

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JANUARY 24, 2019**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:15 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.

FLAG SALUTE: Mr. Hickerson led the Pledge of Allegiance.

ROLL CALL:

Leslie Hamilton (Class I) – Present
Carl Miller (Class III) – Present
Bob Schultz (Class II) – Present
Jim Homa – Present
Randy Roof – Absent
Robert T. Cook – Present
Bob Neubig (Vice Chairman) – Present
Bill Hickerson (Chairman) – Present
Sally Goodson (Alternate 1) – Present

OTHERS PRESENT: Carrine Piccolo-Kaufner, P.P., A.I.C.P., and Robert P. Guerin, P.E., P.P.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held October 25, 2018* was made by Leslie Hamilton seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes, Carl Miller – yes, Bob Schultz – yes, Robert T. Cook – yes, Sally Goodson – yes, Bill Hickerson – yes. The motion carried.

RESOLUTIONS: There were no matters scheduled.

HEARINGS: PB-8-16-1.1, SMS Hardyston, LLC. Ridgefield Commons/Mountain Ridge, Extension Request, Block 67 Lot 2.01 and Block 67.21 Lot 1.01: Ira E. Weiner, Esq., appeared on behalf of the Applicant. He presented that the prior approval expired in November of 2018 and financing issues have impacted the project. He requested an extension. It was noted that the Applicant had also noticed for an amendment to site plan and Board attorney Molica recommended the Board carry the notice to the next meeting.

Chairman Hickerson opened the meeting to the public. Attorney Molica informed all that comments would be restricted to the extension request. Frank Cunha, III, President Ridgefield Commons HOA, stated he was looking forward to working with the Applicant as a partner. No other members of the public addressed the Board. The meeting was closed to the public.

A motion to grant an extension of the approval through 12/31/19 was made by Bob Neubig and seconded by Leslie Hamilton. There was no discussion. Leslie Hamilton – yes, Carl Miller – yes, Bob Neubig – yes, Bob Schultz – yes, Robert T. Cook – yes, Sally Goodson – yes, Bill Hickerson – yes. The motion carried.

PB-12-18-1, Grand Cascades Lodge at Crystal Springs, L.L.C. Minor Subdivision, Block 16 Lots 1.09 and 1.10, Block 16.31 Lot 1. Mr. Neubig recused. Bernd E. Hefele, Esq., appeared on behalf of the Applicant. Thomas F. Graham, P.E., was sworn and accepted as an expert witness. Mr. Andrew Mulvihill was sworn. Mr. Mulvihill discussed the intent of the subdivision stating the creation of a contiguous lot, which satisfies BPU regulatory requirements, would optimize operational strategies to utilize solar energy at the Grand Cascades. He explained that solar panels are in place on a property in Vernon Township, and all that is needed “to flip the switch” is the creation of the contiguous lot from the Vernon Township parcel to the Grand Cascades lot. Mr.

Mulvihill stated that the use of green energy would provide tax credits and unit owners may see lower energy rates.

Mr. Graham submitted Exhibit A-1, a colored rendering of the plan titled OVERALL MINOR SUBDIVISION PLAN, MINOR SUBDIVISION, GRAND CASCADES HOTEL, BLOCK 16 LOTS 1.09 & 1.10, BLOCK 16.31 LOT 1, WILD TURKEY WAY, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY, Sheet 1 of 7, dated 12/5/18. Referencing this plan, Mr. Graham explained Block 16 Lot 1.09 contains the Grand Cascades, Block 16 Lot 1.10 contains a part of Wild Turkey Way, and Block 16.31 Lot 1 contains a nine-hole golf course and the Boomerang Parking Garage. He explained that a part of Wild Turkey Way would be annexed to a new Grand Cascades lot to create a new Grand Cascades lot that abuts the Vernon Township parcel. It was noted the balance of Wild Turkey Way would create two new lots on either side of the portion of Wild Turkey Way incorporated into the new Grand Cascades lot. Mr. Guerin presented that the proposed primary lot was an “unorthodox parcel” and not representative of good land planning. Mr. Hefe explained the road would always be an issue and the configuration could not be changed post approval. Following discussion, Mr. Hefe agreed to incorporate a deed restriction stating that Wild Turkey Way would always be maintained as a roadway. Following discussion, Mr. Mulvihill agreed to return to the Board if there were any issues and to advise the Board if ownership changes.

Mr. Graham reviewed Mr. Guerin’s report dated 1/18/2019 with the Board and confirmed that his firm had completed all the previous surveys of the surrounding properties for the project. He also confirmed there are no covenants or deed restrictions affecting the property.

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

A motion to approve the application subject to the incorporation of a deed restriction mandating Wild Turkey Way be maintained as a roadway, subject to the Applicant’s agreement to return to the Board if any unforeseen problem arises, and subject to the Applicant’s agreement to notify the Board and Township if ownership changes was made by Bob Schultz seconded by Sally Goodson. Roll Call: Leslie Hamilton – yes, Carl Miller – yes, Bob Schultz – yes, Jim Homa – yes, Robert T. Cook – yes, Sally Goodson – yes, Bill Hickerson – yes. The motion carried.

ORDINANCE REFERRAL: ORDINANCE 2019-01 AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CHAPTER 185, ZONING, SECTION 185-58(S), RESORT ORIENTED HOUSING IN CONNECTION WITH A GOLF COURSE IN ORDER TO AMEND THE BULK REQUIREMENTS FOR SINGLE-FAMILY DETACHED DWELLING UNITS PERMITTED AS A CONDITIONAL USE IN ACCORDANCE WITH ARTICLE XVI, REGULATIONS GOVERNING CONDITIONAL USES

Carrine Piccolo-Kaufner, P.P., A.I.C.P., reviewed the ordinance with the Board. She explained the new ordinance would permit a different housing type that is smaller. She opined that it was consistent with the Master Plan. Mr. Guerin added that none of the residences at Crystal Springs are currently built are large lots. A motion to find the Ordinance consistent with the Master Plan and recommend its adoption by the Township Council was made by Carl Miller seconded by Bob Schultz. Roll Call: Leslie Hamilton – yes, Bob Neubig – yes, Bob Schultz – yes, Jim Homa – yes, Carl Miller – yes, Robert T. Cook – yes, Sally Goodson – yes, Bill Hickerson – yes. The motion carried.

CORRESPONDENCE: A copy of the annual *RESOLUTION Township of Hardyston Zoning Board Report on Variance Applications and Amendment Recommendations Decided on January 22, 2019 and Memorialized on January 22, 2019* was distributed. The report of the Zoning Board of Adjustment indicated the Zoning Board had no ordinance recommendations. There was no discussion.

BILLS: A motion to approve a recommendation that the Township Council pay the bills on the, *January 24, 2019 Bill List* was made by Jim Homa. There was no discussion. All were in favor. The motion carried.

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

DISCUSSION: There was no discussion.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Bob Schultz. All were in favor. The motion carried. The meeting concluded at 8:05 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator