

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD  
FEBRUARY 25, 2021**

**CALL THE MEETING TO ORDER:** Chairman Hickerson called the meeting to order at 7:00 p.m., read the *Statement of Compliance and Advisement to Electronic Participants* noted below, and led the flag salute.

**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.

**ADVISEMENT TO ELECTRONIC PARTICIPANTS:** 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:**

Carl Miller (Class III) – Present  
Bob Schultz (Class II) – Absent  
Brian Kaminski (Class I) – Present  
Jim Homa (Class IV) – Absent  
Robert T. Cook (Class IV) – Present  
Sally Goodson (Class IV) – Present  
Ed Zinck (Class IV) – Present  
Bill Hickerson, Chairman (Class IV) – Present  
Tony Alfano, Alternate 1 – Present  
Jay Spector, Alternate 2 – Present

**BOARD CONSULTANTS PRESENT:** Thomas J. Molica, Esq., Michael G. Vreeland, P.E., P.P., and Carrine Piccolo-Kaufer, P.P., A.I.C.P.

**APPROVAL OF MINUTES:** A motion to approve the *Minutes of the Hardyston Township Planning Board Reorganization Meeting Held January 28, 2021* was made by Carl Miller and seconded by Brian Kaminski. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Sally Goodson – yes, Ed Zinck – yes, Bill Hickerson – yes. The motion carried.

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held January 28, 2021* was made by Carl Miller and seconded by Sally Goodson. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Sally Goodson – yes, Ed Zinck – yes, Bill Hickerson – yes. The motion carried.

**RESOLUTIONS: CAPITAL IMPROVEMENT REVIEW:** Hardyston Township Department of Public Works Annex - Salt Shed, Block 62 Lot 1. A motion to adopt the resolution as presented was made by Carl Miller and seconded by Robert T. Cook. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Bill Hickerson – yes, Sally Goodson – yes, Robert T. Cook – yes, Ed Zinck – yes. The motion carried.

**ORDINANCE REFERRAL:** Ordinance No.2021-01, AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY AMENDING AND MODIFYING CHAPTE 185 “ZONING,” ARTICLE I “TITLE, PURPOSE, DEFINITIONS,” SECTION 4 “DEFINITIONS,” AND ARTICLE XXV “STORMWATER MANAGEMENT,” OF THE TOWNSHIP OF HARDYSTON, pursuant to N.J.S. 40:55D-26a. A motion to adopt the resolution as presented was

made by Carl Miller and seconded by Brian Kaminski. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Bill Hickerson – yes, Robert T. Cook – yes, Sally Goodson – yes, Ed Zinck – yes. The motion carried.

**HEARINGS:** — PB-12-19-2, Minerals Resort and Spa, SPE LLC, Preliminary and Final Subdivision, Preliminary and Final Site Plan, *Boomerang Parking Lot*, Block 16 Lot 1.09, Block 16.32 Lot 1, Block 16.32 Lot 1.17, Block 16.32 Lot 1.18 [Previously filed by Grand Cascades Lodge at Crystal Springs, LLC] Bernd E. Hefele, Esq., appeared on behalf of the Applicant. He confirmed he had no issue with Board members that lived in Crystal Springs hearing the matter. Mr. Molica stated the Board members in question had not received notice. He reviewed notice, confirmed the notice was acceptable in form and content, and stated the Board had jurisdiction to hear the matter. Board members reviewed the matter for completeness. Mr. Vreeland stated he had no objections to completeness waivers requested for the following checklist items: Preliminary Site Plan – Items 10 and 34; Final Site Plan – Items 1, 12, 14, 17, 20, 22, 23, 24, and 25; Preliminary Subdivision – Items 21, 29, and 34; Final Subdivision- Items 3, 6, 9, 13, 14, 16, 17, 18, 19, and 21. It was noted that the General Development Plan would be revised to state GDP #2. A motion to grant the waiver requests and deem the application complete was made by Carl Miller and seconded by Brian Kaminski. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Robert T. Cook – yes, Sally Goodson – yes, Ed Zinck – yes, Tony Alfano – yes, Jay Spector – yes, Bill Hickerson – yes. The motion carried.

Thomas F. Graham, P.E., was sworn, qualified, and accepted as an expert witness. Mr. Hefele provided an overview of the application noting it entailed the addition of Lots 1.17 and 1.18, created by the *Cloverdale East* subdivision, to the Boomerang Parking Garage/Grand Cascades property on Lot 1.09. He explained the developer's intent stating the lots would be merged with Cascades Lot 1.09 to increase the number of parking spaces by 60. He stated the project would increase the Boomerang parking space count to 133. He stated the Boomerang parking facility would continue to be used primarily for employee parking. Mr. Graham added that ADA spaces are not included in the additional parking area design. He explained the project is intended to supplement the overall scheme and there are ADA spaces throughout the resort where there are 683 parking spaces available. He stated 491 parking spaces are required by ordinance.

Mr. Graham reviewed Mr. Vreeland's report dated December 2, 2020. He presented the existing conditions and discussed the site's layout. He noted the proposed development would tie into the existing drainage system without an impact on the existing Shotmeyer stormwater management system, which includes four detention basins. Mr. Vreeland confirmed that based on the time of filing of the application, the new stormwater regulations do not apply to the matter.

Michael G. Vreeland, P.E., P.P., expressed concerned about pedestrian safety and the Wild Turkey Way crossing utilized to access the Grand Cascades Lodge. Mr. Graham identified the existing and proposed sidewalk areas. The applicant agreed to install a wood beam barrier along areas adjacent to the subject property and Wild Turkey Way. The Applicant agreed to meet with Mr. Vreeland in the field to review the matter.

Lighting and site buffering was discussed. The applicant agreed to utilize sectional lighting timers subject to Mr. Vreeland's approval and install evergreen trees on the residential side of the parking area in an effort to minimize any visual impacts. Mr. Graham explained that a perimeter hedgerow would also be utilized to fill in the lower areas of the buffer to block headlights. The applicant agreed to provide revised lighting and landscaping plans.

A concern about potential impact on the 9<sup>th</sup> hole of the golf course was raised. Mr. Graham stated the site is 30ft. higher than the playing hole and 120ft. - 150 ft. left of the edge of the hole.

Mr. Kaminski expressed a concern regarding notice of the development to owners of lots in the vicinity of LAM Drive and requested the applicant to advise those owners of the development. Mr. Hefele noted the applicant could not accept the condition, as he was not representing Ryan Homes. He opined potential homebuyers are informed of what is occurring at Crystal Springs. Mr. Graham added the gravel parking lot area has already been in use for construction vehicles. Mr. Hefele agreed to forward a letter to Ryan Homes to tell them of the approval.

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

A motion to approve the application subject to the special conditions listed below was made by Carl Miller and seconded by Sally Goodson. There was no discussion. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Robert T. Cook – yes, Sally Goodson – yes, Ed Zinck – yes, Tony Alfano – yes, Jay Spector – yes, Bill Hickerson – yes. The motion carried. Special Conditions: Merge lots 1.17 and 1.18 with 1.09 and provide a merger deed for review; comply with Mr. Vreeland's report; review compliance with ADA requirements; participate in field meeting to address sidewalk adequacy to ensure safety; generally restrict parking area for employees only; advise LAM Development and Ryan Homes of the approval; meet with the Township Engineer to review lighting, sight distance, and landscaping.

**BILLS:** A motion to pay the bills listed on the *February 25, 2021 Bill Report* was made by Carl Miller and seconded by Robert T. Cook. There was no discussion. All were in favor. The motion carried.

**OPEN TO THE PUBLIC:** No members of the public addressed the Board. The meeting was closed to the public.

**CORRESPONDENCE:** A copy of the Zoning Board's Annual Report decided and adopted on February 23, 2021, was provided to the Board pursuant to N.J.S. 40:55D-70.1.

**DISCUSSION:** There was no discussion.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Carl Miller. All were in favor. The meeting concluded at 7:45 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm  
Land Use Administrator