

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD APRIL 8, 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 – Absent
Tony Alfano – Present
Carl Paladino – Present

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

OTHERS PRESENT: Joseph R. Vuich, P.E., P.P., CME, and Thomas J. Molica, Esq.

APPROVAL OF MINUTES: A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held March 11, 2024* was made by Vally Cicerale and seconded by Brian Kaminski. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, James Caiazzo – yes, Tony Alfano – yes, Savas Savidis – yes. The motion carried.

RESOLUTION: There were no resolutions scheduled for review.

COMPLETENESS REVIEWS: There were no matters scheduled.

HEARINGS: LB-6-23-2, SMS Hamburg LLC, “D” Variance, Preliminary, and Final Site Plan, Block 14 Lot 21.02 – Following discussion, the matter was carried to the May 13, 2024 meeting with notice required.

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

Block 62 Lot 18.13: Substitute Board Engineer, Joseph R. Vuich, P.E., P.P., CME, was sworn. Board Attorney Molica confirmed that notice was satisfactory and the Board had jurisdiction.

Peter B. Lijoi, Esq., appeared on behalf of the Applicant. Jason Dunn, P.P., LLA, Owen Dykstra, P.E., and Christopher M. Wolverton, RA, AIA, LEED AP, were sworn and accepted as expert witnesses. Mr. Lijoi provided an overview of the matter stating the application proposes a 12,000 s.f. building containing six units. He noted the exact uses are not yet known.

Mr. Dunn provided a description of the subject property, surrounding area, and permitted uses. He stated the plan conforms to the ordinance and no variance relief is needed. He submitted Exhibit A-1, a detailed aerial titled United Realty Group Inc., Tax Lot 18.13 Block 62, Tax Map Sheet 19, Township of Hardyston, Sussex County, NJ, and *Aerial Photo 2020*, prepared by Douwe Dykstra, P.E., and L.S., dated 4/8/24. Referencing the exhibit, Mr. Dunn noted that there is a residential building approximately 250 ft. from the proposed development. He stated there is a well on site, and the Applicant would work with the HTMUA to secure water for fire protection. He stated they did not want to sprinkler the building if it was not necessary. The Applicant agreed to coordinate with the Fire Department as required.

Further, Mr. Dunn submitted Exhibit A-2, a colored rendering of the plan titled United Realty Group Inc., Tax Lot 18.13 Block 62, Tax Map Sheet 19, Township of Hardyston, Sussex County, NJ, *Presentation Plan*, prepared by Douwe Dykstra, P.E., L.S., dated 4/8/24. He explained the subject property acts as a corner lot. He noted the property’s pie shape accommodates a second driveway to the northeast of the new building and outdoor storage area. He stated the second driveway would improve circulation through the site. Mr. Dunn stated each driveway would require signage.

Mr. Dunn also discussed lighting. He reviewed the lighting and landscaping plan provided to the Board titled United Realty Group Inc., Tax Lot 18.13 Block 62, Tax Map Sheet 19, Township of Hardyston, Sussex County, NJ, *Site Lighting, and Landscaping Plan*, prepared by Douwe Dykstra, P.E., L.S., dated 4/8/24. The plan sheet was marked as Exhibit A-3. Mr. Dunn stated the lighting is brighter than what is required. He stated it would be downward facing, uniform, and visibly safe. He confirmed that lighting would be utilized primarily for the parking lots and walkways. Mr. Dunn stated it would face away from residential uses.

With reference to parking, Mr. Dunn identified two parking lots on the plan that would be landscaped. He noted there would be 30 spaces in the first lot and 21 spaces in the second lot. He agreed to work with the engineer to ensure suitable landscaping. Mr. Dunn discussed the outdoor storage area stating it would be utilized for anything related to the on-site businesses. He confirmed there is no intent to rent RV spaces. Additionally, Mr. Dunn explained the circulation pattern and confirmed the existing gate would be removed.

Mr. Dunn stated the proposed uses would conform to the zone, which permits uses such as small contractor businesses, warehousing, light assembly, and general commercial uses. He noted the hours of operation would be Monday – Saturday, 7:00 a.m. – 6:00 p.m. The Applicant acknowledged Board concerns regarding overnight deliveries or truck traffic cuing in the early morning hours. The Applicant provided assurances that any issues would be addressed. The Applicant acknowledged that a Developer’s Agreement would be required and agreed that no retail, recreation, or entertainment businesses would be established on site. The Applicant also agreed to return to the Board if the layout changed or if any disputes arose.

Board members reviewed a report dated March 25, 2024 that was prepared by Michael G. Vreeland, P.E., P.P. Referencing this report, Owen Dykstra, P.E., discussed Mr. Vreeland’s comments and reviewed the site plan with the Board. He noted two EV-ready spaces and four ADA spaces were included and compliant with regulatory requirements. He stated he would work with Mr. Vreeland to achieve stormwater compliance and a storm water maintenance plan. He acknowledged that any disputes would return to the Board for review. Mr. Vuich added a discussion of waste management and the Applicant agreed to add an enclosed dumpster area to the plan.

Christopher Wolverton, RA, AIA, LEED, reviewed the architectural design. He submitted a rendering that was marked as Exhibit A-4. He stated the two-story building would contain six separate suites. Each suite would also have a 625 sq.ft. office with a mezzanine on top. Mr. Wolverton described the building as featuring a stone veneer and vertical siding. He stated six bays are at the rear of the building, and HVAC units would be on the roof.

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

Thomas J. Molica, Esq., reviewed the special conditions discussed. A motion to approve the application subject to both the standard and special conditions was made by Brian Kaminski and seconded by Tony Alfano. Board members complimented the Applicant on a job well done. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Scott Lobban – yes, Bill Hickerson – yes, Vally Cicerale – yes, James Caiazzo – yes, Tony Alfano – yes, Savas Savidis – yes. The motion carried. The special conditions noted include the following: The Applicant shall enter into a Developer’s Agreement; The hours of operation are 7:00 a.m. – 6:00 p.m., Monday – Saturday; The Applicant shall work with the Board Engineer to achieve stormwater compliance and suitable landscaping; The Applicant shall provide and enclose a dumpster area subject to the Board Engineer’s approval; and the Applicant shall acquire an MUA connection for fire suppression purposes if feasible; and The Applicant shall also coordinate with the Fire Department to satisfy safety requirements.

DISCUSSION: Training opportunities were presented.

PUBLIC COMMENT: The meeting was opened to the public. No 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 Carl Miller. All were in favor. The meeting concluded at 9:10 p.m.

Respectfully submitted by,
Anne-Marie Wilhelm
Anne-Marie Wilhelm
Land Use Administrator