

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD SEPTEMBER 11, 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 – Present
Carl Miller – Present
Jim Homa – Present
Sally Goodson – Present
Tony Alfano – Present
Carl Paladino – Present

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

APPROVAL OF MINUTES: A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held July 10, 2023* was made by Carl Miller and seconded by Sally Goodson. There was no discussion. Roll Call: Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Carl Paladino – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, James Caiazzo – yes. The motion carried.

RESOLUTIONS: A motion to adopt a resolution in the matter of LB-4-23-1, Brown, Juliette and Jim, “c” Variances, Block 84 Lot 39 was made by Carl Miller and seconded by Tony Alfano. There was no discussion. Roll Call: Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, James Caiazzo – yes. The motion carried.

A motion to adopt a resolution in the matter of LB-6-23-1, Casterlin II, Reginald D. Appeal. Block 74 Lots 9 & 10 was made by Sally Goodson and seconded by Carl Miller. There was no discussion. Roll Call: Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Bill Hickerson – yes, Carl Paladino – yes. The motion carried.

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 Bernd E. Hefele, Esq., appeared on behalf of the Applicant. Mr. Hefele provided an overview of the matter stating the original GDP for the Village Center was approved in 2007 for a period of 15 years. He explained the Applicant is presently working with the Township on creating a redevelopment plan for the area and an extension, with some modification to the original plan, is needed. Mr. Vreeland opined that an approval should be on the original approved plans as the application is for an extension. Mr. Brigliadoro explained that the statute allows for a twenty-year approval and the extension period would be from 11/29/22-11/29/27. Following discussion, it was agreed that any extension would be granted for the original approved plans, terms and conditions, and affordable housing requirements. The meeting was opened to the public, and no members of the public addressed the Board.

A motion to grant the extension for a period of five years commencing 11/29/2022 through 11/29/2027 subject to the conditions approved was made by Carl Miller and seconded by Brian Kaminski. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes – yes, James Caiazzo – yes. The motion carried.

LB-1-23-2, WT SPE, LLC, Minor Subdivision, “D” Variance. Block 16 Lot 1. Board members Kaminski and Miller recused. Bernd E. Hefele, Esq., appeared on behalf of the Applicant. He stated he received additional input from the Green’s HOA and requested the

Board carry the matter to allow the Applicant time to prepare a response. Jennifer Alexander, Esq., appeared on behalf of the Greens HOA and confirmed she would represent the HOA at the hearing.

Board members reviewed completeness items. Mr. Vreeland presented he had no objections to the waiver requests for completeness purposes as outlined in his August 29, 2023 report. A motion to deem the application complete was made by Jim Homa and seconded by Vally Cicerale. Roll Call: Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes, Carl Paladino – yes. The motion carried.

The matter was carried to the meeting of November 13, 2023 with further notice required.

LB-7-23-1, Beaver Run Estates HG 1, Preliminary and Final Subdivision, “c” Variances, Block 67 Lot 21. Bernd E. Hefele, Esq., appeared on behalf of the Applicant. Mr. Hefele provided an overview of the matter. Board members reviewed completeness, and Mr. Vreeland presented no objection to the Applicant’s waiver requests as noted in his report dated August 29, 2023.

A motion to deem the application complete was made by Carl Miller and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes – yes, James Caiazzo – yes. The motion carried.

The matter was carried to the October 24, 2023 hearing with notice required.

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

BILLS: No bills were reviewed.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Jim Homa and seconded by Tony Alfano. All were in favor. The meeting concluded at 7:40 p.m.

Respectfully submitted by,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator