

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD AUGUST 14, 2023**

CALL THE MEETING TO ORDER: Chairman Hickerson 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 – Present
Carl Miller – Present
Jim Homa – Present
Sally Goodson – Present
Tony Alfano – Present
Carl Paladino – Absent

Scott Lobban – Present
William Hickerson – Present
Vally Cicerale – Present
Ed Zinck – Present
James Caiazzo – Present
Savas Savidis – Present @ 7:05 p.m.

APPROVAL OF MINUTES: There were no minutes scheduled.

RESOLUTION: There were no resolutions scheduled.

HEARINGS: LB-1-23-1, Crystal Springs Site Development Corp., Extension of GDP – Village Center. Block 16 Lots 3.03, 3.05, 3.06, 3.07, 8.01, 8.02, 8.03; Block 14 Lots 22.01 and 24.01. Board members reviewed the Applicant’s request to carry the matter. A motion to grant the request was made by Sally Goodson and seconded by Vally Cicerale. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. The matter was carried to the September 11, 2023 meeting.

LB-1-23-2, WT SPE, LLC, Minor Subdivision, “D” Variance. Block 16 Lot 1. Board members reviewed the Applicant’s request to carry the matter to September 11, 2023. A motion to grant the request was made by Tony Alfano and seconded by Vally Cicerale. Roll Call: Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. The application was carried to the September 11, 2023 meeting with notice required.

LB-6-23-1, Aandrei J. Investors, LLC, Amended Preliminary and Final Subdivision, Block 68 Lots 16.09, 16.10, 16.11, and 16.12: Roger Thomas, Esq., appeared on behalf of the Applicant and provided an overview of the matter. He stated the Applicant’s engineer was not present. He stated the Applicant agreed to all the comments in Mr. Knutelsky’s report and would like to proceed without their engineer present.

Board members reviewed completeness and a memorandum from Thomas G. Knutelsky, P.E., P.P. dated August 11, 2023. Mr. Knutelsky recommended the Board grant the waivers for completeness as indicated in his memorandum. Secretary Wilhelm and Richard Briigliadoro, Esq., advised that administrative and notice requirements were satisfied.

A motion to deem the matter complete with waivers granted as noted in the August 11, 2023 memorandum prepared by Thomas G. Knutelsky was made by Carl Miller and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, , James Caiazzo – yes. The motion carried.

Following discussion, the matter was carried to the August 22, 2023 meeting without further notice required. The motion to carry the matter to August 22, 2023 at 7:00 p.m. with the requirement that the Applicant appear with Engineer Michael Kolody was made by Tony Alfano

and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – abstain, Jim Homa – yes, Sally Goodson – yes, Bill Hickerson – yes, Vally Cicerale - abstain, Ed Zinck – abstain, James Caiazzo – yes, Tony Alfano – yes. The motion carried.

PUBLIC COMMENT: The meeting was opened to the public. Mr. John Burger asked about notice. Mr. Briigliodoro stated any discussion about a specific matter was prohibited. He explained MLUL requirements for public notice.

Mr. Lawrence McAllister thanked the Board members for attending the meeting.

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

BILLS: A motion to pay the bills on the August 2023 bill list was made by Jim Homa and seconded by Brian Kaminski. All were in favor. The motion carried.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Brian Kaminski. All were in favor. The meeting concluded at 8:00 p.m.

Respectfully submitted by,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator