

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JUNE 24, 2010**

CALL THE MEETING TO ORDER: Chairman Kaminski 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 Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Leslie Hamilton – Present
Carl Miller – Present
Robert Neubig – Excused
Robert F. Schultz – Excused
William Hickerson – Present
James Homa – Present
Brian Kaminski – Present
Randy Roof (Alternate No. 1) – Present
William Castiglione (Alternate No. 2) – Excused

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq.; Carrine Piccolo-Kaufner, Assistant Planner; and Anne-Marie Wilhelm, Land Use Administrator

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held May 24, 2010* was made by James Homa and seconded by Leslie Hamilton: Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS:

PB-5-10-1, Greco Landscaping & Lawn Maintenance Service, LLC, Preliminary & Final Site Plan, Block 62 Lot 18.13: A motion to adopt the memorializing resolution was made by Carl Miller and seconded by James Homa. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bill Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

Chairman Kaminski acknowledged receipt of the corrected resolution in the matter of PB-3-10-1, Four Winds Industrial Park, LLC, Amended Preliminary and Final Site Plan, Variances, Block 62 Lot 18.01.

APPLICATIONS:

PB-2-08-1a, St. Jude the Apostle Parish, Extension Request, Preliminary and Final Site Plan, “C” Variance, Block 68, Lot 14: Cynthia M. Collins, Esq., appeared on behalf of the Applicant and requested a two-year extension. She presented that the Applicant was working to finance the project thru pledges that have slowed in the current economy. She stated that George James had been retained to continue with engineering revisions as the prior consultant retired. Board consultants Guerin and Collins stated they had no objections to the granting of a two-year extension.

A motion to grant the two-year extension was made by Leslie Hamilton and seconded by Carl Miller. Roll Call: Bill Hickerson – yes; James Homa – yes; Leslie Hamilton – yes; Carl Miller – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

PB-2-05-3, HFH Development Corporation c/o Signature Properties, LLC, Extension Request, Indian Field Phase 4, Amended Preliminary and Final Subdivision, Amended Preliminary and Final Site Plan, Master Plan Update, Block 67.30 Lot 1

PB-3-05-3, HFH Development Corporation c/o Signature Properties, LLC, Extension Request, Indian Field Phase 5, Preliminary and Final Subdivision, Preliminary and Final Site Plan, Block 67.30 Lot 1.02

PB-2-05-3a/PB-3-05-3a, HFH Development Corporation, Extension Request, Commercial Phasing Plan and Affordable Housing Plan for Phase IV and Phase V of Indian Field.

Extension Request — Resolution Approving a Three-Year Extension of the Statutory Protection Period for HFH Preliminary and Final Site Plan and Preliminary and Final Subdivision and Approving the Amended Master Plan of Indian Fields Phases I Through V [Includes PB-7-95-1a, HFH Development Corporation, Extension of the Statutory Protection Period for the Preliminary Major Subdivision and Site Plan Application, Block 67, Lot 16.01]

Matthew J. Cavaliere, Esq., appeared on behalf of the Applicant. He stated the Applicant would like the opportunity to stay in the ballgame in the current down turn. He acknowledged the loss of sewer allocation as well as the Applicant's tax delinquency stating that both issues are due to the current economic conditions. He stated the extension of the approvals would make the property more attractive to financing agents and/or purchasers.

Board consultants Guerin and Collins had no objections to a two-year extension. Following discussion, Board Attorney Collins recommended that the extension run to 12/31/12 — the end date of the Permit Extension Act. The Board concurred with Mr. Collins.

A motion to extend the above noted HFH approvals to run to 12/31/12 was made by Leslie Hamilton and seconded by Carl Miller. Roll Call: Bill Hickerson – yes; James Homa – yes; Leslie Hamilton – yes; Carl Miller – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

PB-1-09-2, Crystal Springs Construction, LLC, Preliminary Major Subdivision, “C” Variances, Horse Valley, Block 14, Lots 30.01, 30.03, 31, 22.01: Board members reviewed a request to carry to the July 22, 2010 meeting forwarded by the Applicant's attorney. It was noted that the Applicant would notice for the July meeting.

A motion to carry the matter was made by Leslie Hamilton and seconded by James Homa. Roll Call: Bill Hickerson – yes; James Homa – yes; Leslie Hamilton – yes; Carl Miller – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

BILLS: A motion to forward a recommendation to the Township Council for payment of the bills cited below was made by James Homa and seconded by Carl Miller. Roll Call: Bill Hickerson – yes; James Homa – yes; Leslie Hamilton – yes; Carl Miller – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
ESCROW REPORT
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Vogel, Chait, Collins and Schneider

Invoice 56332	MCS-01, Crystal Springs Builders, L.L.C.,	\$ 300.00
Invoice 56129	PB-5-10-1, Greco Landscaping	465.00
Invoice 56128	PB-3-10-1, Four Winds Industrial Park, LLC	495.00
Invoice 56126	PB-2-08-1, St. Jude the Apostle	45.00
Invoice 56125	PB-5-10-2, Mogavero, F.	150.00

Invoice 56124	HFH-01, HFH Development Corporation,	165.00
Invoice 56123	Planning OE	195.00
Invoice 56127	VOIDED	

New Jersey Herald

Invoice 3082896	Legal Notice	18.35
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ADDENDUM

Guerin & Vreeland Engineering, Inc.

Invoice WO524P	PB-3-10-1, Four Winds Industrial Park, LLC,	\$	525.00
Invoice WO665J	PB-5-10-1, Greco Landscaping Lawn Service Maintenance Service, LLC		525.00
Invoice WO825E	Planning OE		840.00
Invoice WO526G	North Church Technical Center		525.00
Invoice WO624X	PB-9-06-2, Crystal Springs Builders, L.L.C., (The Shotmeyer)		945.00

CORRESPONDENCE: Board members received the correspondence listed below. There was no discussion or commentary.

**Hardyston Township Planning Board
Correspondence List June 24, 2010**

1. Clifford B. Lundin, District Manager, Sussex County Soil Conservation District
Re: Expiring Soil Erosion & Sediment Control Plan #HY246 - Applicant: Mogavero
Common Driveway Only, Block 71 Lot 2.01. (June 2, 2010)
2. Clifford B. Lundin, District Manager, Sussex County Soil Conservation District
Re: Expiring Soil Erosion & Sediment Control Plan #HY245 – Applicant: Retreat
House for Cor Jesu Mission Fund, Inc., Block 71 Lot 4.01. (June 2, 2010)
3. Clifford B. Lundin, District Manager, Sussex County Soil Conservation District
Re: Expiring Soil Erosion & Sediment Control Plan #HY240 – Applicant:
Reelcology, Block 62 Lot 22.03. (June 3, 2010)
4. Robert P. Guerin, P.E., Guerin & Vreeland Engineering, Inc.
Re: Amended Site Plan Compliance – Applicant: Four Winds Industrial Park
Block 62 Lot 18.01. (June 8, 2010)
5. Minutes: Hardyston Township Municipal Utilities Authority – May 3, 2010

DISCUSSION: Planner's Report – Carrine Piccolo-Kaufer, Assistant Planner, stated that the Plan Endorsement Advisory Committee had been formed and might meet before the next Planning Board meeting. She stated she was working on the plan's self-assessment report and would provide the Board with additional information at the next meeting.

PUBLIC PARTICIPATION: The meeting was opened to the public. There were no participants. The meeting was closed to the public.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Leslie Hamilton and seconded by Bill Hickerson. All were in favor. The motion carried. The meeting was adjourned at 7:55 p.m.

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