

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING  
HELD NOVEMBER 13, 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 – Present

Scott Lobban – Absent  
William Hickerson – Present  
Vally Cicerale – Absent  
Ed Zinck – Present  
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 October 24, 2023* was made by Carl Miller and seconded by Sally Goodson. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

The *Minutes of the Hardyston Township Joint Land Use Board Executive Session Held October 24, 2023* were carried.

**RESOLUTIONS:** There were no resolutions scheduled.

**HEARING: LB-1-23-2, WT SPE, LLC, Minor Subdivision, “D” Variance, Block 16 Lot 1.** Board members Kaminski, Miller, and Savidis recused. Bernd E. Hefele, Esq., appeared on behalf of the Applicant. Exhibit A-1, an aerial photo dated 9/8/23 prepared by John Donahue, P.P, was submitted. Mr. Hefele stated the photo shows the existing conditions of the subject 5.9-acre property located at the end of Country Lane. He explained the proposed subdivision would create two lots for golf villas and a remainder for the Clubhouse. Mr. Hefele noted the golf villas are a permitted use in the CR Zone and the lots can be developed without variances. He stated it is a safe type of home to have in this area.

With reference to the “D” Variance, Mr. Hefele explained that the lot lines in the area were originally drawn for financial purposes. He stated the lot lines cause the conditions that trigger a floor-area ratio variance. He opined that one could look at the entire Crystal Springs project that has 582 acres of open space including the golf courses and noted that the request for the variance affects .018 of the area. He stated it is not a big floor-area ratio variance case.

Andrew Mulvihill, owner, was sworn. He stated the development is not private or exclusively residential. He presented Crystal Springs as a mixed-use resort that generally gets it right. With regard to the proposed golf villas, Mr. Mulvihill stated he believes they will be no problem as the resort controls who rents the space and the number of people going in. He stated the resort has security and would have the renters’ credit cards on file. He also noted that the resort has golf villas and there are no issues. He stated the alternative is a single-family home that you cannot vacate by throwing them out. Mr. Mulvihill added that the golf villas are not rented at a lower price point and the resort employs professional operators. He noted the resorts experience has been that the villas are only booked 1/3 of the time. He stated golf villas are not Air B & B units and many of the occupants spend a lot of time enjoying the resorts amenities. With regard to parking, Mr. Mulvihill stated the plan is for the occupants to check into the hotel, park at the hotel, and take a golf cart to the villa. Parking logistics was discussed. It was noted parking would not be permitted in the cul-de-sac. Mr. Graham noted parking along Country Lane was permitted during the day. He also confirmed that construction personnel would access the lots via Country Lane.

Rob Younes, CEO, was sworn. He stated he has worked at the property for more than 16 years and considers Crystal Springs as family and is proud of the resorts four-diamond status. He provided an overview of the organizational structure.

Bill Polchinski, General Manager, was sworn. He stated he has worked at the hotel for nine years and is responsible for everything on the property except the golf courses. He introduced several department heads. Mr. Polchinski stated the golf villa is just like any other room in the hotel.

Thomas F. Graham, P.E., was sworn, qualified, and accepted as an expert witness. He provided an overview of the application and the zoning requirements. He explained that floor area ratios are meant to control over building by considering height, volume, and density. He stated the proposal would raise the FAR from 1.764 to 1.928. He noted the proposed building is supported by the overall development that contains 582 acres. Mr. Graham explained that all building is concentrated in a smaller space and the overall density is less than .03 where .5 is allowed. Mr. Graham submitted Exhibit A-2, plan sheet 1 of 3 modified to show the lot width and depth dimensions. He noted there would be no access to the property from the cul-de-sac. He reviewed the zoning requirements. Further, Mr. Graham exhibits Exhibit A-3, a mark-up of the plan to show lot line setbacks and the golf villas. He noted the proposed lots would accommodate three housing types without variances.

With regard to parking, Mr. Graham noted the parking area for the clubhouse and hotel was overbuilt by 71 spaces, and this parking area would be used by golf villa patrons. It was noted that parking is permitted on Country Lane during the day and construction access would be through Country Lane. Mr. Graham reviewed Mr. Vreeland's report. He stated the villas would have typical lighting and the architecture would fit into the neighborhood scheme. He confirmed that the Applicant is not looking to eliminate the golf cart path and the Applicant would work to satisfy the Fire Department. Mr. Hefe confirmed that the Applicant had not reviewed the original approval for Country Lane.

Chairman Hickerson opened the meeting to the public. Jennifer Alexander, Esq., attorney for the Greens HOA, addressed the Board. She stated the application would have an adverse impact on the neighborhood. She stated the neighborhoods are separated from the commercial section of the resort with identification signs. Ms. Alexander noted the proposed villas would be right next to single-family homes. She noted that regardless of the amount of security and control, incidents would be addressed after the fact. She stated there is nothing to prevent problems in the first place.

The meeting was opened to the public. Mr. Thomas Urenovich was sworn. He asked questions about the proposed structures and commented about the closeness of the homes to his neighbors. He stated he objected to a hotel room 12 ft. off of his friend's home. He stated you should not put a golf villa right next to million dollar homes. Mr. Graham stated the villas would be built in accordance with the ordinance. He confirmed a villa would be 12' away from the neighbor's home.

Mr. Anthony Dasaro was sworn. He asked why single-family homes could not be built and about the use of Country Lane. He stated no one wants the villas at the end of a beautiful residential cul-de-sac. He noted transient people would be driving up and down the road to check the villas out. Mr. Hefe stated public use of the road is allowed pursuant to the Master Deed. Mr. Mulvilhill stated he does not believe he is inconveniencing the neighbors. He stated there is a big demand for the villas and he does not believe they will be harmful. He says he does not have to guess as he has experience with golf villas.

The meeting was closed to the public and continued to December 11, 2023 at 7:00 p.m.

**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 on the 11/13/23 Bill List was made by Jim Homa and seconded by Sally Goodson. All were in favor. The motion carried.

**DISCUSSION:** Chairman Hickerson reviewed procedures with the Board regarding press releases and case discussions.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Tony Alfano and seconded by Jim Homa. The meeting concluded at 9:40 p.m.

Respectfully submitted by,

*Anne-Marie Wilhelm*

Anne-Marie Wilhelm  
Land Use Administrator