

MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD JANUARY 13, 2025

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:15 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:

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| Brian Kaminski – Present | Joshua Raff – Present |
| Carl Miller – Present | William Hickerson – Present |
| Jim Homa – Present | Vally Cicerale – Present |
| Sally Goodson – Present | Ed Zinck – Present |
| Tony Alfano – Present | James Caiazzo – Present |
| Carl Paladino – 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 Meeting Held December 9, 2024* was made by Ed Zinck and seconded by Sally Goodson. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes, Carl Paladino – yes. The motion carried.

RESOLUTION: There were no matters scheduled.

HEARINGS: Following legal review of notice in the matters LB-12-23-1, JCB Development, LLC, Preliminary and Final Site Plan, “c” Variances, Block 62 Lot 18.05 and LB-12-23-2, JCB Development, LLC, Preliminary and Final Site Plan, “c” Variances, Block 62 Lot 18.07; it was determined that the Board did not have jurisdiction to hear either matter. A motion to carry LB-12-23-1 to the February 10, 2025, meeting was made by Tony Alfano and seconded by Carl Miller. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. The motion carried. Notice to the property owners was carried and the applicant was required to notice in the New Jersey Herald for the February 10, 2025, hearing date. A motion to carry LB 12-23-2 to the February 10, 2025, meeting was made by Carl Miller and seconded by Jim Homa. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. Notice to the property owners was carried and the applicant was required to notice in the New Jersey Herald for the February 10, 2025, hearing date.

COMPLETENESS REVIEWS:

LB-12-24-1, Crystal Springs Resort, LLC, Amended Preliminary and Final Site Plan, Temporary Special Event Tents, Block 16 Lot 1, 1.09 & 6.02 – Michael G. Vreeland, P.E., P.P., presented that the application did not fit the proposed development. Bernd E. Hefele, Esq., appeared on behalf of the Applicant and presented the Applicant did not want to take the tent down due to the expense. Following discussion, the Board unanimously agreed the matter was incomplete and the Applicant would need to file a formal site plan rather than an amendment. The motion to deem the application incomplete was made by Vally Cicerale and seconded by Carl Miller. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Joshua Raff – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. The motion carried.

LB-12-24-2, Balmoral Development, LLC, Reapproval of Final Subdivision, Block 17 Lot 6.01 – The Board and the professionals discussed the proposal noting that the preliminary approval was granted almost twenty years prior. It was noted that ordinance requirements had changed in the interim and a preliminary application would need to be filed as well. A motion to deem the application incomplete was made by Vally Cicerale and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller

– yes, Jim Homa – yes, Sally Goodson – yes, Joshua Raff – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes, James Caiazzo – yes. The motion carried.

BILLS: A motion to pay the bills on the January bill report was made by Jim Homa and seconded by Carl Miller. 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.

DISCUSSION: Board members reviewed procedure and agreed that 9:30 p.m. would be the time limit for testimony. Sally Goodson presented training opportunities.

ADJOURNMENT: A motion to adjourn was made by Jim Homa . All were in favor. The motion carried. The meeting ended at 7:48 p.m.

Respectfully submitted by,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator