

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING  
HELD FEBRUARY 12, 2024**

**CALL THE MEETING TO ORDER:** Chairman Hickerson called the meeting to order at 7:15 p.m., and read the *Statement of Compliance* inserted below

**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 – Present  
Carl Paladino – Present

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

**OTHERS PRESENT:** Michael G. Vreeland, P.E., P.P., and Richard L. Schneider, Esq.

**APPROVAL OF MINUTES:** A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held December 11, 2023* was made by Jim Homa and seconded by Tony Alfano. 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, Ed Zinck – yes – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

**RESOLUTION:** Board members reviewed the *2023 Annual Report* and discussed the recommendations made. Board members were in agreement with the recommendations made for changes to the Administrative Checklist and ordinance review/revision of the definition of institutional use. A motion to adopt the resolution was made by Carl Miller and seconded by Tony Alfano. 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, Ed Zinck – yes – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

**COMPLETENESS REVIEWS:**

**LB-12-23-1, JCB Development, LLC, Preliminary and Final Site Plan,**

**“c” Variances, Block 62 Lot 18.05** – Board members reviewed administrative and engineering completeness reports. A motion to deem the matter incomplete and deny waiver requests for Technical Checklist Items 17 and 34 was made by Carl Miller and seconded by Vally Cicerale. All were in favor. The motion carried.

Specifically, the Board found the submission administratively deficient for failing to address Administrative Checklist Items 1, 4, 5, 6, 7, 8, and 9. Additionally, an Affordable Housing Compliance Plan was not provided and fire suppression requirements were not addressed.

With regard to the denial of waivers for Technical Checklist items, the Board agreed that a Stormwater Management Maintenance Plan and EIS would be required. Michael G. Vreeland, P.E., P.P., noted that a full EIS would not be necessary and the Environmental Performance Standards noted in the Code would suffice. The Board agreed.

**LB-12-23-2, JCB Development, LLC, Preliminary and Final Site Plan**

**“c” Variances, Block 62 Lot 18.07:** Board members reviewed administrative and engineering completeness reports. A motion to deem the matter incomplete and deny waiver requests for Technical Checklist Items 17 and 34 was made by Carl Miller and seconded by Tony Alfano. All were in favor. The motion carried.

Specifically, the Board found the submission administratively deficient for failing to address

Administrative Checklist Items 1, 4, 6, 7, and 9. Additionally, an Affordable Housing Compliance Plan was not provided and fire suppression requirements were not addressed.

With regard to the denial of waivers for Technical Checklist Items, the Board agreed that a Stormwater Management Maintenance Plan and EIS would be required. Michael G. Vreeland, P.E., P.P., noted that a full EIS would not be necessary and the Environmental Performance Standards noted in the Code would suffice. The Board agreed.

**HEARINGS: LB-1-23-2, WT SPE, LLC, Minor Subdivision, “D” Variance.**

**Block 16 Lot 1.** The matter was continued with notice required. Additionally, the Board required the filing of an updated application with a description of the proposal and any revised plans in advance of the next scheduled hearing of the matter. The Board also requested a continuance consent through April 2024.

**LB-7-23-1, Beaver Run Estates HG 1, Preliminary and Final Subdivision, “c” Variances,**

**Block 67 Lot 21:** The Board received a revised application package, which was administratively incomplete. The Board reviewed the submission and requested a referral to the planner. A motion to deem the matter incomplete and refer it to the planner was made by Sally Goodson and seconded by Tony Alfano. All were in favor. The motion carried.

**LB-6-23-2, SMS Hamburg LLC, “D” Variance, Preliminary and Final Site Plan,**

**Block 14 Lot 21.02:** The Board reviewed a request to carry. The matter was continued with notice required.

**LB-7-23-1, Amato, J. “c” Variances. Block 16.04 Lot 16:** William T. Haggerty, Esq., appeared on behalf of the Applicant. Michael G. Vreeland, P.E., P.P., Kevin Siberer, and Pete Montanaro were sworn. Mr. Haggerty provided an overview of the matter stating a three foot wide, 79 ft. wrap-around deck/walkway, three feet off the ground was built without permits. He stated the structure was built to accommodate glass sliders that require a step-out. Mr. Siberer explained the original plan called for a panel of windows but sliders were installed instead. Stairs were also moved to the back of structure to complement the new design and allow for rear egress utilizing the sliders. The Applicant confirmed that the resultant increase in impervious coverage from 40.6% to 41.8% triggered the need for variance relief. Mr. Haggerty presented that the “c” variance relief criteria was satisfied. He submitted the variance could be granted without detriment to the public good and without substantially impairing the intent and purpose of the ordinance. He stated the improvement is in keeping with the neighborhood. Board members discussed the matter and agreed the change was de minimus.

Chairman Hickerson opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

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

Mr. Haggerty requested a waiver of the reading of the resolution. A motion to grant the request was made by Vally Cicerale 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 on the 2/12/24 Bill List was made by Jim Homa and seconded by Tony Alfano. All were in favor. The motion carried.

**DISCUSSION:** Board members discussed time limits and agreed that policy would state testimony would not be taken after 10 p.m.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Carl Miller and seconded by Sally Goodson. The meeting concluded at 9:10 p.m.

Respectfully submitted by,

*Anne-Marie Wilhelm*

Anne-Marie Wilhelm  
Land Use Administrator