

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD  
FEBRUARY 10, 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:**

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 – Absent
Carl Paladino – Absent	Savas Savidis – Present

**OTHERS PRESENT:** Michael G. Vreeland, P.E., P.P., Thomas J. Molica, Esq., Michael Davis, P.P., A.I.C.P., - @7:35 p.m.

**APPROVAL OF MINUTES:** A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Reorganization Meeting Held January 13, 2025*, was made by Carl Miller and seconded by Vally Cicerale. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Joshua Raff – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes. The motion carried.

A motion to adopt the *Minutes of the Hardyston Township Joint Land Use Board Meeting Held January 13, 2025*, was made by Carl Miller and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Joshua Raff – yes, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes. The motion carried.

**RESOLUTION:** *2025 Hardyston Township Joint Board Annual Report:* A motion to approve and adopt the resolution was made by Carl Miller and seconded by Vally Cicerale. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, Tony Alfano – yes, Savas Savidis, William Hickerson – yes, Vally Cicerale – yes, Ed Zinck – yes. The motion carried.

**HEARINGS:** LB.-12-23-1, JCB Development, LLC, Preliminary and Final Site Plan, “c” Variances, Block 62 Lot 18.05: Please see the attached transcript.

LB-12-23-2, JCB Development, LLC, Preliminary and Final Site Plan, “c” Variances, Block 62 Lot 18.07: The matter was carried to the March 10, 2025, meeting without further notice required.

LB-8-24-1, Highfield Manor, LLC. “D” Variance, Preliminary and Final Site Plan, “c” Variance, Block 67 Lots 22.01 and 22.02: The meeting was carried to the March 10, 2025, meeting without further notice required.

**COMPLETENESS REVIEWS:** There were no matters scheduled.

**BILLS:** A motion to pay the bills on the February 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.

**EXECUTIVE SESSION:** A motion to enter Executive Session to discuss matter as permitted pursuant to N.J.S.A. 10:4-12, subsection 7(b) was made by Tony Alfano and seconded by Sally Goodson. All were in favor. The motion carried. The Board entered the session at 9:10 p.m. The session concluded at 9:30 p.m., and Chairman Hickerson called the regular meeting to order immediately.

**DISCUSSION:** Sally Goodson presented information on affordable housing.

**ADJOURNMENT:** A motion to adjourn was made by Tony Alfano and seconded by Sally Goodson . All were in favor. The motion carried. The meeting ended at 9:40 p.m.

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