

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
APRIL 27, 2017**

CALL THE MEETING TO ORDER: Chairman Kaminski called the meeting to order at 7:00 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 – Present
Randy Roof – Present
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas J. 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 March 23, 2017* was made by Leslie Hamilton and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: PB-12-16-2, Bicsak Brothers Realty, LLC, Block 77 Lot 13.01, Preliminary Major Subdivision — A motion to approve was made by Carl Miller and seconded by James Homa. There was no discussion. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

PB-3-16-2, Smith, James W. Extension - Minor Subdivision, “C” Variances, Block 16 Lots 12 and 13.02 — A motion to approve was made by Leslie Hamilton and seconded by Carl Miller. There was no discussion. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

PB-2-17-1, David Markel, M.D., Preliminary and Final Site Plan, Block 14 Lot 24.03 — A motion to approve was made by Leslie Hamilton and seconded by William Hickerson. A correction to change Passaic County to Sussex County was noted. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

CAPITAL IMPROVEMENT REVIEW: *Proposed Improvements for the Wallkill Valley Regional Board of Education: Pressbox & Grandstand Replacement at Wallkill Valley Regional High School, 10 Grumm Road, Hardyston, NJ 07419, Block 64 Lot 4.02:*

William Bannister, AIA, LEED AP, appeared on behalf of the Wallkill Valley Regional Board of Education. He was sworn, qualified, and accepted by the Board as a witness. Referencing Sheet 1 of 1 the plan set dated March 17, 2017, he provided an overview of project stating it is a bleacher and pressbox facelift with additional parking and handicapped parking. He identified the location of the grandstand, pressbox, and parking areas.

With reference to the bleachers, Mr. Bannister presented the frame has a bench capacity of 695 seats with eight wheelchair compatible seating arrangements. He stated the project is technically ADA compliant. He confirmed the existing frame’s seats would be replaced. He identified the location of the proposed handicapped parking spaces and handicapped ramp. He confirmed the access way would be paved. He clarified that the only pavement added onsite would be for the additional ADA

spaces. Mr. Bannister stated ADA identification signage would be located at the designated spaces. Robert P. Guerin, P.E., P.P. stated he had no engineering issues. He inquired about an existing manhole shown on the plan. Mr. Bannister stated an inlet was added to aid drainage.

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

Thomas J. Molica, Esq., explained the Board's review responsibilities. A motion to find the plan consistent with the Land Use Element of the Hardyston Township Master Plan was made by Carl Miller and seconded by Robert Schultz. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried. Upon completion of the roll call, the Board reopened the matter following a question by Board member Schultz.

Board members discussed the additional ADA parking and suggested directional signage to advise those parking in the upper lot of the lower ADA parking availability. A motion to modify the Board's findings to include the suggestion was made by Carl Miller and seconded by Robert Schultz. All were in favor. The motion carried.

ORDINANCE REFERRAL: ORDINANCE NO. 2017-03 AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CHAPTER 185, ZONING, SECTION 185-90.1 ENTITLED "LOW AND MODERATE INCOME HOUSING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HARDYSTON — Thomas J. Molica, Esq., and Carrine Piccolo-Kaufer, P.P., A.I.C.P., provided an overview. Carrine Piccolo-Kaufer, P.P., A.I.C.P., summarized changes noting the subject ordinance replaces the existing ordinance adding an additional requirement for a very low income designation. She explained that a developer's option to submit a payment in lieu could be determined via Developer's Agreement. Ms. Piccolo-Kaufer stated the Township is not far behind in fulfilling the affordable housing obligation. Mr. Molica noted the numbers could be viewed in the recent Settlement Agreement. There was no further discussion.

A motion to find the ordinance consistent with the Hardyston Township Master Plan and recommend its adoption by the Township Council was made by Carl Miller and seconded by Robert Schultz. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

HEARINGS: There were no matters scheduled.

CORRESPONDENCE: There was no correspondence.

BILLS: A motion to approve a recommendation that the Township Council pay the bills on the April 27, 2017 Bill List was made by James Homa and seconded by Robert Schultz. There was no discussion. Roll Call: Carl Miller – yes; Robert Schultz – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – yes; Randy Roof – 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 Leslie Hamilton. All were in favor. The motion carried. The meeting concluded at 7:37 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator