

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD SPECIAL MEETING
HELD DECEMBER 10, 2020**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 p.m., read the Statement of Compliance, and led the flag salute. It was noted that discussion materials and public notice were also published to the Township website.

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.

The following advisement for electronic participants was read. *Please be advised that if you are participating in the meeting via zoom or by telephone you will be given the opportunity to speak during the public portion of the meeting. The Chairman will announce the public portion of the meeting. If you wish to speak you must raise your hand by clicking on the hand icon on the bottom portion of your screen or by dialing *9 on your keypad. Your turn will be announced by your name, email or the last 4 digits of your telephone depending on how you appear in the queue. You will be taken off mute and asked to speak. You must state your name and address for the record.*

ROLL CALL:

Leslie Hamilton (Class III) – Absent
Carl Miller (Class II) – Present
Bob Schultz (Class II) – Present via ZOOM
Jim Homa – Absent
Robert T. Cook – Absent
Bob Neubig (Vice Chairman) – Absent
Bill Hickerson (Chairman) – Present
Sally Goodson (Alternate 1) – Present
Ed Zinck (Alternate 2) – Present

OTHERS PRESENT: Michael G. Vreeland, P.E., P.P., Thomas J. Molica, Esq., Carrine Piccolo-Kaufer, P.P., A.I.C.P.; Leigh Fleming, P.P., A.I.C.P

DISCUSSION: PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 16 LOTS 8.01 AND 3.03, AND BLOCK 14 LOT 24.01 QUALIFY FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT AREA ACCORDING TO THE CRITERIA SET FORTH IN N.J.S.A. 40A:12A-5 - Thomas J. Molica, Esq., confirmed notice was satisfactory and the Board had jurisdiction. Leigh Fleming, P.P., A.I.C.P, was sworn. Referencing a report titled *Route 94 Area In Need Of Redevelopment Investigation Report, Township of Hardyston, Sussex County, New Jersey, November 2, 2020* prepared by Heyer, Gruel & Associates, Ms. Fleming summarized the findings and conclusions of said report and noted the Planning Board was authorized to undertake the study by the Governing Body in Resolution 90-19 adopted on November 20, 2019. She presented her analysis of the study area's existing land uses, physical characteristics, history, and accessibility. She also presented information from a report titled *Report Preliminary Subsurface Investigation-Proposed Village Center Development Hardyston Township, Sussex County, New Jersey*, prepared by Melick-Tully and Associates, P.C. dated September 7, 2005.

Additionally, Ms. Fleming explained the evidence needed to support a determination of an area as an area in need of redevelopment. Mr. Molica identified N.J.S.A. 40A:12A-5(c) as the applicable statute. Ms. Fleming concluded that Block 14, Lot 24.01 and Block 16, Lot 8.01 met the criteria for the designation. She noted the properties have been undeveloped for a period of at least ten years, there are environmental constraints, steep slopes, and wetland areas limiting development potential, the presence of fill and subsurface boulders on Block 14, Lot 24.01, and significant depths of fill on Block 16, Lot 8.01. Ms. Fleming opined it is unlikely the properties would be developed utilizing private capital due to the conditions associated with their soil and topography.

With reference to Block 16 Lot 3.03, Ms. Fleming stated that the property is a corner lot with frontage along the south side of Route 94 and frontage along Van Decker Road. She stated the property is undeveloped and has remained so for at least ten years satisfying the first prong of criterion “c.”

Ms. Fleming explained that the second prong of criterion “c” states, “by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed.” She noted the parcel is relatively flat and does appear to have any environmental constraints that would hinder development. She concluded the parcel did not satisfy the second prong of criterion “c” and did not meet any other criterion for a designation as an area in need of redevelopment.

Board members had no questions and complimented Ms. Fleming’s report.

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

A motion to confirm the findings of Ms. Fleming’s report and recommend the designation of Block 14 Lot 24.01 and Block 16 Lot 8.01 as areas in need of redevelopment was made by Sally Goodson and seconded by Carl Miller. Roll Call: Carl Miller – yes, Bob Schultz – yes, Bill Hickerson – yes, Sally Goodson – yes, Ed Zinck – yes. The motion carried.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Carl Miller and seconded by Bob Schultz. All were in favor. The meeting concluded at 7:35 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator