

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING HELD JUNE 3, 2010**

**CALL TO ORDER:** Chairman Murphy called the meeting to order at 7:30 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 231 P.L. 1975 has been made to the New Jersey Herald and a copy is posted on the Bulletin Board at the Hardyston Township Municipal Building.

**ROLL CALL:**

William Walsh	Present
Santo Verrilli	Present
Gerald Laughlin	Present
Candace Leatham	Present
Roger Kabbash	Present
Hugh Krone	Present
Mary Ann Murphy	Present
James Homa	Present

**OTHERS PRESENT:** Richard Brigliadoro, Esq., Michael Vreeland, P.E., P.P., and Anne-Marie Wilhelm, Secretary.

Richard Brigliadoro, Esq., administered the Oath of Allegiance to new Board Alternate James Homa and new full Board member Hugh Krone.

**APPROVAL OF MINUTES:**

A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held May 6, 2010* was made by Candace Leatham and seconded by William Walsh. Roll Call: William Walsh – yes, Santo Verrilli – yes, Candace Leatham – yes, Hugh Krone – yes, Mary Ann Murphy – yes. The motion carried.

**APPROVAL OF RESOLUTION(S):** *Extension Request in the matter of ZB-9-09-1a, Edgewater Associates, Minor Subdivision, C Variance, Preliminary Site Plan, Block 67, Lot 2:* A motion to adopt the attached memorializing resolution was made by William Walsh and seconded by Santo Verrilli. Roll Call: William Walsh – yes, Santo Verrilli – yes, Candace Leatham – yes, Hugh Krone – yes, Mary Ann Murphy – yes. The motion carried.

**ZB-4-10-1, Crystal Springs Builders, L.L.C., “D” Variance, “C” Variances, Preliminary and Final Site Plan, Block 16.31, Lot 1:** A motion to adopt the attached memorializing resolution was made by Santo Verrilli and seconded by Candace Leatham. Roll Call: William Walsh – yes; Santo Verrilli – yes; Candace Leatham – yes; Hugh Krone – yes; Mary Ann Murphy – yes. The motion carried.

**APPLICATIONS: ZB-3-07-1A.1, Schappert, Christopher, Extension Request – “D” Variance, Minor Subdivision, “C” Variance, Block 17 Lot 12.08:**

William T. Haggerty, Esq., appeared on behalf of the Applicant. He requested an extension of time stating the client was delayed in completing the approval’s requirements. Richard Brigliadoro, Esq., provided the Board with the history of the matter. He stated the Applicant could get a 1-year extension of the minor subdivision until October 9, 2010.

A motion to grant the 1-year extension of the minor subdivision with the variances to October 9, 2010 was made by William Walsh and seconded by Santo Verrilli. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, Candace Leatham – yes, Roger Kabbash – yes, Hugh Krone – yes, Mary Ann Murphy – yes. The motion carried.

Mr. Haggerty presented that the Applicant intends to submit an application to the Board for a solar farm and provided an overview of the matter. Mr. Brioliadoro advised the Board on the designation of solar facilities as inherently beneficial uses. Michael Vreeland, P.E., P.P., noted that the application would need to include an assessment of stormwater.

**ZB-5-10-1, Uryniak, Ronald and Linda. Completeness Review – Conditional Use Variance, Minor Subdivision, Block 36 Lot 11.01:** Board members reviewed the matter and discussed the waiver requests. A motion to deem the application complete and grant waivers for Minor Subdivision Schedule A Checklist items 13, 16, 18, 23 was made by Santo Verrilli and seconded by Candace Leatham. Roll Call: William Walsh – yes; Santo Verrilli – yes; Gerald Laughlin – yes; Candace Leatham – yes; Roger Kabbash – yes; Hugh Krone – yes; Mary Ann Murphy – yes. The motion carried.

**PUBLIC PARTICIPATION:** Chairman Murphy opened the meeting to the public. There were no public participants. The meeting was closed to the public.

**DISCUSSION:** There was no general discussion.

**BILLS:** Chairman Murphy recused herself. Following a review of the bills cited below, a motion to recommend payment of the bills to the Township Council was made by Gerald Laughlin and seconded by William Walsh. Roll Call: William Walsh – yes; Santo Verrilli – yes; Gerald Laughlin – yes; Candace Leatham – yes; Roger Kabbash – yes; Hugh Krone – yes; Mary Ann Murphy – yes. The motion carried.

**HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ESCROW REPORT  
MAY 6, 2010**

**WEINER LESNIAK LLP**

Invoice 133845	PB-9-08-3, Edgewater Associates	\$ 180.00
Invoice 133844	ZB-2-09-1, Crystal Springs Builders, L.L.C., [Soil Removal Operation]	465.00
Invoice 133843	SND-01, Sussex National Development Corp., [Crystal Springs Master Plan Review/ Boomerang Parking Garage]	525.00
Invoice 133842	Zoning OE	300.00

**CORRESPONDENCE:** There was no correspondence.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by William Walsh. All were in favor. The motion carried. The meeting was adjourned at 8:30 p.m.

Minutes respectfully submitted by:  
*/s/ Anne-Marie Wilhelm*  
Anne-Marie Wilhelm  
Land Use Administrator