

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
FEBRUARY 28, 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 – Present  
Robert T. Cook – Present  
Bob Neubig (Vice Chairman) – Present @ 7:20 p.m.  
Bill Hickerson (Chairman) – Present  
Sally Goodson (Alternate 1) – Present

**OTHERS PRESENT:** Thomas J. Molica, Esq., 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 Reorganization Meeting Held January 24, 2019* was made by Leslie Hamilton seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes, Bill Hickerson – yes, Bob Schultz – yes, Jim Homa – yes, Carl Miller – yes, Robert T. Cook – yes, Sally Goodson – yes. The motion carried.

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held January 24, 2019* was made by Leslie Hamilton seconded by Bob Schultz. There was no discussion. Roll Call: Leslie Hamilton – yes, Bill Hickerson – yes, Bob Schultz – yes, Jim Homa – yes, Carl Miller – yes, Robert T. Cook – yes, Sally Goodson – yes. The motion carried.

**RESOLUTIONS: 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:** A motion to adopt the resolution was made by Leslie Hamilton and seconded by Bob Schultz. There was no discussion. Roll Call: Leslie Hamilton – 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:** A motion to adopt the resolution was made by Carl Miller and seconded by Sally Goodson. There was no discussion. 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.

**HEARING: PB-1-19-2, SMS Hardyston, LLC. Ridgefield Commons/Mountain Ridge, Amended Preliminary and Final Subdivision, Amended Preliminary and Final Site Plan, Block 67 Lot 2.01 Block 67.21 Lot 1.10:** Board Attorney Thomas J. Molica confirmed that the Board had jurisdiction to hear the matter. Antimo A. Delvecchio, Esq., appeared on behalf of the Applicant.

He provided an overview of the project stating the Applicant proposes to change the construction phasing and begin construction within 30 – 60 days. He confirmed the Applicant would build five affordable units up front as previously agreed, and he confirmed that many obstacles have been addressed including obtaining new investors. He stated the water allocation permit has been

obtained. Mr. Guerin noted that the original plan proposed 80 two-story townhouse units and 80 single-story apartment style units. He confirmed the amended proposal is for 112 two-story townhouse units and 48 single-story stacked units.

Kenneth D. Dykstra, P.E., L.S., P.P., was sworn and accepted as an expert witness. He reviewed the application with the Board and submitted a colored rendering marked Exhibit A-1. This plan sheet is titled *OVERALL SITE LAYOUT PLAN, PRELIMINARY & FINAL SITE PLAN, MOUNTAIN RIDGE, BLOCK 67.21, LOT 1.01, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY, SHEET 3 OF 34, DATED 11/6/18*. He presented that the plans were revised in accordance with the Board's and Mr. Guerin's prior comments. He confirmed that the Applicant has provided 24 additional parking spaces. Mr. Dykstra explained the phasing plan was revised to benefit construction and limit construction traffic driving past finished units. He stated units would be built in a north to south direction. He stated the intent is to finish Winding Way and Pinecrest Court to accomplish this in Phase I. Following discussion, it was agreed Ridgefield Road would be extended to connect to Pinecrest Court forming a loop that eliminates a dead end. It was noted this circulation pattern allows Building 25 to remain in Phase I. Mr. Dykstra noted the 12 townhomes in Ridgefield Commons would be constructed first, and he confirmed that the Applicant would comply with the Fire Department's reviews dated 10/26/16 and 1/8/19. Mr. Dykstra noted the Mountain Ridge Construction Phasing Plan was reduced to six phases with 28 townhouse-style quadraplex units and 48 apartment-style quadraplex units. He noted certain site improvements would be built as needed, and he confirmed a second sewer pump station would be built in Phase IV.

Further, Mr. Dykstra reviewed Board engineer Guerin's report dated February 19, 2019 with the Board. The Applicant agreed to provide information and revise plans as noted in said report. In addition to water service provisions for the pool, the Board also requested a drainage plan for it. With reference to water and sewer availability, Mr. Dykstra stated there is sufficient capacity to complete the project. Has there is an agreement pending with the Hardyston Township Municipal Utility Authority, which is being amended to address Fire Department requirements.

With reference to COAH units, Carrine Piccolo-Kaufer, P.P., A.I.C.P., stated twenty-four units are required and five units are now due in accordance with the existing phasing plan. She stated the Applicant would like to build them in the Mountain Ridge development. Deed restricting units in Ridgefield Commons Phase 7b was proposed as an alternative if the five units were not constructed. Ms. Piccolo-Kaufer stated she would like 50% of the affordable units built by the end of Phase II. Kate Keller, P.P., was sworn, qualified, and accepted as an expert planning witness. She confirmed that variance relief is not required and provided an overview of the affordable housing plan. She stated that all the affordable units are proposed to be located in the apartment-style units. She proposed four units in one building to be constructed as the first building in Phase III or constructed at the same time as the first market rate building of Phase III. Following discussion, it was agreed that the COAH units in Phase III would be built first.

The hearing was opened to the public. No members of the public addressed the Board. The hearing was closed to the public.

Mr. DelVecchio summarized the application to ensure Board member Neubig could vote. He noted financing concerns and a draft resolution was circulated. A motion to approve the application and adopt the resolution inclusive of the special conditions noted below was made by Carl Miller and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes, Carl Miller – yes, Bob Neubig – yes, Bob Schultz – yes, Bill Hickerson – yes, Jim Homa – yes, Randy Roof – yes, Robert T. Cook – yes, Sally Goodson – yes. The motion carried. The special conditions noted were the requirement that the loop road formed by Pinecrest Court, Ridgefield Road, and Winding Way be completed in Phase I; all COAH units in Phase III be constructed first; that the numbering of the buildings be corrected, and plans must be revised in accordance with Bob Guerin's 2/15/19 report.

**CORRESPONDENCE:** There was no discussion.

**BILLS:** A motion to approve a recommendation that the Township Council pay the bills on the, *February 28, 2019 Bill List* was made by Jim Homa seconded by Bob Schultz. 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 Neubig seconded by Sally Goodson. 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