

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD
SEPTEMBER 8, 2025**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 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 – Absent
Carl Miller – Absent	William Hickerson – Present
James Homa – Present	Vally Cicerales – Absent
Sally Goodson – Present	Ed Zinck – Present
James Caiazzo – Absent	Tony Alfano (Alt. 1) – Present
Savas Savidis (Alt. 2) – Absent	Carl Palladino (Alt. 4) – Absent

OTHERS PRESENT: Richard L. Schneider, Esq.

MINUTES: *Minutes of the Hardyston Township Joint Land Use Board Meeting Held June 9, 2025:* A motion to approve was made by Sally Goodsen and seconded by Tony Alfano. There was no discussion. Roll Call: Jim Homa – yes, Sally Goodsen – yes, Bill Hickerson – yes, Ed Zinck – yes, Tony Alfano – yes. The motion carried.

Minutes of the Hardyston Township Joint Land Use Board Special Meeting Held June 24, 2025: A motion to approve was made by Sally Goodsen and seconded by Tony Alfano. Roll Call: Sally Goodsen – yes, Tony Alfano – yes. The motion carried.

Minutes of the Hardyston Township Joint Land Use Board Meeting Held July 14, 2025: A motion to approve was made by Brian Kaminski and seconded by Jim Homa. There was no discussion. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodsen – yes, Bill Hickerson – yes, Ed Zinck – yes, Tony Alfano – yes. The motion carried.

RESOLUTIONS: LB-5-25-1, Pierce, B. Appeal. “D” Variance. Block 74 Lot 17.05: A motion to adopt the resolution was made by Tony Alfano and seconded by Sally Goodsen. There was no discussion. Roll Call: Tony Alfano – yes, Jim Homa – yes, Sally Goodsen – yes. The motion carried.

LB-5-25-2, Balmoral Estates LLC, Balmoral Estates III, Amended Preliminary and Final Subdivision, “c” Variances, Block 17 Lot 10.39: A motion to adopt the resolution was made by Tony Alfano and seconded by Ed Zinck. Roll Call: Tony Alfano – yes, Brian Kaminski – yes, Jim Homa – yes, Sally Goodsen – yes, Ed Zinck – yes, Bill Hickerson – yes. The motion carried.

HEARINGS: There were no matters scheduled.

BILLS: Subcommittee representative Jim Homa recommended payment of the bills. There was no discussion. A motion to pay the bills was made by Jim Homa and seconded by Ed Zinck. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodsen – yes, Bill Hickerson – yes, Ed Zinck – yes, Tony Alfano – yes. The motion carried.

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

DISCUSSION: Following discussion and the recommendation of counsel, the Board authorized the Board Engineer and Land Use Administrator to determine completeness prior to placing a matter on the agenda. A motion to confirm said authorization was made by Brian Kaminski and seconded by Sally Goodsen. All were in favor. The Board also reviewed the calendar and determined there was no urgent business or matters scheduled. The Board cancelled the October meeting.

ADJOURNMENT: A motion to adjourn was made by Jim Homa and seconded by Brian Kaminski. All in favor. The motion carried. The meeting concluded at 7:12 pm.

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