

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL WORKSHOP MEETING  
HELD ON SEPTEMBER 9, 2015**

The meeting was called to order by Mayor Miller at approximately 7:00 P.M. with the opening statement that the meeting had been duly advertised and met all the requirements of the Sunshine Law. Also present were: Deputy Mayor Cicerale, Councilman Verrilli, Councilman Kula, Manager Marianne Smith, Clerk Jane Bakalarczyk and Township Attorney Fred Semrau and Tracy Schnurr of Dorsey & Semrau. Councilwoman Hamilton was absent from this meeting.

**DISCUSSION ITEMS:**

A. SMS, Inc. – Ridgefield Commons Concept Development Plan

The new developer of Ridgefield Commons, SMS, Inc. presented their conceptual plans for quadraplex dwellings. Municipal Planner Carrine Kaufer presented the Council with a draft ordinance amending the Township Code to include quadraplex dwellings and a draft of the proposed amendment to the Master Plan for their review.

B. Lake Gerard, LLC Co-Borrower Agreement – NJDEP Dam Restoration Program

Township Attorney stated that the only way Lake Gerard can obtain the benefit of a low interest loan from the State for their dam improvement project is if the Township co-signs the loan. He stated that normally for dam improvement projects, municipalities co-sign and then they work on assessing all of the individual property owners the amount of the improvements or the benefit. He stated that is the way the Association gets assurances they are going to collect and they also get the benefit of the low interest loan. He stated that since there is only one owner in this case, as a condition of entering into the co-borrower agreement, in addition to the Special Assessment, the Township will require that Lake Gerard, LLC also establish an escrow account in the amount of \$200,000 as a form of collateral in the event of Lake Gerard LLC's default on repayment of the loan agreement. A resolution has been placed on the regular meeting agenda to follow for Council consideration.

C. Municipality Owned Property Analysis – Preparation for Property Auction

Township Manager supplied the Council with a report prepared by Bob Guerin, Township Engineer, of all the properties the Township has acquired through foreclosure. She stated that this information will be forwarded on to Scott Holzauer, Tax Assessor so he can prepare values before putting the properties up for auction.

**COUNCIL COMMENTS:** None

**PUBLIC COMMENT** (in accordance with P.L. 2002, c.80): A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. Resident Marty Schweighardt suggested that a light be placed at the entrance to the driveway of the municipal building to make it more visible. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

**ADJOURNMENT:** At approximately 8:10 p.m., a motion was made by Verrilli to adjourn seconded by Cicerale. All in favor. Motion carried.

---

Jane Bakalarczyk, RMC/CMC  
Municipal Clerk