

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD MARCH 11, 2024**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 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 – 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 – Present

OTHERS PRESENT: Michael G. Vreeland, P.E., P.P., and Thomas J. Molica, Esq.

APPROVAL OF MINUTES: A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Reorganization Meeting Held February 12, 2024* was made by Carl Miller and seconded by Vally Cicerale. 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, 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 February 12, 2024* was made by Carl Miller and seconded by Jim Homa. 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, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

RESOLUTION: LB-7-23-1, Amato, J. “c” Variances. Block 16.04 Lot 16: A motion to adopt the memorializing resolution was made by Sally Goodson and seconded by Tony Alfano. There was no discussion. 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, James Caiazzo – yes. The motion carried.

COMPLETENESS REVIEWS: LB-1-24-1, Aqua NJ, Inc., Preliminary and Final Site Plan, D Variances, “c” Variances. Block 83 Lot 10: Board members reviewed completeness reports prepared by Michael G. Vreeland, P.E., P.P., and Land Use Administrator Wilhelm. Both Vreeland and Wilhelm recommended the matter be deemed incomplete. Following discussion, a motion to deem the application incomplete due to the filing’s technical and administrative deficiencies was made by Jim Homa and seconded by James Caiazzo. All were in favor. The motion carried.

LB-2-24-1, United Realty Group, Inc., Amended Preliminary and Final Site Plan.

Block 62 Lot 18.13: Board members reviewed completeness reports prepared by Michael G. Vreeland, P.E., P.P., and Land Use Administrator Wilhelm. Both reports confirmed that the filing included the materials required by the ordinance checklists or a waiver request was submitted for an item not included.

Waivers for completeness only were requested for Items 23 and 26 of the Preliminary Site Plan Technical Checklist and Item 33 of the Final Site Plan Checklist. Mr. Vreeland presented no objections to the granting of the waivers for completeness purposes.

Following discussion, a motion to deem the matter complete with waivers granted as noted above was made by Vally Cicerale and seconded by Jim Homa. 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, James Caiazzo – yes. The motion carried.

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

Block 16 Lot 1. The Board reviewed a letter request from the Applicant for a continuance to the May 13, 2024 meeting. Following discussion, the matter was carried to the May 13, 2024 meeting with notice required.

DISCUSSION: LB-6-23-2, SMS Hamburg LLC, “D” Variance, Preliminary and Final Site Plan, Block 14 Lot 21.02: Although not scheduled, the Applicant noticed for the evening’s meeting and subsequently requested to carry in an email. Following discussion, the matter was continued to the April 8, 2024 meeting with notice required.

PUBLIC COMMENT: The meeting was opened to the public. Mel Sweetman, resident of Hamburg Borough, asked if she could submit a letter in place of attending the April hearing in the matter of LB-6-23-2. Board Attorney Molica informed Ms. Sweetman that letters to the Board would not be accepted.

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

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

Respectfully submitted by,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator