

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING HELD DECEMBER 6, 2012**

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 – Excused
Santo Verrilli – Present
Gerald Laughlin – Excused
Candace Leatham – Excused
James Homa – Present
Ellis Marples – Present
Mary Ann Murphy – Present

OTHERS PRESENT: Richard Briigliodoro, Esq., and 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 October 4, 2012* was made by Santo Verrilli and seconded by James Homa. Roll Call: Santo Verrilli – yes; James Homa – yes; Mary Ann Murphy – yes. The motion carried.

APPROVAL OF RESOLUTIONS: ZB-2-09-1C, Crystal Springs Builders, L.L.C., Extension, Crystal Springs Soil Removal Operation, “D” Variance, Preliminary and Final Site Plan Block 14, Lots 22.01, 24.01, 24.02: A motion to adopt the resolution was made by Mary Ann Murphy and seconded by James Homa. Roll Call: James Homa – yes; Ellis Marples – yes; Mary Ann Murphy – yes. The motion carried.

APPLICATIONS:

ZB-8-08-1D, SJZ, L.L.C., Extension, D Variance, Preliminary and Final Site Plan, Paradise Pools, Hardyston Township Block 14, Lot 21.02, and Hamburg Borough, Block 36 Lot 2:

Peter McArthur, Esq., appeared on behalf of the Applicant. He provided an overview of the history of the project. He stated the soft costs alone have been high and the NJDOT has required a lot of information. He stated a Developer’s Agreement was negotiated with Hamburg this year. He stated there are no changes to the property or application proposed. He stated the Applicant would like to develop the property. He noted his client has been adversely affected by the economy and is doing 25% of the business that was being done in 2008.

Richard Briigliodoro, Esq. noted the Applicant has been granted two one-year extensions and is eligible for a final one-year extension. He confirmed that the Applicant was granted an extension by the Hamburg Board in November.

A motion to grant the request for extension for a period of one year to December 6, 2013 was made by

Santo Verrilli and seconded by James Homa. Roll Call: Ellis Marples – yes; James Homa – yes; Santo Verrilli – yes; Mary Ann Murphy – yes. The motion carried.

ZB-11-10-1(b), Extension Request, Edgewater Commons Office Park, L.L.C., Final Site Plan, Phase II, Block 67.17 Lot 2.01, Lot 2.02: Debra Nicholson, Esq., appeared on behalf of the Applicant. She stated the Applicant is waiting for the NJDEP to pass a regulation that would facilitate the issuing of a required permit at the end of the year. She noted that due to the state of emergency, the NJDEP is catching up. She requested a one-year extension.

Anthony Gallerano, P.E., was sworn and accepted as an expert witness. He clarified that the permit is the Flood Hazard Permit. He stated the plan will be 100% compliant once the regulations change. He stated he anticipated NJDEP action by February 2013.

A motion to grant an extension of the Preliminary Site Plan for Phase II with associated “C” Variances to November 1, 2013 was made by Santo Verrilli and seconded by Ellis Marples. Roll Call: Santo Verrilli – yes; James Homa – yes; Ellis Marples – yes; Mary Ann Murphy – yes. The motion carried.

PUBLIC PARTICIPATION: Chairman Murphy opened the meeting to the public for general questions and comments. No members of the public addressed the Board. The meeting was closed to the public.

DISCUSSION: There was no discussion.

BILLS: A motion to approve the bill lists below and recommend payment to the Township Council was made by James Homa and seconded by Santo Verrilli. Roll Call: James Homa – yes; Ellis Marples – yes; Mary Ann Murphy – yes. The motion carried.

**HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
ESCROW REPORT**

NOVEMBER 1, 2012

Guerin & Vreeland Engineering, Inc.

Invoice WO391U	ZB-3-12-1, Skylands Ownership Group, LLC	\$172.50
Invoice WO880D	Zoning OE	345.00
Invoice 796L	ZB-2-09-1, Crystal Springs Builders, LLC	862.50
	[Crystal Springs North Soil Removal]	

New Jersey Herald

Invoice 4951696	Zoning OE	19.20
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**HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
ESCROW REPORT**

DECEMBER 6, 2012

Richard Briigliodoro, Esq.

Invoice 155375	Zoning OE	\$320.00
Invoice 155376	ZB-8-08-1, SJZ, Inc.	32.00
Invoice 155377	ZB-2-09-1, Crystal Springs Builders, LLC	496.00

CORRESPONDENCE: There was no correspondence.

ADJOURNMENT: Having no further business, a motion to adjourn was made by SantoVerrilli. All were in favor. The meeting adjourned at 8:00 p.m.

Minutes respectfully submitted by:

/s/ Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator