

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING
HELD JULY 23, 2015**

CALL THE MEETING TO ORDER: Chairman Kaminski 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
Bob Neubig – Absent
Robert Schultz – Present
William Hickerson – Present
James Homa – Absent
Donald Trien – Present
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas Molica, Esq., and Carrine Piccolo-Kaufner, P.P., A.I.C.P., were present.

FLAG SALUTE: Chairman Kaminski led the *Pledge of Allegiance*.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held June 25, 2015* was made by Leslie Hamilton and seconded by Robert Schultz. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Richard Skewes – yes; William Hickerson – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled for review.

HEARINGS: PB-5-15-1, Singh, Sarabjit. Preliminary and Final Site Plan, C Variances, Block 60 Lot 7.01: James P. Fox, Esq., appeared on behalf of the Applicant with experts Jasvinder Arjani, R.A., LEED A.P., and Brian Shortino, P.E., P.P., C.L.A., R.A., previously sworn, for the continuance of the matter. The Applicant submitted and identified the following exhibits:

Exhibit A-6: a letter dated July 8, 2015 from Edward W. Redfield, Senior Wetlands Specialist, PetroScience, Inc., *Re: Preliminary Wetlands Assessment, 2735 Route 2 (Block 60, Lot 7.01) Hardyston Township, Bergen County, New Jersey* to Mr. Sarabjit Singh;

Exhibit A-7: an email dated July 21, 2015 from Donald Emory, Chief, Hardyston Fire Department to Anne-Marie Wilhelm, Land Use Administrator, *Re: PB-5-15-1*;

Exhibit A-8: Soil Logs 1, 2, and Soil Log 3 – Stormwater — signed by Jeffrey J. Careaga, P.E. and dated July 22, 2015;

Exhibit A-9: a letter from Carrine Piccolo-Kaufner, P.P., A.I.C.P., dated July 17, 2015 *Re: Highlands Exemption Determination, 2735 Route 23 South, Block 60 Lot 7.01* to Sarabjit Singh;

Exhibit A-10: a colored rendering titled *Landscape Rendering, Gas Station & C-Store, Commercial Development, Hardyston, New Jersey* prepared by Bertin Engineering with a 7/22/15 revision date; and

Exhibit A-11: a series of revised site plan sheets for the plan set titled *Gas Station & C-Store, Block 60 Lot 7.01, 2735 Route 23, Hardyston Township, Sussex County, New Jersey* prepared by Bertin Engineering, which were identified as follows — *Site Plan Cover Sheet*, Dwg. C1.0 revised 7/23/15; *Demolition & Soil Erosion Control Plan*, Dwg. C2.1 — revised limit of disturbance dated 7/6/15; *Site Plan* revised 7/23/15, Dwg. C2.2 — to add *No Parking* sign on Holland Mountain Road and add “Enter for Gas” (Directional) Sign at Route 23 Driveway;

Grading & Soil Erosion Control Plan revised 7-23-15, Dwg. C2.3 — to add movement of fire connection closer to Rt. 23; *Landscape & Lighting Plan*, revised 7-6-15, Dwg. C2.4 — to revise lighting fixtures; *Lighting Intensities Plan* revised 7-6-15, Dwg. C2.5 — to revise lighting; *Truck Circulation Plan* revised 7-6-15, Dwg. C2.6 — to revise fuel delivery truck path; *Site Details* revised 7-6-15, Dwg. C3.1 — to add Fire Department connection and *No Tractor Trailer Sign*; and *Canopy Elevations & Freestanding Sign*, revised 7-6-15, Dwg. C4.1 — to revise freestanding sign.

Referencing the exhibits, Mr. Arjani presented the plan revisions following the last Board meeting. Mr. Guerin stated he was satisfied with the revisions.

With reference to the intersection at Holland Mountain Road and Route 23, Mr. Arjani presented the Applicant would apply for a NJDOT Access Permit and include a striping plan for Holland Mountain Road that would show 11' wide lanes for 140' and a turn lane.

Mr. Miller expressed a concern about the condition of Holland Mountain Road at the entrance to Route 23 noting excess gravel conditions on the roadway. Mr. Arjani presented the Applicant did not own that property and had limited ability to determine what could be done there. Mr. Schultz identified NJDOT and Newark Watershed as owners of adjoining properties. Mr. Arjani noted the site's new curbing would be installed 5' from the property line, and the proposed sign would be located 8' behind the sight triangle from Holland Mountain Road to Route 23. The Applicant agreed to meet with Mr. Guerin to see if anything could be done to improve conditions in the area.

Following a discussion regarding the Applicant's ability to locate a Fire Department pull-off in the Rt. 23 right-of-way, Mr. Hickerson stated the Fire Department would like a grass paver pull-off running parallel to Route 23. The Applicant presented no objection and agreed to meet with the Fire Department at the site to locate the pull-off area.

With reference to the propane tanks and trash enclosure, the Applicant stated bollards were added to the plan. Mr. Arjani stated the propane cage was relocated to the south side away from the entrance of the building. The Applicant stated the kiosk would be changed to a 5' x 8' structure.

With reference to parking, the Applicant presented two employee parking spaces were added at the south side of the building. Mr. Arjani stated the total number of parking spaces is 16.

The Applicant discussed signage and confirmed the monument sign was eliminated. Mr. Arjani stated the Route 23 North sign would state *No Left Turn*. The Applicant agreed to add *Do Not Enter* to the backside of an *Enter* sign. The Holland Mountain driveway sign would include *No Tractor Trailers*, and a *No Parking* sign would be included on the Holland Mountain driveway facing east and west bound traffic. Mr. Schultz noted that the signage would be subject to NJDOT review and approval.

Chairman Kaminski opened the meeting to the public. Frank Lacatena asked if the police could enforce the northbound *No Left Turn* sign. Mr. Miller stated the Council would be in favor of any action required. No other members of the public addressed the Board. The meeting was closed to the public.

A motion to approve the preliminary site plan, design waivers, and variances for setback encroachments, impervious coverage, area of the free standing sign, height of the free standing sign, and parking subject to the conditions discussed and comments in Mr. Guerin's report was made by Leslie Hamilton and seconded by Robert Schultz. Roll Call: Robert Schultz – yes; William Hickerson – yes; Leslie Hamilton – yes; Carl Miller – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

REVIEWS: Capital Improvement: Hardyston Township Signage – Referencing a plan sheet titled *Electronic Message Board, Wheatsworth Road Sports Fields, Township of Hardyston, Sussex County, New Jersey*, Dated July, 2015, Sheet 1 of 1, prepared by Robert P. Guerin, P.E.,

P.P.; Carrine Piccolo-Kaufer, P.P., A.I.C.P., and Robert P. Guerin, P.E., P.P., presented a Township plan to construct a LED message board sign, which would replace the existing sign at the entrance to the park. Township Planner Kaufer reviewed her memo dated 7/23/15 with the Board. It was noted the messages on the sign could be controlled from Town Hall via a web-based application.

Chairman Kaminski opened the meeting to the public. Frank Lacatena asked if there would be any impact to the middle school. The proposed location of the sign was reviewed, and it was determined there would be no negative impact.

A motion to confirm the Capital Improvement Plan and determine in was consistent with the Master Plan was made by William Hickerson and seconded by Carl Miller. All were in favor. The motion carried.

CORRESPONDENCE: There was no correspondence.

BILLS: A motion to approve a recommendation that the Township Council pay the bills listed on the February, April, and June escrow reports was made by Robert Schultz and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

PUBLIC PARTICIPATION: No members of the public addressed the Board.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Robert Schultz. All were in favor. The motion carried. The meeting concluded at 8:30 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator