

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JUNE 26, 2014**

CALL THE MEETING TO ORDER: Chairman Kaminski called the meeting to order at 7:30 p.m.

STATEMENT OF COMPLIANCE: Chairman Kaminski read the following 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 notice is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Leslie Hamilton – Excused
Carl Miller – Present
Bob Neubig –Present @ 7:35 p.m.
Robert Schultz – Present
William Hickerson – Present
James Homa – Excused
Donald Trien – Present
Jeffrey Albanese –Excused
Brian Kaminski – Present

OTHERS PRESENT: Thomas F. Collins, Esq., P.P.; and Carrine Piccolo-Kaufers, P.P.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held May 22, 2014* was made by William Hickerson and seconded by Robert Schultz. There was no discussion. Roll Call: Robert Schultz – yes; William Hickerson – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: Thomas F. Collins, Esq., P.P., and Carrine Piccolo-Kaufers, P.P., provided an overview of Highlands Council compliance requirements and explained that the adoption of a RESOLUTION OF THE PLANNING BOARD OF HARDYSTON REQUESTING THAT THE NEW JERSEY HIGHLANDS COUNCIL REVIEW AND AMEND THE TOWNSHIP'S PLAN CONFORMANCE PETITION ALLOWING THE TOWNSHIP TO FOLLOW THE CHECKLIST ORDINANCE APPROACH IN LIEU OF ADOPTING A STANDARD HIGHLANDS PRESERVATION AREA LAND USE ORDINANCE would facilitate the accomplishment of Township planning objectives. A motion to adopt the resolution was made by Carl Miller and seconded by Robert Schultz. There was no discussion. Roll Call: Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

HEARINGS: There were no hearings scheduled.

DISCUSSION: ORDINANCE REFERRAL REPORTS PURSUANT TO N.J.S. 40:55D-26A:

- Board members reviewed *Ordinance #2014-08 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF HARDYSTON TO ESTABLISH A PROCESS FOR MUNICIPAL HIGHLANDS ACT EXEMPTION DETERMINATIONS*. Thomas F. Collins, Esq., P.P., explained that the ordinance would enable Township officials to review projects in the preservation area and make exemption determinations in certain circumstances. Ms. Piccolo-Kaufers noted there is limited development potential in the preservation area. Mr. Collins and Carrine Piccolo-Kaufers, P.P., noted the ordinance is consistent with the Hardyston Township Master Plan and recommended that the Board make a consistency determination. A motion to find *Ordinance #2014-08 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF HARDYSTON TO ESTABLISH A PROCESS FOR MUNICIPAL HIGHLANDS ACT EXEMPTION DETERMINATIONS* consistent with the Master Plan and recommend that the Township Council adopt the ordinance was made by Carl Miller and seconded by Bob Neubig. There was no discussion. Roll Call: Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

- Ordinance #2014-09 AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF HARDYSTON AMENDING THE CR VILLAGE CENTER DISTRICT SECTIONS 185-119 THROUGH 185-124 INCLUDING ITS ATTACHMENTS, AND AMENDING THE “DEFINITIONS” SECTION 185-4 OF CHAPTER 185, AND AMENDING THE “REQUIRED OFF-STREET PARKING SPACES” SECTION 185-77 OF CHAPTER 185 ENTITLED “ZONING” OF THE CODE OF THE TOWNSHIP OF HARDYSTON TO AMEND THE COMMERCIAL RECREATION VILLAGE CENTER PLAN DEVELOPMENT PROVISIONS TO ALLOW ASSISTED LIVING FACILITIES AND RELATED SERVICES INCLUDING NURSING SERVICES IN A PORTION OF THE TRANSITIONAL HOUSING SUB-DISTRICT OF THE VILLAGE CENTER

Bob Neubig recused and left the dais. Board members reviewed Ordinance #2014-09. Mr. Collins and Ms. Piccolo-Kaufer opined that the ordinance was consistent with the Hardyston Township Master Plan. A motion to determine that Ordinance #2014-09 is consistent with the Hardyston Township Master Plan and recommend that the Township Council adopt it was made by Carl Miller and seconded by Robert Schultz. There was no discussion. Roll Call: Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

CORRESPONDENCE: Board members reviewed correspondence in the matter of permitting at Lake Gerard.

PUBLIC PARTICIPATION: No members of the public were in attendance.

BILLS: A motion to recommend payment of the bills listed on the *June 26, 2014* bill report was made by Robert Schultz and seconded by Carl Miller. Roll Call: Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Bob Neubig. All were in favor. The motion carried. The meeting concluded at 7:50 p.m.

Minutes respectfully submitted by,

/s/Anne-Marie Wilhelm
Land Use Administrator