

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING HELD  
DECEMBER 1, 2016**

**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  
Gerald Laughlin – Absent  
Candace Leatham – Present  
James Homa – Present  
Ellis Marples – Present  
Jane L. Caiazzo – Present  
John Bazelewich (Alt. 1) – Present  
Robert T. Cook (Alt. 3) – Absent  
Mary Ann Murphy – Present

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

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Zoning Board of Adjustment Special Meeting Held October 6, 2016:* A motion to adopt was made by William Walsh and seconded by Ellis Marples. There was no discussion. Roll Call: William Walsh – yes; James Homa – 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-11-14-1, Edgewater Professional Associates, LLC, Extension – Final Site Plan Phase II, Block 67.16 Lot 2.02: Cara Parmigiani, Esq., appeared on behalf of the Applicant and provided a background summary of the matter. Anthony G. Gallerano, P.E., P.P., was sworn and accepted as an expert witness. Richard Briigliodoro, Esq., advised the Board the Applicant received final site plan approval in 2014. He explained the Applicant is entitled to three one-year extensions and this would be the first if granted.

Anthony Gallerano provided a status update. He stated the NJDEP rules have changed and are now favorable for the issuance of a needed NJDEP Flood Hazard Area Permit approval. He stated there is a clear path to get the permit, and he confirmed that a DEP preapplication meeting has been requested. Mr. Gallerano stated he anticipates this meeting will probably be held in March or April. Mr. Vreeland noted the Applicant would need an NJDOT approval if required, bonding for the temporary driveway, and he suggested the Board carry all prior conditions of the approval. Mr. Gallerano acknowledged that the existing dumpster location would be moved when the next building is constructed.

The matter was opened to the public. No members of the public addressed the Board.

A motion to approve the extension request for a period of one year, effective 2/5/17 through 2/5/18, conditioned upon the receipt of the NJDEP Flood Hazard Area Permit, NJDOT Permit if needed, and satisfaction of prior conditions was made by William Walsh and seconded by James Homa. Roll Call: William Walsh – yes; Candace Leatham – yes; James Homa – yes; Ellis Marples – yes; Jane Caiazzo – yes; John Bazelewich – yes; Mary Ann Murphy – yes. The motion carried.

**BILLS:** A motion to recommend payment of the bills on the *December 1, 2016 Bill Report* was made by William Walsh and seconded by James Homa. There was no discussion. Roll Call: William Walsh – yes; Candace Leatham – yes; James Homa – yes; Ellis Marples – yes; Jane Caiazzo – yes; John Bazelewich – yes; Mary Ann Murphy – yes. The motion carried.

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

**DISCUSSION:** There was no discussion.

**ADJOURNMENT:** A motion to adjourn was made by William Walsh. All were in favor. The motion carried. The meeting concluded at 7:45 p.m.

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