

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
SEPTEMBER 25, 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 – Present  
Carl Miller – Present  
Bob Neubig – Present  
Robert Schultz – Absent  
William Hickerson – Present  
James Homa – Absent  
Donald Trien – Present  
Jeffrey Albanese – Present  
Brian Kaminski – Present

**OTHERS PRESENT:** Thomas Molica, Esq., and Robert P. Guerin, P.E., P.P.

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Planning Board Meeting Held July 24, 2014:* A motion to approve was made by Bob Neubig and seconded by Leslie Hamilton. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; Jeffrey Albanese – yes; Bob Neubig – yes; Brian Kaminski – yes. The motion carried.

*Minutes of the Hardyston Township Planning Board Meeting Held August 28, 2014:* 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; Jeffrey Albanese – yes; Brian Kaminski – yes. The motion carried.

*Minutes of the Hardyston Township Planning Board Executive Session Held August 28, 2014:* 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; Jeffrey Albanese – yes; Brian Kaminski – yes. The motion carried.

**RESOLUTIONS:** There were no resolutions scheduled for review.

**HEARINGS: PB-8-14-1, Shotland Bauer, LLC. Amended Preliminary and Final Subdivision, Amended Preliminary and Final Site Plan, Shotmeyer: Pembridge Building 4, Block 16.37 Lot 1.17:** Bob Neubig recused. Thomas Molica, Esq., reviewed notice and determined the Board had jurisdiction. John K. Fetterly, Esq., appeared on behalf of the Applicant. He provided a summary of development at Crystal Springs and informed the Board that the market is improving. Board members addressed completeness. Mr. Guerin reviewed the Applicant's waiver requests and recommended the application be deemed complete. A motion to deem the application complete was made by Leslie Hamilton and seconded by Jeffrey Albanese. There was no further discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; Donald Trien – yes; Jeffrey Albanese – yes; Brian Kaminski – yes. The motion carried.

Mr. Fetterly identified the proposed amendment as a change of the plan's Building 4 where the Applicant would relocate the building by moving it forward and turning it. He stated this would result in a shorter driveway and a larger back yard. He stated the forward shift would also reduce the size of retaining walls. He confirmed that the proposal, which also includes a shift of lot lines, meets all bulk requirements.

Thomas F. Graham, P.E., was sworn, qualified, and accepted as an expert. He submitted *Exhibit A-1*, a highlighted plan sheet titled *Amended Construction Plans, Amended Preliminary & Final Site Plans and Preliminary & Final Subdivision, The Pembridge at Crystal Springs Shotmeyer Tract, Block 16.37-Lot 1.17, Tarrington Road, Township of Hardyston, Sussex County, New Jersey*, sheet 1 of 9, dated 8/21/14. Referencing the exhibit, he identified the location of the building and reviewed zoning requirements. He then submitted *Exhibit A-2*, titled *Preliminary Subdivision Plat & Site Layout Plan, Amended Construction & Amended Preliminary and Final Site Plan & Preliminary and Final Subdivision, The Pembridge at Crystal Springs Shotmeyer Tract, Block 16.37 Lot 1.15, Tarrington Road, Township of Hardyston Sussex County New Jersey* dated 8/21/14. Referencing the exhibit, Mr. Graham identified the existing and proposed lot lines and noted five lot lines affecting six lots would be moved. He explained the building would be moved forward approximately 13' resulting in a new front yard setback of 28.3', rear yard setback of 40.7', and side yard setbacks of 40.9' and 50.6'. He further explained that the building was also rotated counterclockwise to set up with the road better. He noted the following: the proposal would not change the drainage or circulation pattern; impervious coverage was reduced due to a shorter driveway; the height of a retaining wall was reduced; and a fire hydrant was moved 12' to put it in between driveways.

Further, Mr. Graham reviewed Mr. Guerin's technical report dated 9/18/14 with the Board. He stated the following: the Applicant would comply with comment seven; the Applicant received Sussex County Planning Board approval and would provide the Board with documentation of same; and the Applicant reviewed the performance bond estimate and took no exception to it. Mr. Guerin confirmed he had no objections to the approval of the matter.

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

Board members reviewed the Applicant's request to approve and adopt in one motion. A draft resolution was distributed. Mr. Fetterly questioned a requirement to provide an updated Crystal Springs Master Plan Amendment. Following discussion, the Applicant agreed to provide the amendment. A motion to approve and adopt the resolution as presented was made by Carl Miller and seconded by Leslie Hamilton. There was no further discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; Donald Trien – yes; Jeffrey Albanese – yes; Brian Kaminski – yes. The motion carried.

**REVIEWS: PB-11-05-6B.2, Crystal Springs Builders, LLC, Extension Request, The Ardleigh, Final Subdivision, Block 16 Lots 6.01 and 6.02 [Now Block 16.27 Lot 1] and PB-5-05-5C.2, Crystal Springs Builders, LLC, Extension Request, The Ardleigh, Construction Plan and Final Site Plan, Block 16 Lots 6.01 and 6.02 [Now Block 16.27 Lot 1]:** John K. Fetterly, Esq., appeared on behalf of the Applicant. He stated this 50-unit townhome subdivision located along Wild Turkey Way was reapproved with a one-year extension in 2011 that expired on October 22, 2013. He requested a two-year extension due to economic conditions. Robert P. Guerin, P.E., P.P., confirmed he had no objections to the extension. A motion to grant the request was made by Carl Miller and seconded by Leslie Hamilton. There was no discussion. Roll Call: William Hickerson – yes; Leslie Hamilton – yes; Carl Miller – yes; Jeffrey Albanese – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

**PB-7-08-1C, Crystal Springs Builders, LLC, 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:** John K. Fetterly, Esq., appeared on behalf of the Applicant. He stated the Crystal Springs North development features 445 units – 105 townhomes, 7 single-family units, and 333 condominiums. He noted the project is greater than 50 acres and construction has not begun. He asked for a reapproval under N.J.S.A. 40:55D-52. The Board discussed the matter and agreed upon a 5-year extension. It was later confirmed that the prior approval expired on October 22, 2013. A motion to grant a 5-year extension was made by Leslie Hamilton and seconded by William Hickerson. There was no further discussion. Roll Call: William Hickerson – yes; Leslie Hamilton – yes; Carl Miller – yes; Jeffrey Albanese – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

**PB-9-06-1B, Crystal Springs Builders, LLC, Extension Request, *The Shotmeyer*, Amended Preliminary and Final Subdivision, Block 16, Lots 1, 1.02, 6.01, and 6.02; and PB-9-06-2B, Crystal Springs Builders, LLC, *The Shotmeyer*, Amended Preliminary and Final Site Plan and Construction Plan Approval, Block 16, Lots 1, 1.02, 6.01, and 6.02:** John K. Fetterly, Esq., appeared on behalf of the Applicant. He stated a three-year extension was granted through July 24, 2013. He noted the project is greater than 50 acres. Robert P. Guerin, P.E., P.P., suggested a five-year extension. Leslie Hamilton motioned to grant a five-year extension. The motion was seconded by William Hickerson. There was no discussion. Roll Call: William Hickerson – yes; Leslie Hamilton – yes; Carl Miller – yes; Jeffrey Albanese – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

**Draft Resolution and Highlands Preservation Area Master Plan Element – possible scheduling of master plan amendment public hearing for Checklist Alternative:** The review was carried to the October 23, 2014 meeting date.

**DISCUSSION:** There was no discussion.

**CORRESPONDENCE:** No correspondence was received by the Board.

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

**BILLS:** A motion to recommend payment of the bills listed on the *September 25, 2014 Hardyston Township Planning Board Escrow Report* was made by Leslie Hamilton and seconded by Jeffrey Albanese. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; William Hickerson – yes; Donald Trien – yes; Jeffrey Albanese – yes; Brian Kaminski – yes. The motion carried.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Brian Kaminski. All were in favor. The meeting concluded at 7:55 p.m.

Minutes respectfully submitted by,

/s/Anne-Marie Wilhelm  
Land Use Administrator