

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING  
HELD SEPTEMBER 26, 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 – Absent  
William Hickerson – Absent  
Vally Cicerale – Present  
Ed Zinck – Absent  
James Caiazzo – Present  
Savas Savidis – Present

**APPROVAL OF MINUTES:** A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held August 14, 2023* was made by Sally Goodson and seconded by Tony Alfano. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Vally Cicerale – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held August 22, 2023* was made by Tony Alfano and seconded by Sally Goodson. There was no discussion. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Carl Paladino – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

**RESOLUTIONS: LB-6-23-1, Aandrei J. Investors, LLC, Amended Preliminary and Final Subdivision, Block 68 Lots 16.09, 16.10, 16.11, 16.12.** A motion to adopt the memorializing resolution was made by Sally Goodson and seconded by Tony Alfano. There was no discussion. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, James Caiazzo – yes, Carl Paladino – yes. The motion carried.

**ORDINANCE REFERRAL:** ORDINANCE 2023-13, AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 185, ZONING OF THE REVISED GENERAL ORDINANCES TO ADDRESS MISCELLANEOUS CORRECTIONS AND CLARIFICATIONS AND TO AMEND THE STANDARDS FOR ACCESSORY USES IN RESIDENTIAL ZONES BASED UPON A COMPREHENSIVE REVIEW OF THE TOWNSHIP’S LAND USE CHAPTERS. Board members reviewed the proposed ordinance. Michael G. Vreeland, P.E., P.P., was sworn in as the Township Engineer and Planner. He stated he worked with Carrine Piccolo-Kaufer, P.P., A.I.C.P., on definitions between an accessory use and accessory structure that were not clearly defined. He noted the intent is to separate the definitions in the Ordinance to eliminate ambiguity. Mr. Vreeland reviewed additional definitions in the Ordinance that were confusing. He stated the proposed ordinance is an effort to clean up the verbiage. Mr. Vreeland further explained a proposed change to allow farms to have a barn in the front yard; and a change to the review and number of permitted accessory structures.

Following discussion, a motion to determine the proposed ordinance to be consistent with the Master Plan and recommend the Town Council’s adoption of same was made by Brian Kaminski and seconded by Sally Goodson. All were in favor. The motion carried.

**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:** A motion to pay the bills was made by Jim Homa. All were in favor. The motion carried.

**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