

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT
ADVISORY COMMISSION SPECIAL MEETING HELD SEPTEMBER 20, 2010**

CALL THE MEETING TO ORDER: Chairman Carl Miller called the meeting to order at 7:30 p.m.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 has been made to the New Jersey Herald and is posted on the Bulletin Board at the Hardyston Township Municipal Building.

ROLL CALL:

Stanley Kula – Excused
Terry Johnson – Present
Ken Kievit – Present
Carl Miller – Present

OTHERS PRESENT: Marianne Smith, Township Manager; Robert P. Guerin, P.E., P.P.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Economic Development Advisory Commission Held August 9, 2010* was made by Ken Kievit and seconded by Terry Johnson. Roll Call: Ken Kievit – yes; Terry Johnson – yes; Carl Miller – yes. The motion carried.

OLD BUSINESS: There was no old business scheduled for review.

NEW BUSINESS: Wheatsworth Road Development Review – Participants discussed conceptual development designs with parties interested in developing industrial lots along Wheatsworth Road. Robert P. Guerin, P.E., P.P., provided an overview of the adjacent property owner's plan to create a connecting road from Wheatsworth Road to Park Drive, which is located in the North Church Industrial Park. He stated the conceptual road plan, endorsed by the Planning Board and Township Council, was incorporated into the restoration plan of the soil removal permit granted by the Council. Mr. Guerin suggested that development plans for the subject properties incorporate an access easement at the rear of the lots to allow for the future development of the Wheatsworth Road - Park Drive through road. Participants discussed the importance of minimizing impacts to Wheatsworth Road and neighbors. They also discussed common parking between lots, using two driveways with one serving as a primary access to the through road, and the placement of buildings to the front of the lot to allow loading areas and more room at the rear of the property.

Chairman Miller discussed the Township's progress regarding improvements to the Wheatsworth Road and Route 94 intersection. Mr. Miller expressed that the township is committed to safety

and is working toward the installation of a right-hand turn lane. Mr. Miller noted that the township is also making efforts to partner with the County on efforts to have the New Jersey Department of Transportation signalize the intersection. He noted that as part of a site plan review, any developer of the property would need to review the prospective impacts of their proposed development.

Township Manager Smith provided participants with tax rate information and affirmed Hardyston's "business friendly" nature.

Chairman Miller thanked all participants for their interest in Hardyston Township.

BILLS: There were no bills scheduled for review.

CORRESPONDENCE: There was no correspondence to review.

DISCUSSION: Please see above.

PUBLIC PARTICIPATION: Chairman Miller opened the meeting to the public for general discussion. No members of the public addressed the Commission. The meeting was closed to the public.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Ken Kievit. All were in favor. The motion carried. The meeting was adjourned at 8:40 p.m.

Minutes respectfully submitted by:

/s/ Anne-Marie Wilhelm

Anne-Marie Wilhelm

Hardyston Township Land Use Administrator