

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING HELD NOVEMBER 6, 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 – Absent  
Ellis Marples – Present  
Jane L. Caiazzo – Absent  
John Bazelewich (Alt. 1) – Present  
Mary Ann Murphy – Present

**OTHERS PRESENT:** Michael G. Vreeland, P.E., P.P.; Richard Brigliadoro, Esq.

**APPROVAL OF MINUTES:** A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held September 4, 2014* was made by Candace Leatham and seconded by William Walsh. There was no discussion. Roll Call: William Walsh – yes; Gerald Laughlin – yes; Candace Leatham – yes; Ellis Marples – yes; John Bazelewich – yes; Mary Ann Murphy – yes. The motion carried.

**APPROVAL OF RESOLUTIONS:** There were no resolutions scheduled for review.

**APPLICATIONS:** ZB-7-14-1, Caruso, Robert and Eileen. Submission ", "D" Variance, Preliminary and Final Site Plan, Block 75 Lot 25: Michael G. Vreeland, P.E., P.P., reviewed the Applicant's waiver requests and stated he had no objection to the granting of the requested waivers. Richard Brigliadoro, Esq., confirmed the Board had jurisdiction.

William T. Haggerty, Esq., appeared on behalf of the Applicant. Mr. Robert Caruso was sworn. Mr. Haggerty described the site's existing conditions and noted the parcel is split-zoned with the front portion of the property located in the Residential Commercial Zone [RC] and the rear portion located in the Minimum Impact Development Zone [MIDD V.] He distributed Exhibit A-1, a document titled *Current Use Chart for Lots Near Lot 25 Block 75*, and described the neighborhood surrounding the subject property. Mr. Caruso advised that he currently farms on a portion of the parcel.

Mr. Haggerty stated the applicant proposes a two-story mixed use building that would house a beauty salon on the ground floor and an apartment upstairs. He explained that the proposed beauty salon use is similar to what is permitted in the zone noting the RC Zone permits beauty salons and beauty salons accessory to a detached single-family dwelling. He noted the site is suitable for the use, is in harmony with the neighborhood, is well buffered, and features good sight distance for safe access. He explained that the use variance is technical in nature; and he confirmed that the granting of the variance would not impair the intent of the ordinance, negatively impact the zone plan, or hurt the public good.

The Board reviewed Mr. Vreeland's report dated October 14, 2014 and a report of the Hardyston Township Fire Department dated 10/3/2014 with the applicant. Following discussion of each of the points noted in both reports, the applicant agreed to comply with all recommendations listed.

Chairman Murphy opened the meeting to the public. No members of the public addressed the Board on the matter. The meeting was closed to the public.

Having no further points of review, a motion to approve the application subject to the recommendations noted in the report of the Hardyston Township Fire Department and the report of Board Engineer Vreeland was made by Ellis Marples and seconded by Candace Leatham.

Roll Call: William Walsh – yes; Gerald Laughlin – yes; Candace Leatham – yes; Ellis Marples – yes; John Bazelewich – 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:** Chairman Murphy confirmed the 12/4/14 meeting date.

Chairman Murphy presented Mr. Marples with a Rutgers University certificate acknowledging his completion of mandatory land use training.

**BILLS:** Board members reviewed the bills. A motion to recommend the Township Council's payment of the bills was made by Gerald Laughlin and seconded by John Bazelewich. There was no discussion. Roll Call: William Walsh – yes; Gerald Laughlin – yes; Candace Leatham – yes; Ellis Marples – yes; John Bazelewich – 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. All were in favor. The meeting adjourned at 7:55 p.m.

Minutes respectfully submitted by:

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