

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING
HELD JANUARY 26, 2017**

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 – Present
Robert Schultz – Present
William Hickerson – Present
James Homa – Present
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas J. Molica, Esq., and Carrine Piccolo-Kaufer, 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 November 19, 2015* was made by Bob Neubig and seconded by Robert Schultz. There was no discussion. Roll Call: Bob Neubig – yes; William Hickerson – yes; Robert Schultz – yes; James Homa – yes; Carl Miller – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS:

PBCAP-11-15-1, Vanguard Energy Partners, LLC and County of Sussex – Renewable Energy Program, Hardyston Middle School, 183 Wheatsworth Road, Block 62 Lot 33.01 - A motion to adopt the resolution was made by Robert Schultz and seconded by Brian Kaminski. There was no discussion. Roll Call: Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; James Homa – yes; William Hickerson – yes; Brian Kaminski – yes. The motion carried.

PB-10-15-1, Bunge, Gary. Amended Preliminary and Final Site Plan, Block 75 Lot 56.03 – A motion to adopt the resolution was made by Carl Miller and seconded by Bob Neubig. There was no discussion. Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

HEARINGS: *Proposed Amendment to the Land Use Element of the Master Plan of the Township of Hardyston for Lot 2.01 of Block 67:* Thomas J. Molica, Esq., reviewed notice. He confirmed notice was satisfactory and the Board had jurisdiction. Carrine Piccolo-Kaufer, P.P., A.I.C.P., and Mr. Molica provided an overview of the plan. Ms. Piccolo-Kaufer presented the developer would like to pursue development of rental units. It was noted the new zone would permit townhomes and quadplex units. She confirmed that the development of affordable units would be integrated throughout the project. Both Mr. Guerin and Ms. Piccolo-Kaufer stated the amendment is consistent with the Hardyston Township Master Plan.

Ira Weiner, Esq., appeared on behalf of the developer. He presented the plan is conceptual and details would be addressed at future site plan review. He stated that style of development would need to be addressed by the Master Plan Amendment. Mr. Miller stated the Board was sensitive to parking. Mr. Weiner stated the matter would be considered. He also confirmed the existing Homeowner's Association agrees with the proposal.

No public addressed the Board on the matter.

A motion to approve the amendment and find the amendment consistent with the township Master Plan was made by Carl Miller and seconded by Bob Neubig. 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 December 17, 2015 and January 28, 2016 Bill List was made by James Homa and seconded by William Hickerson. There was no discussion. Roll Call: Leslie Hamilton – yes; Bob Neubig – yes; William Hickerson – yes; Robert Schultz – yes; James Homa – yes; Carl Miller – 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 Brian Kaminski. All were in favor. The motion carried. The meeting concluded at 8:10 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator