

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD FEBRUARY 13, 2023**

CALL THE MEETING TO ORDER: Acting Chairman Homa called the meeting to order at 7:00 p.m., read the *Statement of Compliance* inserted 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.

ROLL CALL:

Brian Kaminski – Absent
Carl Miller – Present
Jim Homa – Present
Sally Goodson – Present
Tony Alfano – Absent
Doug Grayson – Absent

Scott Lobban – Present
William Hickerson – Absent
Vally Cicerale – Present
Ed Zinck – Absent
James Caiazzo – Present

APPROVAL OF MINUTES: There were no reviews scheduled.

RESOLUTION: *Township of Hardyston Joint Land Use Board Report on Variance Applications by the Township of Hardyston Zoning Board of Adjustment during the Calendar Year 2022 and Amendment Recommendations:* Carl Miller explained the purpose of the Annual Report and noted the Township Council would review the resolution and its recommendations. A motion to adopt the resolution was made by James Caiazzo and seconded by Vally Cicerale. There was no discussion. Roll Call: James Caiazzo – yes, Vally Cicerale – yes, Jim Homa – yes. The motion carried.

HEARINGS: There were no matters scheduled.

BILLS: Jim Homa reviewed the bills and recommended an approval to pay them. A motion to pay the bills was made by Carl Miller and seconded by Jim Homa. Roll Call: Jim Homa – yes, Sally Goodson – yes, Scott Lobban – yes, Vally Cicerale – yes, James Caiazzo – yes. The motion carried.

PUBLIC COMMENT: No members of the public attended the meeting.

NEW BUSINESS: Bylaws Review – Board members reviewed the second draft. Mr. Caizzo opined the Board should use standard English as opposed to gender neutral language. He stated there is no code or law requiring gender neutral document conformance. Mr. Briigliodoro affirmed. Mr. Caizzo stated the Board is not in the business of social engineering nor is it a political entity; and the use of gender neutral language could be perceived as the Board having a political agenda. Mr. Caizzo stated the language standard should be in-line with the rest of the Township's documents. Board members Miller, Homa, and Cicerale agreed. Mr. Caizzo agreed to provide the secretary with additional suggested edits.

Mr. Briigliodoro reviewed his suggestions regarding language defining conflict of interest. The subject of what constitutes a conflict was discussed with the Board. Mr. Briigliodoro agreed to provide additional language for inclusion in the bylaws regarding the conflict determination process as well as a directive relevant to Board procedure once a conflict is identified.

DISCUSSION: Mr. Briigliodoro provided an overview on “C” and “D” variances and informed the Board about a new law concerning special events held on farms. Mr. Vreeland conducted a training on FAR and conditional use variances.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Jim Homa and seconded by James Caiazzo. All were in favor. The meeting concluded at 8:40 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator