

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING
HELD JUNE 10, 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	Scott Lobban – Absent
Carl Miller – Present	William Hickerson – Present
Jim Homa – Present	Vally Cicerale – Absent
Sally Goodson – Present	Ed Zinck – Absent
Tony Alfano – Present	James Caiazzo – Present
Carl Paladino – Present	Savas Savidis – Present

OTHERS PRESENT: Michael G. Vreeland, P.E., P.P., and Richard Briigliodoro, Esq., via Zoom.

APPROVAL OF MINUTES: A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held May 13, 2024* was made by Sally Goodson and seconded by Jim Homa. There was no discussion. Roll Call: Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Bill Hickerson – yes, James Caiazzo – yes, Savas Savidis – yes. The motion carried.

ORDINANCE REFERRAL: 2024-07 ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 43 LASINSKI ROAD AND 141 OLD PROSPECT SCHOOL ROAD, AND DESIGNATED, RESPECTIVELY, AS BLOCK 75 LOT 53 AND BLOCK 75, LOTS 72.01 AND 72.02, ON THE TAX MAP OF THE TOWNSHIP OF HARDYSTON, WITHOUT CONDEMNATION PURSUANT TO N.J.S.A. 40A:12A ET SEQ, AND AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HARDYSTON IN ORDER TO CODIFY SAID REDEVELOPMENT PLAN

Board members received a draft redevelopment plan titled *Block 75 Lots 53, 72.01, and 72.02, Redevelopment Plan Lasinski Road* dated 5/10/24 and a memorandum dated June 10, 2024, from Joseph H. Burgis, P.P., AICP and Allison Fahey, P.P., AICP of Burgis Associates, Inc. The memorandum provided a summary of the plan and outlined goals of the Hardyston Township Master Plan relevant to the redevelopment plan. The authors opined that the creation of a LI-RD1 Zone is not inconsistent with the Master Plan, as said zone would advance several of the master plan’s goals and policies. Messrs. Vreeland and Briigliodoro reviewed current zoning and the redevelopment plan with the Board. Mr. Briigliodoro explained that the Township Council would be the arbiter should variance relief be sought by an applicant. It was noted that the Township Council would hold a public meeting about the specifics of the redevelopment plan as well.

Further, Board professionals Vreeland and Briigliodoro advised on issues pertaining to the redevelopment process, jurisdiction, and the subject property’s redevelopment history. Mr. Vreeland opined that the uses illustrated in the plan are not very different from what is permitted today. He presented it would take approximately two years to prepare the site for development and then another four to five years of quarrying to get to the point where the site is ready for site plan review/implementation. It was noted that a phasing plan could be part of a Developers Agreement where quarrying would be done in stages to accommodate a development timeline. Mr. Vreeland agreed that there might be a 10-20 year period of intermittent blasting to sequentially develop the site in accordance with a plan. He noted that the state regulates blasting.

Board members discussed the matter. Concern about the adequacy of the required public notice was expressed. The Board acknowledged potential impacts from quarrying on the neighbors, traffic, and the local infrastructure. They Board noted that the specifics of future site development would be addressed with the Township Council at their next meeting. It was also noted that once the Zone is created, the Board would review conforming matters.

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 find Ordinance 2024-07 consistent with the Township of Hardyston Master Plan 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, Savas Savidis – Abstain, James Caiazzo – No, Carl Paladino – yes, Bill Hickerson – yes. The motion carried.

RESOLUTIONS: The memorialization of resolutions for the matters decided below was carried to the July 8, 2024 meeting.

- LB-1-23-2, WT SPE, LLC, Minor Subdivision, “D” Variance, Block 16 Lot 1; and
- LB-6-23-2, SMS Hamburg LLC, Interpretation, “D” Variance, Preliminary and Final Site Plan, Block 14 Lot 21.02.

COMPLETENESS REVIEWS:

LB-5-24-1, Beaver Run Estates HG 1, LLC, Minor Subdivision, Block 67 Lot 21: Board members were advised the matter was administratively complete. Michael G. Vreeland, P.E., P.P., reviewed his technical review with the Board and opined the submission was complete.

A motion to deem the application complete was made by Brian Kaminski and seconded by Tony Alfano. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Tony Alfano – yes, Savas Savidis – yes, Bill Hickerson – yes, James Caiazzo – yes, Carl Paladino – yes. The motion carried.

LB-5-24-2, 12 Park Drive, LLC, Preliminary and Final Site Plan, Block 62 Lot 22.03: Board members were advised the matter was administratively complete. Michael G. Vreeland, P.E., P.P., reviewed his technical review with the Board and opined the submission was complete.

A motion to deem the application complete was made by Brian Kaminski and seconded by Tony Alfano. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Tony Alfano – yes, Savas Savidis – yes, Bill Hickerson – yes, James Caiazzo – yes, Carl Paladino – yes. The motion carried.

HEARINGS: There were no matters scheduled.

BILLS: A motion to pay the bills on the June bill report was made by Jim Homa and seconded by Brian Kaminski. All were in favor. The motion carried.

PUBLIC COMMENT: No members of the public addressed the Board.

DISCUSSION: There was no discussion.

ADJOURNMENT: A motion to adjourn was made by Bill Hickerson and seconded by Jim Homa. All were in favor. The meeting concluded at 9:15 p.m.

Respectfully submitted by,
Anne-Marie Wilhelm
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Land Use Administrator