

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING HELD SEPTEMBER 4, 2014**

**CALL TO ORDER:** Chairman Murphy called the meeting to order at 7:30 p.m., led the flag salute, 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  
Gerald Laughlin – Present  
Candace Leatham – Present  
James Homa – Present  
Ellis Marples – Present  
Jane L. Caiazzo – Present @ 7:40 p.m.  
John Bazelewich (Alt. 1) – Present  
Mary Ann Murphy – Present

**OTHERS PRESENT:** Michael G. Vreeland, P.E., P.P.; Robert P. Guerin, P.E., P.P.

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held June 5, 2014:* A motion to approve was made by William Walsh and seconded by Gerald Laughlin. Roll Call: William Walsh – yes; Gerald Laughlin – yes; James Homa – yes; Mary Ann Murphy – yes. The motion carried.

*Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held August 7, 2014:* A motion to approve was made by Candace Leatham and seconded by Ellis Marples. There was no discussion. Candace Leatham – yes; Ellis Marples – yes; John Bazelewich – yes. The motion carried.

**APPROVAL OF RESOLUTIONS:** ZB- 6 -14-2, DeLeon, Maria Fe Teresa. “C” Variances, Block 86 Lot 4: A motion to adopt the memorializing resolution was made by Candace Leatham and seconded by Ellis Marples. There was no discussion. Roll Call: Candace Leatham – yes; Ellis Marples – yes; John Bazelewich – yes. The motion carried.

**APPLICATIONS:** ZB-7-14-1, Caruso, Robert and Eileen. “D” Variance, Preliminary and Final Site Plan, Block 75 Lot 24 — The matter was reviewed for completeness only. William T. Haggerty, Esq., appeared on behalf of the Applicant. He presented the Applicant’s proposal to build a mixed use building with a beauty salon on the first floor and residential unit on the second floor. Michael G. Vreeland, P.E., P.P., presented the Board’s engineering completeness report and identified multiple items that were not submitted to the Zoning Board. With reference to the planning report, Mr. Haggerty noted the uses proposed were permitted and the surrounding neighborhood was a hodgepodge of uses. He stated the Applicant would prepare a planning report. Mr. Vreeland also stated that wetlands determinations would need to be made by a professional. He also suggested the Applicant submit architectural plans.

Following discussion, a motion to deem the application incomplete was made by William Walsh and seconded by Jane Caizzo. All were in favor. 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:** Board members reviewed the September 4, 2014 bill report. A motion to recommend payment of the bills to the Township Council was made by William Walsh and seconded by Gerald Laughlin. There was no discussion. Roll Call: William Walsh – yes; Gerald Laughlin – yes; Candace Leatham – yes; James Homa – yes; Ellis Marples – yes; Jane Caiazzo – yes; Mary Ann Murphy – yes. The motion carried.

**CORRESPONDENCE:** There was no correspondence scheduled for review.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Candace Leatham and seconded by William Walsh. All were in favor. The meeting adjourned at 8:05 p.m.

Minutes respectfully submitted by:

/s/Anne-Marie Wilhelm  
Anne-Marie Wilhelm  
Land Use Administrator