

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
JULY 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 – Absent  
William Hickerson – Present  
James Homa – Present  
Randy Roof – Absent  
Brian Kaminski – Present

**OTHERS PRESENT:** Thomas F. Collins, Esq., P.P., and Carrine Piccolo-Kaufer, P.P., A.I.C.P.,

**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 22, 2017* was made by Carl Miller and seconded by William Hickerson. There was no discussion. Roll Call: Carl Miller – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

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

**HEARINGS:** PB-9-07-2, Petar Bubalo & Andrea Zeibekis, Extension, Preliminary Subdivision, *Forest Knoll*, Block 72 Lots 5.01 and 21 — Board members reviewed a letter request forwarded on behalf of the Applicant from Louis Criscuoli, Esq. Mr. Criscuoli asked for a five-year extension on the approval as memorialized by a resolution memorialized on July 28, 2011. Mr. Criscuoli stated the Sussex County real estate market slowdown has delayed the project. He stated the owners' intent is to move forward once the market improves. Board Attorney Molica explained that the Board could extend the approval pursuant to N.J.S.A. 40:55D-49(d) stating the property is over 50 acres and a consideration of economic conditions as a reason to grant the extension is lawful. Board Planner Piccolo-Kaufer added the approval is included in the calculations of the Town's Fair Share Plan and contributes three units toward the affordable housing obligation.

Board members discussed the number and duration of extensions in general. The Board agreed that should the Applicant ask for another, an appearance would be required. A motion to approve a five-year extension retroactive to 2/28/16 and running through 2/28/21 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; James Homa – yes; Brian Kaminski – yes. The motion carried.

**CORRESPONDENCE:** There was no correspondence.

**BILLS:** A motion to approve a recommendation that the Township Council pay the bills on the July 27, 2017 Bill List was made by James Homa and seconded by William Hickerson. There was no discussion. Roll Call: Carl Miller – yes; Leslie Hamilton – yes; William Hickerson – yes; James Homa – 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 7:07 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm  
Land Use Administrator