was preparing to submit ordinance revisions to the Council for their review.

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 Leslie Hamilton and seconded by Robert Neubig. All were in favor. The motion carried. The meeting was adjourned at 8:20 p.m.

Minutes respectfully submitted by:
/s/ Anne-Marie Wilhelm
Anne-Marie Wilhelm
Land Use Administrator