

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JANUARY 27, 2011**

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
William Castiglione (Alternate No. 2) – Excused
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq.,
Carrine Piccolo-Kaufer, P.P.

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held December 16, 2010* was made by Leslie Hamilton and seconded by Robert Neubig. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: PB-11-10-1, GNB Holdings, LLC, Amended Preliminary and Final Site Plan, Block 62 Lot 18.09 — A motion to approve the attached memorializing resolution was made by Carl Miller and seconded by Leslie Hamilton. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

APPLICATIONS:

Board members reviewed a request to carry the matters listed below, which will be heard concurrently, to the meeting of February 24, 2011 at 7:30 p.m.

PB-1-09-1A, The Pegasus Group, LLC as Receiver, Extension Request, Amended Preliminary Subdivision, “C” Variance, Ridgefield Commons, Block 67, Lot 2.01

PB-1-09-4A, The Pegasus Group, LLC, as Receiver, Extension Request, Amended Preliminary Site Plan, “C” Variance, Ridgefield Commons, Block 67, Lot 2.01

PB-1-09-5A, The Pegasus Group, LLC, as Receiver, Extension Request, Ridgefield Commons, Phase III, Final Subdivision and Final Site Plan, Block 67, Lot 2.01, Block 67.18, Lots 97-118

PB-1-09-6A, The Pegasus Group, LLC, as Receiver, Extension Request, Ridgefield Commons, Phase IV, Final Subdivision and Final Site Plan, Block 67, Lot 2.02; Block 67.19, Lots 1-18; Block 67.24, Lots 19-28

PB-1-09-7A- The Pegasus Group, LLC, as Receiver, Extension Request, Ridgefield Commons, Phase V, Final Subdivision and Final Site Plan, Block 67, Lot 2.01; Block 67.19, Lots 19-24 and Block 67.24, Lots 10-18

PB-1-09-8A - The Pegasus Group, LLC, as Receiver, Extension Request, Ridgefield Commons, Phase VI, Final Subdivision and Final Site Plan, Block 67, Lot 2.01; Block 67.19, Lots 25-38, Block 67.25, Lots 1-6

PB-1-09-9A – The Pegasus Group, LLC, as Receiver, Extension Request, Ridgefield Commons, Phase VIIA, Final Subdivision and Final Site Plan, Block 67, Lot 2.01; Block 67.23, Lots 1-8

The Board granted the request and carried the matter to the February 24, 2011 meeting at 7:30 p.m.

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: Board members reviewed a request to carry forwarded by Bernd E. Hefele, Esq., on behalf of the Applicant. The matter was carried to the February 24, 2011 meeting at 7:30 p.m. with notice required.

DISCUSSION: Board members reviewed a letter from Marianne Smith, Township Manager, dated January 19, 2011 to Governor Christie in the matter of pending affordable housing legislation – COAH Reform Bill S1/A3447. Mr. Collins provided an update on affordable housing issues and commended Planner Piccolo-Kaufer and the Board on their diligence relative to COAH and Highland’s matters. Ms. Piccolo-Kaufer reported that land use ordinance revisions were pending Council action.

CORRESPONDENCE: Registration forms for NJPO training were distributed.

BILLS: A motion to recommend that the Hardyston Township Council pay the bills listed below was made by Randy Roof and seconded by Brian Kaminski. 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.

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Vogel, Chait, Collins and Schneider

Invoice 58245	Planning OE	375.00
Invoice 58255	Planning OE: Affordable Housing Trust	330.00
Invoice 58256	Planning OE: Affordable Housing Trust	450.00
Invoice 58248	PB-1-09-2, Crystal Springs Construction, L.L.C.,	45.00
Invoice 58246	PB-3-05-1, CJS Investments, Inc.,	45.00

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ADDENDUM**

Guerin & Vreeland Engineering, Inc.

Invoice 631K	PB-11-10-1, GNB Holdings	\$ 105.00
Invoice WO399R	PB-5-02-1, Estell Manor	735.00
Invoice WO825L	Planning OE	945.00

Invoice WO774F	PBC-7-08-1, LSC Properties, LLC	131.25
Invoice WO750F	PB-2-08-2/PBC-12-07-1, Patel, Pravin	105.00

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. All were in favor. The meeting was adjourned at 8:30 p.m.

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