

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JANUARY 24, 2013**

CALL THE MEETING TO ORDER: Chairman Pro Tem Carl Miller 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 – Excused
Robert F. Schultz – Present
William Hickerson – Present
James Homa – Present
Randy Roof – Present
Donald Trien – Present
Brian Kaminski – Excused

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

APPROVAL OF MINUTES: *Minutes of the Hardyston Township Planning Board Meeting Held October 25, 2012* — A motion to approve was made by Leslie Hamilton and seconded by Donald Trien. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; Randy Roof – yes; Donald Trien – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled.

APPLICATIONS: PB-10-9-2b, Kronyak, Pamela. Extension Request — Minor Subdivision, “C” Variance, Block 71 Lot 1.01 — Board members reviewed a letter request for extension dated January 7, 2013 forwarded by the Applicant’s attorney, M. Richard Valenti. Mr. Guerin advised that the common driveway was complete and the deeds were acceptable. Mr. Collins voiced no objection to the granting of a 190–day reapproval and extension. He stated the approval would be effective immediately and subject to the standard conditions and conditions of the prior approval.

Chairman Pro Tem Miller opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

Mr. Collins recited the following resolution into the record.

**HARDYSTON TOWNSHIP PLANNING BOARD
RESOLUTION**

**DECIDED: JANUARY 24, 2013
ADOPTED: JANUARY 24, 2013**

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF HARDYSTON EXTENDING AND RE-APPROVING
THE MINOR SUBDIVISION AND “C” VARIANCE APPLICATION OF
PAMELA KRONYAK RELATING TO BLOCK 71, LOT 1.01
LOCATED IN THE MIDD-5 ZONE**

APPLICATION NO. PB-10-09-2b

WHEREAS, Pamela Kronyak, with an address of 8 Pond Hollow Road, Sussex, New Jersey 07461 (hereinafter the "Applicant"), applied to the Hardyston Township Planning Board (hereinafter the "Board") for extension and re-approval of a prior minor subdivision and "C" variance approval for the subject property known as Block 71, Lot 1.01, in accordance with correspondence from M. Richard Valenti, Esq. dated January 7, 2013, and

WHEREAS, the matter was discussed at a public meeting of the Board on January 24, 2013; 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. Applicant requested an extension and reapproval of the minor subdivision and "C" variance relief. The Board finds the reapproval should be granted for the reasons expressed in the record.

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 Pamela Kronyak for an extension and re-approval of the minor subdivision and "C" variance relief relating to Block 71, Lot 1.01 is granted subject to the standard conditions and the conditions of the prior resolution for 190 days from January 24, 2013 until August 2, 2013.

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 January 24, 2013.

BRIAN KAMINSKI, CHAIRMAN

ANNE-MARIE WILHELM, SECRETARY

A motion to adopt the resolution was made by Leslie Hamilton and seconded by Robert Schultz. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Donald Trien – yes.

DISCUSSION: Robert P. Guerin, P.E., P.P., presented information to the Board in the matter of PB-2-08-1, St. Jude the Apostle Parish, Preliminary and Final Site Plan, “C” Variances, Block 68 Lot 14. Mr. Guerin advised that the Applicant proposed changes to the plan, and said changes, particularly those that would alter the approved traffic pattern, extend beyond what he would consider to be standard field changes. The Board agreed to review the proposed changes, and the matter was set for review at the February 28, 2013 meeting of the Board.

CORRESPONDENCE: There was no correspondence discussed.

BILLS: Bill Committee representative Homa advised that the bill report shown below was satisfactory. A motion to forward a recommendation to the Hardyston Township Council affirming a recommendation to pay the bills was made by James Homa and seconded by Randy Roof. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Donald Trien – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
ESCROW REPORT
JANUARY 24, 2013**

Vogel, Chait, Collins and Schneider

Invoice 66476	Planning OE	\$310.00
Invoice 66477	MCS-01, Crystal Springs General Escrow	77.50

Guerin & Vreeland Engineering, Inc.

Invoice WO66EP	PB-12-06-3, AMARC Realty	287.50
Invoice WO874E	PB-8-11-2, KDC Solar, LLC	345.00
Invoice WO892E	MCS-01, Crystal Springs General Escrow-01	603.75
Invoice WO921A	PB-12-12-1, Artim Investments	258.75
Invoice WO905A	PB-1-11-1, Patel	287.50
Invoice WO663R	PB-12-06-3, AMARC Realty	230.00
Invoice WO565W	PBC-6-03-1, Senyzyn B.	115.00
Invoice WO399X	PB-5-02-1, Estelle Manor, LLC	1157.50
Invoice WO876G	PB-11-11-1, W. Essex Managment	575.00
Invoice WO816I	PB-10-09-2, Kronyak, P.	115.00
Invoice WO901D	PBCAP-9-12-1, Wanzek Construction, Inc.	115.00
Invoice 720II	PBC-4-12-1, SMS Development, LLC	632.50
Invoice 879L	Planning OE	258.75

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 Leslie Hamilton. All were in favor. The motion carried. The meeting concluded at 7:45 p.m.

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