

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
NOVEMBER 18, 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 – Excused
Carl Miller – Excused
Robert Neubig – Present
Robert F. Schultz – Present
William Hickerson – Present
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, P.P.; and Anne-Marie Wilhelm, Land Use Administrator

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held October 28, 2010* was made by Robert Neubig and seconded by James Homa. Roll Call: Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Randy Roof – yes, Brian Kaminski – yes. The motion carried.

RESOLUTIONS: **PB-10-10-2, K. Hovnanian @ The Cedars Inc., Reapproval of Final Subdivision, Block 17.03, Lot 1.02:** Board members reviewed the resolution. There were no comments. A motion to approve was made by James Homa and seconded by Robert Schultz. Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Randy Roof – yes, Brian Kaminski – yes. The motion carried.

PB-11-05-6b, Crystal Springs Builders, L.L.C., Extension Request, Preliminary and Final Subdivision, The Ardleigh, Block 16, Lots 6.01 and 6.02; and PB-5-05-5b, Crystal Springs Builders, L.L.C., Extension Request, Preliminary Construction Plan and Final Site Plan, The Ardleigh, Block 16, Lots 6.01 and 6.02: Board members reviewed the resolutions. There were no comments. A motion to approve was made by James Homa and seconded by Robert Schultz. Roll Call: Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Randy Roof – yes, Brian Kaminski – yes. The motion carried.

PB-7-08-1b, Crystal Springs Builders, L.L.C., Extension Request, Crystal Springs North – Merge Phase I and II – Amended Final Site Plan Phase I & II; Amended Final Subdivision – Phase I, Final Subdivision – Phase II; Block 14, Lots 7, 22.01, 24.01: Board members reviewed the resolution. There were no comments. A motion to approve was made by James Homa and seconded by Robert Schultz. Roll Call: Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Randy Roof – yes, Brian Kaminski – yes. The motion carried.

PB-1-05-3a, Crystal Springs Builders, L.L.C., Extension Request, Amended Preliminary and Final Site Plan, Wild Turkey Way, Block 16, Lots 8.02 and 8.03: Board members reviewed the resolution. There were no comments. A motion to approve was made by James Homa and seconded by Robert Schultz.

Roll Call: Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Randy Roof – yes, Brian Kaminski – yes. The motion carried.

APPLICATIONS: PB-5-10-2.1, Mogavero, Franklin and Florence, Amended Minor Subdivision and “C” Variance, Block 71, Lot 7.01 and 7.08: William T. Haggerty, Esq., appeared on behalf of the Applicant. Jason Dunn, P.P., was sworn and accepted by the Board as a professional planner. Mr. Frank Mogavero was sworn.

Mr. Haggerty presented an overview of the matter and stated that he believed the Applicant has complied with the comments noted in Mr. Guerin’s report of 10/13/10. Mr. Dunn reviewed said report with the Board. He stated the Applicant seeks to subdivide the 29-acre tract into five lots. He explained that Lot 7.01 was subdivided as part of a previous approval but is included because it is an amended application and Lot 7.01 was part of the original plan. Mr. Dunn noted two lots require lot disturbance relief noting that proposed Lot 7.11’s area of disturbance is 42,778 sq.ft. and proposed Lot 7.08 has an area of disturbance totaling 66,300 sq.ft. Mr. Haggerty confirmed that the “C” variances are applicable to the new lots created from Lot 7.08. Mr. Collins stated Lot 7.01 is included because it was part of the original subdivision, drainage from Lot 7.10 is proposed to be dealt with on proposed Lot 7.01, and the common driveway is part of the subdivision.

Mr. Dunn presented that the challenges of the topography could be met with the lot disturbance relief as the requested amount of disturbance allows the Applicant to get good test pit results for the septic and allows for compliance with the Hardyston Township Stormwater Management Ordinance. Mr. Dunn noted that the original grading plan did not meet the requirements. He stated the only impervious areas will be the houses and the driveway. He stated the remaining areas would be restored with vegetation. He confirmed that no other relief is requested. He also confirmed that the Applicant would comply with the comments noted in Mr. Guerin’s report.

Mr. Guerin stated that subsequent to speaking with Owen Dykstra, P.E., a supplement to the existing stormwater report was provided and said report is satisfactory. Mr. Guerin stated that the pavers were moved back onto the lot and out of the right-of-way eliminating municipal liability for paver destruction by plows. With regard to the driveway profile, Mr. Guerin stated the concern about potential ponding was addressed via a modification to the grading plan. He stated a water quality analysis was also provided. He stated he had no problem with the Board acting on the application.

Mr. Collins suggested a one-year approval to allow extra time to complete the common driveway. It was noted that an easement on Lot 7.01 will allow for the continuance of the driveway.

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 to approve the application for a period of one-year conditioned upon compliance with Mr. Guerin’s report and the standard conditions was made by Robert Neubig and seconded by James Homa. Roll Call: Robert Neubig – yes; Robert Schultz – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

DISCUSSION: Board members reviewed and discussed final drafts of proposed Ordinances 2010-24 and 2010-25. Additional changes were not recommended.

A motion to find TOWNSHIP OF HARDYSTON ORDINANCE 2010-24, AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CHAPTER 33, LAND USE PROCEDURES OF THE REVISED GENERAL ORDINANCES TO INCORPORATE CHANGES TO THE PROCEDURES FOR FILING APPLICATIONS AND CHANGES TO THE ADMINISTRATIVE AND SCHEDULE A CHECKLISTS, not inconsistent with the Master Plan was made by Robert Neubig and seconded by James Homa. Roll Call: Robert Neubig – yes; Robert Schultz – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

A motion to find TOWNSHIP OF HARDYSTON ORDINANCE 2010-25, AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY

TO AMEND SECTION 185-4 OF CHAPTER 185 AND ADD ARTICLE XXVII TO ADDRESS WIND AND SOLAR ENERGY SYSTEMS AND ESTABLISHING STANDARDS, not inconsistent with the Master Plan was made by Robert Neubig and seconded by James Homa. Roll Call: Robert Neubig – yes; Robert Schultz – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

BILLS: A motion to recommend that the Hardyston Township Council pay the bills listed below was made by James Homa and seconded by Robert Neubig. Roll Call: Robert Neubig – yes; Robert Schultz – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
ESCROW REPORT
NOVEMBER 18, 2010**

Vogel, Chait, Collins and Schneider

Invoice 57569	PB-10-10-1, Petric Development, L.L.C.,	\$ 45.00
Invoice 57573	MCS-01, Crystal Springs Builders, L.L.C.,	75.00
Invoice 57571	PB-1-09- 2, Crystal Springs Construction, L.L.C.,	765.00
Invoice 57574	PB-5-10-12, Mogavero, F.	135.00
Invoice 57572	HOV-2, K. Hovnanian @ The Cedars, Inc.	150.00
Invoice 57570	WV-02, Govel, Polizzi, Walden, Pegasus,	45.00
Invoice 57568	SND-01, Sussex National Development Corp.,	75.00
Invoice 57567	PB-7-08-1, Crystal Springs Builders, L.L.C.,	75.00
Invoice 57566	PB-5-05-5, Crystal Springs Builders, L.L.C.,	120.00
Invoice 57565	MCS-01, Crystal Springs Builders, L.L.C.,	75.00
Invoice 57564	Planning OE	2,055.00

Guerin and Vreeland Engineering, Inc.

Invoice 850A	PBJR-9-10-1, Potter, W.	157.70
Invoice WO401ZZ	SND-01, Sussex National Development Corp.	105.00
Invoice WO705R	PB-5-10-2, Mogavero, F.	105.00
Invoice WO778M	PB-1-09-2, Crystal Springs Construction, L.L.C.,	2677.50
Invoice WO825J	Planning OE	2463.75

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. 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

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**DECIDED: October 28, 2010
MEMORIALIZED: November 18, 2010**

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP
OF HARDYSTON RE-APPROVING THE
THE FINAL SUBDIVISION APPLICATION
OF K. HOVNIANIAN AT THE CEDARS, INC.
RELATING TO THE SUBJECT PROPERTY
KNOWN AS BLOCK 17.03, LOT 1.02

APPLICATION NO. PB-10-10-2

WHEREAS, K. Hovnianian at the Cedars, Inc., with an address of 110 Fieldcrest Ave., CN 7825, Edison, New Jersey 08818 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for the re-approval of its final subdivision application relating to the subject property known as Block 17.03, Lot 1.02; and

WHEREAS, the matter was discussed at a public hearing of the Board on October 28, 2010; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Hardyston Township Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Planning Board; and

WHEREAS, the Planning Board of the Township of Hardyston hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and by the Planning Board staff:

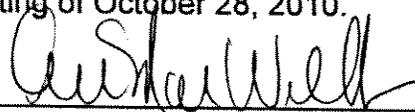
1. The Applicant was represented by counsel, Stephen Dahl, Esq. Mr. Dahl explained that the Applicant was seeking re-approval of its final subdivision approval.
2. The Board finds it appropriate to grant the re-approval as requested by the Applicant for this matter.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hardyston, County of Sussex, State of New Jersey, that based upon the foregoing

FINDINGS OF FACT AND CONCLUSIONS, that the application of K. Hovnanian at the Cedars, Inc., seeking re-approval of its final subdivision approval is hereby granted, subject to the following terms and conditions:

1. Applicant shall comply with all of the terms and conditions of the prior approval(s).
2. Applicant shall comply with any and all reports of the Board Engineer relating to the subject property.
3. All fees, taxes, assessments, escrows and other monies due to the Township of Hardyston shall be paid in full.
4. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.
5. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Hardyston.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board at its regular meeting of October 28, 2010.



Annemarie Wilhelm, Secretary

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**DECIDED: October 28, 2010
MEMORIALIZED: November 18, 2010**

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP
OF HARDYSTON RE-APPROVING THE
THE FINAL SUBDIVISION
APPLICATION OF
CRYSTAL SPRINGS
BUILDERS, LLC AND GRANTING
A ONE-YEAR EXTENSION THERETO
RELATING TO THE SUBJECT PROPERTY
KNOWN AS BLOCK 16, LOTS 6.01 AND
6.02 THE ARDLEIGH

APPLICATION NO. PB-11-05-66

WHEREAS, Crystal Springs Builders, LLC, with an address of 50 Sugar Maple Lane, Hamburg, New Jersey 07419 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for the re-approval of its final subdivision application, together with a one-year extension of said approval relating to the subject property known as Block 16, Lots 6.01 and 6.02; and

WHEREAS, the matter was discussed at a public hearing of the Board on October 28, 2010; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Hardyston Township Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Planning Board; and

WHEREAS, the Planning Board of the Township of Hardyston hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and by the Planning Board staff:

1. The Applicant was represented by counsel, Bernd E. Hefele, Esq. Dale Pierson, an employee of the Applicant, was sworn-in for the purposes of providing testimony. Mr. Hefele and Ms. Pierson explained that the Applicant was seeking re-approval of its final subdivision approval for the subject property, together with a one-year extension of the re-approval.

2. The Board finds it appropriate to grant the re-approval and extension as requested by the Applicant for this matter.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hardyston, County of Sussex, State of New Jersey, that based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS, that the application of Crystal Springs Builders, LLC seeking re-approval of its final subdivision approval together with a one-year extension of said approval is hereby granted, subject to the following terms and conditions:

1. Applicant shall comply with all of the terms and conditions of the prior approval(s).

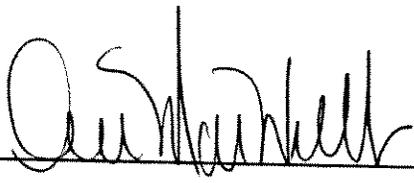
2. Applicant shall comply with any and all reports of the Board Engineer relating to the subject property.

3. All fees, taxes, assessments, escrows and other monies due to the Township of Hardyston shall be paid in full.

4. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.

5. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Hardyston.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board at its regular meeting of October 28, 2010.



Anne-Marie Wilhelm, Secretary

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**DECIDED: October 28, 2010
MEMORIALIZED: November 18, 2010**

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP
OF HARDYSTON RE-APPROVING THE
THE CONSTRUCTION PLAN AND FINAL SITE
APPLICATION OF
CRYSTAL SPRINGS
BUILDERS, LLC AND GRANTING
A ONE-YEAR EXTENSION THERETO
RELATING TO THE SUBJECT PROPERTY
KNOWN AS BLOCK 16, LOTS 6.01 AND
6.02 THE ARDLEIGH

APPLICATION NO. PB-5-05-5b

WHEREAS, Crystal Springs Builders, LLC, with an address of 50 Sugar Maple Lane, Hamburg, New Jersey 07419 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for the re-approval of its construction plan and final site application, together with a one-year extension of said approval relating to the subject property known as Block 16, Lots 6.01 and 6.02; and

WHEREAS, the matter was discussed at a public hearing of the Board on October 28, 2010; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Hardyston Township Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Planning Board; and

WHEREAS, the Planning Board of the Township of Hardyston hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and by the Planning Board staff:

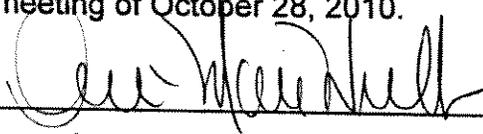
1. The Applicant was represented by counsel, Bernd E. Hefele, Esq. Dale Pierson, an employee of the Applicant, was sworn-in for the purposes of providing testimony. Mr. Hefele and Ms. Pierson explained that the Applicant was seeking re-approval of its construction plan approval and final site plan approval for the subject property, together with a one-year extension of the re-approval.

2. The Board finds it appropriate to grant the re-approval and extension as requested by the Applicant for this matter.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hardyston, County of Sussex, State of New Jersey, that based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS, that the application of Crystal Springs Builders, LLC seeking re-approval of its construction plan and final site plan approval together with a one-year extension of said approval is hereby granted, subject to the following terms and conditions:

1. Applicant shall comply with all of the terms and conditions of the prior approval(s).
2. Applicant shall comply with any and all reports of the Board Engineer relating to the subject property.
3. All fees, taxes, assessments, escrows and other monies due to the Township of Hardyston shall be paid in full.
4. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.
5. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Hardyston.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board at its regular meeting of October 28, 2010.



Anne-Marie Wilhelm, Secretary

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**DECIDED: October 28, 2010
MEMORIALIZED: November 18, 2010**

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP
OF HARDYSTON GRANTING A THREE-YEAR
EXTENSION OF THE AMENDED FINAL SUBDIVISION
AND FINAL SITE PLAN APPLICATION OF PHASE I AND
AMENDED FINAL SITE PLAN APPLICATION
AND INITIAL FINAL MAJOR SUBDIVISION
OF PHASE II FOR
CRYSTAL SPRINGS
BUILDERS, LLC RELATING TO THE
SUBJECT PROPERTY
KNOWN AS BLOCK 14, LOTS 7, 22.01, 24.01 AND
33.03, CRYSTAL SPRINGS NORTH

APPLICATION NO. PB-7-08-1b

WHEREAS, Crystal Springs Builders, LLC, with an address of 50 Sugar Maple Lane, Hamburg, New Jersey 07419 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for a three-year extension of the amended final subdivision and final site plan application of Phase I and amended final site plan application and initial final major subdivision of Phase II, relating to the subject property known as Block 14, Lots 7, 22.01 and 24.01, Crystal Springs North; and

WHEREAS, the matter was discussed at a public hearing of the Board on October 28, 2010; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Hardyston Township Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Planning Board; and

WHEREAS, the Planning Board of the Township of Hardyston hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and by the Planning Board staff:

1. The Applicant was represented by counsel, Bernd E. Hefele, Esq. Dale Pierson, an employee of the Applicant, was sworn-in for the purposes of providing

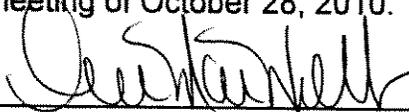
testimony. Mr. Hefele and Ms. Pierson explained that the Applicant was seeking re-approval of its final site plan approval for the subject property, together with a one-year extension of the re-approval.

2. The Board finds it appropriate to grant the three-year extension as requested by the Applicant for this matter.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hardyston, County of Sussex, State of New Jersey, that based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS, that the application of Crystal Springs Builders, LLC as described above is hereby granted, subject to the following terms and conditions:

1. Applicant shall comply with all of the terms and conditions of the prior approval(s).
2. Applicant shall comply with any and all reports of the Board Engineer relating to the subject property.
3. All fees, taxes, assessments, escrows and other monies due to the Township of Hardyston shall be paid in full.
4. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.
5. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Hardyston.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board at its regular meeting of October 28, 2010.



Anne-Marie Wilhelm, Secretary

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

**DECIDED: October 28, 2010
MEMORIALIZED: November 18, 2010**

MEMORIALIZING RESOLUTION OF THE
PLANNING BOARD OF THE TOWNSHIP
OF HARDYSTON RE-APPROVING THE
THE FINAL SITE APPLICATION OF
CRYSTAL SPRINGS
BUILDERS, LLC AND GRANTING
A ONE-YEAR EXTENSION THERETO
RELATING TO THE SUBJECT PROPERTY
KNOWN AS BLOCK 16, LOTS 8.02 AND
8.03 WILD TURKEY WAY

APPLICATION NO. PB-1-05-3A

WHEREAS, Crystal Springs Builders, LLC, with an address of 50 Sugar Maple Lane, Hamburg, New Jersey 07419 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for the re-approval of its final site application, together with a one-year extension of said approval relating to the subject property known as Block 16, Lots 8.02 and 8.03, Wild Turkey Way; and

WHEREAS, the matter was discussed at a public hearing of the Board on October 28, 2010; and

WHEREAS, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Hardyston Township Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Planning Board; and

WHEREAS, the Planning Board of the Township of Hardyston hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and by the Planning Board staff:

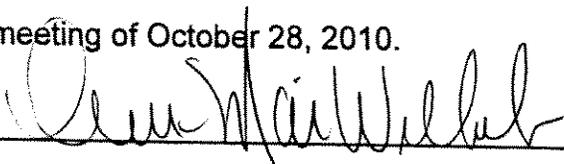
1. The Applicant was represented by counsel, Bernd E. Hefele, Esq. Dale Pierson, an employee of the Applicant, was sworn-in for the purposes of providing testimony. Mr. Hefele and Ms. Pierson explained that the Applicant was seeking re-approval of its final site plan approval for the subject property, together with a one-year extension of the re-approval.

2. The Board finds it appropriate to grant the re-approval and extension as requested by the Applicant for this matter.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hardyston, County of Sussex, State of New Jersey, that based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS, that the application of Crystal Springs Builders, LLC seeking re-approval of its final site plan approval together with a one-year extension of said approval is hereby granted, subject to the following terms and conditions:

1. Applicant shall comply with all of the terms and conditions of the prior approval(s).
2. Applicant shall comply with any and all reports of the Board Engineer relating to the subject property.
3. All fees, taxes, assessments, escrows and other monies due to the Township of Hardyston shall be paid in full.
4. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.
5. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Sussex, and Township of Hardyston.

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Anne-Marie Wilhelm, Secretary