

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING HELD OCTOBER 6, 2011**

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 Meeting 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
Hugh Krone – Excused
Mary Ann Murphy – Present
James Homa (Alternate 1) – Present

Richard Briigliodoro, Esq., administered the Oath of Allegiance to James Homa subsequent to his appointment as a full Board member by the Township Council.

OTHERS PRESENT: Richard Briigliodoro, Esq., Michael G. Vreeland, P.E., P.P.

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held September 1, 2011* was made by Candace Leatham and seconded by William Walsh. Roll Call: William Walsh – yes; Santo Verrilli – yes; Candace Leatham – yes; James Homa – yes; Mary Ann Murphy - yes. The motion carried.

APPROVAL OF RESOLUTIONS: There were no resolutions scheduled.

APPLICATIONS: ZB-11-10-1(a), Extension Request, Edgewater Commons Office Park, L.L.C., Final Site Plan, Phase II, Block 67.17 Lot 2.01, Lot 2.02; ZB-9-09-1(b), Edgewater Associates, Extension Request, Minor Subdivision, C Variance, Block 67, Lot 2.01 and Lot 2.02; ZB-9-09-1(a.1), Edgewater Associates, Extension Request, Preliminary Site Plan, Block 67, Lot 2.01 and Lot 2; and ZB-9-09-1(a.2), Edgewater Associates, Extension Request, “D” Variance – YMCA Sign, Block 67, Lot 2.01 and Lot 2.02:

Debra L. Nicholson, Esq., appeared on behalf of the Applicant. She stated the Applicant is well beyond the due date and is still waiting for a NJDEP permit. She explained that the NJDEP has two working members in a department that used to have 16. She stated that advocacy by a local Senator was sought out, and the Applicant remains in line pending permit review. Richard Briigliodoro, Esq., provided an overview of the approvals. He stated the only matter that needs to be extended is the use variance for the YMCA sign. He recommended that this approval be through December 2, 2012 to run all the approvals together.

A motion to approve the request for extension for a one-year period of time was made by Santo Verrilli and seconded by Candace Leatham. Roll Call: William Walsh – yes; Santo Verrilli – yes; Gerald Laughlin – yes; Candace Leatham – yes; James Homa – yes; Mary Ann Murphy - yes. The motion carried.

ZB-6-11-01, County Wicklow Holdings, LLC, “D” Variance, Preliminary and Final Site Plan, “C” Variance, Solar Energy Facility, Block 62 Lot 6: George F. Sweeney, Esq., appeared on behalf of the Applicant. He requested to carry the matter to allow for full Board member participation. A motion to carry without notice required to the November 3, 2011

meeting was made by William Walsh and seconded by Candace Leatham. All were in favor. The motion carried.

ZB-8-08-1C, 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: Steve Zangrilli, President of Paradise Pools, was sworn. He stated Hamburg Borough extended that approval for one year in September 2011. He requested a one-year extension due to the poor economy. Richard Briigliodoro, Esq. provided an overview of the approval and explained the extensions granted thus far. He stated the extension would be one year from December 4, 2011 to December 4, 2012.

A motion to approve the request for extension for a one-year period of time from December 4, 2011 to December 4, 2012 was made by William Walsh and seconded by Santo Verrilli. Roll Call: William Walsh – yes; Santo Verrilli – yes; Gerald Laughlin – yes; Candace Leatham – yes; James Homa – yes; Mary Ann Murphy - yes. The motion carried.

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

DISCUSSION: There was no general discussion.

BILLS: A motion to pay the bills cited below was made by Gerald Laughlin and seconded by Santo Verrilli. Roll Call: William Walsh – yes; Santo Verrilli – yes; Gerald Laughlin – yes; Candace Leatham – yes; James Homa – yes; Mary Ann Murphy - yes. The motion carried.

Guerin & Vreeland Engineering, Inc., Michael Vreeland, P.E., P.P.

INVOICE WO855F	Zoning OE	\$ 420.00
INVOICE WO868B	ZB-6-11-01/ZBC-6-11-01, County Wicklow Holdings, LLC	735.00

Richard Briigliodoro, Esq., Weiner Lesniak, LLP

INVOICE 146005	ZB-6-11-01/ZBC-6-11-01, County Wicklow Holdings, LLC	330.00
INVOICE 146004	ZB-11-10-1, Edgewater Commons Office Park, LLC,	210.00

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INVOICE 3971701	Legal Notice	21.15
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CORRESPONDENCE: There was no correspondence received.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Santo Verrilli and seconded by William Walsh. All were in favor. The motion carried. The meeting adjourned at 8:45 p.m.

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