

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
AUGUST 23, 2012**

**CALL THE MEETING TO ORDER:** Chairman Kaminski called the meeting to order at 7:35 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 – Present  
Donald Trien – Excused  
Brian Kaminski – Present

**OTHERS PRESENT:** Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq.; Carrine Piccolo-Kaufner, P.P., Deputy Manager

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Planning Board Meeting Held June 28, 2012:* A motion to approve was made by Bob Neubig and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**RESOLUTIONS: PBCAP-6-12-1, Sussex County Renewable Energy Program, Wheatsworth Road Facility, Block 62 Lot 34.07:** A motion to adopt the memorializing resolution was made by Carl Miller and seconded by Leslie Hamilton. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**PB-6-12-1, Crystal Springs Builders, LLC, Amended Preliminary and Final Site Plan, Greenhouses @ Village Center, Block 14 Lots 24.01, 24.02, 24.04:** A motion to adopt the memorializing resolution was made by Leslie Hamilton and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**APPLICATIONS: PB-7-12-2, GNB Holdings, LLC, Amended Preliminary and Final Site Plan, Block 62 Lot 18.09:** Thomas F. Collins, Esq., confirmed that notice was adequate and the Board had jurisdiction. Board members addressed completeness and waiver requests. Referencing his report dated July 18, 2012. Robert P. Guerin, P.E., P.P., stated he had no objections to the waiver requests. A motion to deem the application complete and grant the waiver requests was made by Bob Neubig and seconded by Leslie Hamilton. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

Louis Criscuoli, Esq., appeared on behalf of the Applicant. He stated the Applicant would like to add a diesel fuel pump for retail sales in conjunction with the home heating oil storage facility and bulk delivery of home heating oil and diesel fuel currently in use on the subject property. He explained that one of the existing tanks would be used. Mr. Criscuoli stated the traffic pattern would remain the same. Mr. Guerin confirmed that two bollards are proposed and additional lighting in the pump area would be added if needed. Mr. Hickerson stated the Fire Department had no issues with the application.

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

A motion to approve the application conditioned upon Board Engineer Guerin's report, subject to the addition of lighting if deemed necessary by the Board Engineer, and the installation of bollards on either side of the diesel dispenser was made by Leslie Hamilton and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Bob Neubig – yes; Brian Kaminski – yes. The motion carried.

**DISCUSSION:** Robert P. Guerin, P.E., P.P., distributed utility plan revisions in the matter of PB-8-11-02, KDC Solar, LLC, Amended Preliminary and Final Site Plan, The Shotmeyer, Hardyston Township: Block 16, Lots 1, 1.09 & 1.10; Block 16.32 Lot 2; Block 16.33, Lot 1. Vernon Township: Block 141 Lot 16; Block 141 Lot 12.02; Block 184 Lot 13; Block 188.01 Lot 20; Block 260 Lots 11 & 26. The Board consented and agreed that the revisions were acceptable field changes. Mr. Guerin confirmed that the developer was required to provide as-built drawings.

**CORRESPONDENCE:** There were no comments.

**BILLS:** A motion to recommend that the Hardyston Township Council pay the bills on the August 23, 2012 Escrow report was made by Leslie Hamilton and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Bob Neubig – yes; Brian Kaminski – yes. The motion carried.

**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 Bob Neubig. All were in favor. The meeting was adjourned at 8:00 p.m.

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