

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING HELD NOVEMBER 4, 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 was 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	Excused
Mary Ann Murphy	Present
James Homa	Present

OTHERS PRESENT: Michael G. Vreeland, P.E., P.P., Bryant Gonzalez, Esq., Anne-Marie Wilhelm, Secretary

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held October 7, 2010* was made by Candace Leatham and seconded by William Walsh. Roll Call: William Walsh – yes; Santo Verrilli – yes; Candace Leatham – yes; Mary Ann Murphy – yes. The motion carried.

APPROVAL OF RESOLUTION(S): ZB-8-08-1B, SJZ, L.L.C., Extension Request, D Variance, Preliminary and Final Site Plan, Paradise Pools, Hardyston Township, Block 14, Lot 21.02, and Hamburg Borough, Block 36 Lot 2 – Board members reviewed the resolution. There was no discussion. A motion to approve was made by Candace Leatham and seconded by William Walsh. Roll Call: William Walsh – yes; Candace Leatham – yes; Santo Verrilli – yes; Mary Ann Murphy – yes. The motion carried.

Gerald Laughlin was excused at 7:40 p.m.

APPLICATIONS: ZB-11-10-1, Edgewater Commons Office Park, L.L.C., Final Site Plan, Block 67.17 Lot 2.01 – Debra Lynn Nicholson, Esq., appeared on behalf of the Applicant. Mr. Vreeland reviewed his report dated October 22, 2010 with the Board. Mr. Vreeland stated that revised plans and additional compliance documents, including an affidavit, were received in response to said report.

With reference to the YMCA sign that was not installed, Ms. Nicholson stated the national office of the YMCA has changed the logo and additional review of the proposed signage will be scheduled as necessary. It was noted by Michael Vreeland that the easement for the sign had been recorded with the minor subdivision deeds.

Further Mr. Vreeland noted that a scour hole had water in it during his inspection. Anthony Gallerano, P.E., was sworn. Mr. Gallerano confirmed that he was satisfied that the stormwater system was installed in accordance with the design plans. He stated he looked at the scour hole and did observe water. He stated that attendance to the scour hole will be part of the routine maintenance of the building and if there is water in it, the water will be treated. He stated the scour hole would come out in Phase II of the development.

Mr. Gallerano stated the Applicant has an application pending before the NJDEP for a Flood Hazard Permit for Phase II. Ms. Nicholson confirmed that the Applicant intends to proceed with Phase II of the development.

Mr. Vreeland stated he would have no objection to having the maps signed and the matter approved. Mr. Gonzalez stated he had no objection to the approval of the matter.

Chairman Murphy opened the meeting to the public. There were no participants. The meeting was closed to the public.

A motion to approve 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, James Homa – 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: Following a review of the bills cited below, a motion to recommend payment of the bills to the Township Council 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; James Homa – yes; Mary Ann Murphy – yes. The motion carried.

**HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
ESCROW REPORT
NOVEMBER 4, 2010**

WEINER LESNIAK LLP

Invoice 138333	ZB-11-10-1, Edgewater Commons Office Park, L.L.C.	\$ 375.00
Invoice 138334	ZB-8-10-1, Schappert, C.	555.00

GUERIN & VREELAND ENGINEERING, INC.

Invoice 7961	ZB-2-09-1, Crystal Springs Builders, L.L.C., [Crystal Springs North Soil Removal]	210.00
Invoice 781K	ZB-11-10-1, Edgewater Commons Office Park, L.L.C.	1,207.50

DISCUSSION: Board members reviewed policy regarding an applicant's submission of electronic copies of a subdivision. It was agreed that Applicants must submit an electronic copy.

CORRESPONDENCE: There was no correspondence.

ADJOURNMENT: Having no further business, a motion to adjourn was made by William Walsh and seconded by Santo Verrilli. All were in favor. The meeting adjourned at 7:50 p.m.

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