

MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD MAY 11, 2026

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 – Absent	Vally Cicerale – Present
Sally Goodson – Present	Ed Zinck – Present
James Caiazzo – Present	Savas Savidis – Present
CarlPaladino –Present	Michael Davina –Present

BOARD CONSULTANTS PRESENT: Richard L. Schneider, Esq., and Michael G. Vreeland, P.E, P.P

APPROVAL OF MINUTES: Minutes of the Hardyston Township Joint Land Use Board Meeting Held March 9, 2026 – A motion to approve was made by Brian Kaminski and seconded by Joshua Raff. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Sally Goodson – yes, James Caiazzo – yes, Carl Paladino – yes, Joshua Raff – yes, Bill Hickerson – yes, Ed Zinck – yes, Savas Savidis – yes, Michael Davina – yes. The motion carried.

HEARINGS: LB-3-26-1, Metropolitan YMCA of the Oranges, Inc. Lot Consolidation; Amended Preliminary and Final Site Plan, Block 67 Lots 2.08 and 2.11 – Richard L. Schneider, Esq., confirmed notice was satisfactory. Completeness items were reviewed and positive recommendations supporting a Board determination of technical and administrative completeness were presented. A motion to deem the application complete was made by Sally Goodson and seconded by Ed Zinck. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Vally Cicerale – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

Michael J. Lipari, Esq., appeared on behalf of the Applicant. He provided an overview of the site plan stating the two- phased proposed development “Y” included a 5000sf expansion of the existing facility, a pavilion, and the relocation of the flagpole in Phase I; and a 4750sf building expansion, relocation of a playground area, storm water management improvements, and additional parking in Phase II. He presented design waivers for lighting stating the lighting plan would not have negative impacts as it was designed to address safety concerns.

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Brian Scheafer, Vice President of the Metropolitan YMCA, was sworn. He stated the Phase I expansion is proposed to address current crowding. He provided an overview of the site's operation and confirmed the organization anticipates an increase in membership, which Phase II is designed to accommodate. He noted the location has approximately 4000 members at present.

Brian Duddy, P.E., was sworn, qualified, and accepted as an expert witness. Mr. Duddy reviewed the plan sheets with the Board. He explained that the proposed Phase I development plan did not qualify as a major development and consequently, did not trigger stormwater management improvements. Further, Mr. Duddy explained the drainage plan. He confirmed those improvements would be constructed during Phase II, and he identified the wooded area of the lot that would be cleared for a basin.

With regard to lighting, Mr. Duddy further discussed lighting and the waiver requests. He noted an additional light pole would be added to bring the site into compliance. Mr. Schaefer added that lighting would be on from 5:00 a.m. – 10:30 p.m.

With regard to parking, Mr. Duddy confirmed that the proposed parking meets ordinance requirements. He stated 266 parking spaces are required and 266 are proposed. He noted existing compact car spaces would be restriped to allow for standard size spaces. Mr. Duddy explained a new parking lot containing 64 spaces would be constructed in Phase II. He confirmed that EV ready spaces and shade trees are part of the development plan. He also confirmed that no off-site improvements were proposed as part of the application.

Chris Wolverton, Architect, was sworn, qualified, and accepted as an expert witness. Mr. Wolverton reviewed renderings with the Board noting the building expansions would be simple – brick and glass with a steel-framed building. Board members complimented the design.

The Board reviewed Engineer Vreeland's May 4, 2026 report. The Applicant agreed to comply with the comments. Specifically, the applicant agreed to add an additional light pole and lighting as noted above. Construction phasing was discussed and the Applicant requested permission to commence the project with the installation of the proposed pavilion. The Applicant explained the pavilion would be used immediately and is integral to the operation of the Y Summer Camp Program.

Chairman Hickerson opened the meeting to the public. Kim Idnov expressed concern about traffic along Witts End Road and at the intersection of Witts End Road and Rt. 94. She stated that the traffic would increase with the growth of the Y's membership. No other members of the public addressed the Board. Chairman Hickerson closed the meeting to the public.

A motion to approve the application with the design waiver for lighting and a requirement for additional lighting as noted in Mr. Vreeland's report was made by Sally Goodson and seconded by Ed Zinck. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Vally Cicerale – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

The applicant requested a waiver of the reading of the resolution to allow the immediate submittal of a Zoning Permit application for the pavilion. A motion to grant the waiver was made by Sally Goodson and seconded by Carl Miller. All were in favor. The motion carried.

ORDINANCE REFERRAL: Ordinance #2026-11 An Ordinance of the Township of Hardyston, County of Sussex and State of New Jersey Adopting the 2nd Amendment to the Redevelopment Plan Identified as the Route 94 Redevelopment Plan for Block 16 Lot 8.01 & Block 14 Lot 24.01 in order to expand the permitted uses for the Village Center North. Michael G. Vreeland, P.E, P.P., explained the ordinance was prepared in an effort to obtain consistency within the Village Center by expanding the uses in Village Center North to conform to the uses in Village Center South.

A motion to find the ordinance not inconsistent with the Hardyston Township Master Plan was made by Vally Cicerale and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff– yes, James Caiazzo – yes, Vally Cicerale – yes, Sally Goodson – yes, Ed Zinck – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

PUBLIC COMMENT: Chairman Hickerson opened the meeting to the public. Laurie Schnuri asked about amendments to the Hardyston Township Master Plan, the ordinance review process, and the zoning status of data centers. Richard L. Schneider, Esq., provided an overview of the ordinance process noting that ordinances are a product of the Township Council. Ms. Schnuri was referred to the Township Council for additional information. No other members of the public addressed the Board. Chairman Hickerson closed the meeting to the public.

OLD BUSINESS: Michael G. Vreeland, P.E, P.P., provided Board members with an update regarding permitting for a DEP closure plan being prepared for the Lasinski Road Landfill closure.

NEW BUSINESS: Board members confirmed their respective availability for the June meeting.

DISCUSSION: There was no discussion.

ADJOURNMENT: A motion to adjourn was made by Vally Cicerale and seconded by Brian Kaminski. All were in favor. The meeting concluded at 9:00 p.m.

Respectfully submitted,

Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator