

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
JULY 24, 2008**

CALL THE MEETING TO ORDER: Chairman Miller called the meeting to order at 7:30 p.m. and read the following Statement of Compliance.

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:

Leslie Hamilton – Present
Ken Kievit – Present
Robert Neubig – Excused
William Hickerson – Present
Robert F. Schultz – Present
John Monell – Present – Late 7:40 p.m.
James Homa – Present
Brian Kaminski – Present
Randy Roof (Alternate No. 1) – Excused
Stanley Kula (Alternate No. 2) – Excused
Carl Miller – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P., Thomas F. Collins, Esq., Carrine Piccolo, Assistant Planner, and Anne-Marie Wilhelm, Land Use Administrator

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held June 26, 2008* was made by Ken Kievit and seconded by Brian Kaminski. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

RESOLUTIONS:

Revision and Rememorialization in the matters of PB-9-06-1, Crystal Springs Builders, L.L.C., Amended Preliminary and Final Subdivision, *The Shotmeyer*, Block 16, Lots 1, 1.02, 6.01, and 6.02; and PB-9-06-2, Crystal Springs Builders, L.L.C., Amended Preliminary and Final Site Plan, *The Shotmeyer*, Block 16, Lots 1, 1.02, 6.01, and 6.02: A motion to approve the revision and rememorialize the resolution was made by Leslie Hamilton and seconded by James Homa. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-4-08-1, Richter, Tillman A. Amended Minor Subdivision, [Amends: PB-10-05-1,] Block 67 Lot 25.02: A motion to adopt and memorialize the resolution was made by Leslie Hamilton and seconded by Ken Kievit. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-8-06-2a, Mogavero, Frank. Minor Subdivision Extension, C Variances, Block 71, Lot 7.01: A motion to adopt and memorialize the resolution was made by Ken Kievit and seconded by James Homa. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

APPLICATIONS:

PB-5-08-2a, Sussex National Development Corporation, Amended Preliminary and Final Site Plan, *Farmer's Market – Expansion of Product Type Review*, Block 16 Lot 8.03: John Fetterly, Esq., appeared on behalf of the Applicant. Mr. A. Mulvihill stated that he would ultimately like to have over

one hundred vendors in the Farmers Market, which would run year round on multiple days. He stated he wanted the ability to learn and grow. He stated the community loves it and there has been no problem thus far. He stated there are many challenges in dealing with the state and the whole climate has changed. He stated it is the Applicant's intention to move forward and it is not going to be easy. Mr. Mulvihill submitted a handout titled *Crystal Springs Farmers Market*. He acknowledged a Board of Health recommendation concerning toilet availability and stated it makes sense to have a Port-A-John. He requested the ability to have one on site and stated he would use a subcontractor to maintain it. With regard to dust control, he stated the area has been seeded and there is water in the area to wet down areas as needed. With reference to music, Mr. Mulvihill stated the Applicant is not looking to bring in big bands but would like the ability to bring in a quartet. He stated he would like to do green or grass roots types of things. He stated that the market is in the right spot for exposure. He stated this is where the retail is going to be. He stated he is trying to get momentum to build something there. He confirmed that the tent and parking areas would not be expanded this year.

Mr. Guerin stated that there are no engineering issues. He stated he believes it is not the appropriate location because there is no DOT access permit. Mr. Mulvihill stated that the application has been submitted for 2.5 years, and it is something that should take three or four months. He stated that the Applicant has done what the state has asked.

Chairman Miller opened the meeting to the public. Mr. Russell Law was sworn. He stated, "that as the neighborhood, the people I speak for, we are 100% behind the Farmers Market." He stated the traffic has been no issue and that he has heard nothing. He stated, "we support it 100%."

Ms. Shannon Wilcheski was sworn. She stated she believes it is a great idea and the music is a great idea. She stated this is a rural county and that is part of its charm. She stated we need this kind of good wholesome stuff.

No other public stepped forward to question or comment on the matter. Chairman Miller closed the meeting to the public.

A motion to approve an amendment to the site plan to allow the following – one to four musicians, entertainment like jugglers, face painters, and similar entertainment accessory to the market; to allow crafters and artists but not a flea market; subject to the prior conditions with the same hours of operation - Saturday and Sunday only, 10 a.m. – 5 p.m.; to allow Port-a-Johns as deemed appropriate by the Health Department; to allow the Applicant to spray water if necessary to control dust; to prohibit concerts not accessory to the market; and to mandate the Applicant's return to the Planning Board if there is any expansion to the tent or gravel parking area, was made by Ken Kievit and seconded by Leslie Hamilton. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, Bill Hickerson – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

PB-5-08-1, Beaver Run Shopping Center, L.L.C., Preliminary Site Plan, Block 63 Lot 1.01:

Patrick J. Dwyer, Esq., appeared on behalf of the Applicant. Thomas F. Collins, Jr., Esq., confirmed that notice was proper. Board members reviewed the attached engineering report dated July 18, 2008, prepared by Robert P. Guerin, P.E., P.P., and the attached planner's report dated July 21, 2008, prepared by Susan Gruel, P.P., Fred Heyer, P.P., AICP; and Aditi Mantrawadi, Associate Planner.

With reference to preliminary site plan technical checklist waiver requests of items 17, 32, 34, and 36, Mr. Guerin outlined the requests and stated he had no objections to the granting of same. There was no further discussion. A motion to grant the waiver requests for completeness was made by Leslie Hamilton and seconded by Ken Kievit. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, Bill Hickerson – yes, John Monell – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried.

Owen Dykstra, P.E., Ron Grant, Robert Tessier, P.P., and Marios Lachanaris, R.A., were sworn.

Mr. Tessier, previously qualified and accepted as a professional planner, provided an overview of the project and changes made to the original submission in response to the Board's commentary. He submitted an Exhibit List and packet to Board members titled *Hardyston Park Plaza, July 24, 2008 Hardyston Township Planning Board Public Hearing*, a list of 15 exhibits, which were marked. The exhibits submitted by Mr. Tessier are listed below:

- A-1 *Existing Conditions Map & Aerial Photo*, Beaver Run Shopping Center, L.L.C., Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Douwe Dykstra, P.E., L.S., sheet 1 of 1, dated –7-17-08.
Entered 7/24/08
- A-2 *Proposed Conditions Map & Aerial Photo*, Beaver Run Shopping Center, L.L.C., Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Douwe Dykstra, P.E., L.S., sheet 1 of 1, dated –7-17-08.
Entered 7/24/08
- A-3 Colored rendering of *Presentation Plan*, Beaver Run Shopping Center, L.L.C., Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Douwe Dykstra, P.E., L.S., sheet 1 of 1, dated –7-17-08.
Entered 7/24/08
- A-4 Colored rendering of *Circulation Plan*, Hardyston Park Plaza, Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Douwe Dykstra, P.E., L.S., sheet 1 of 1, dated 7-23-08.
Entered 7/24/08
- A-5 “Bank Drive Thru, Stacking Plan,” Hardyston Park Plaza, July 17, 2008
Entered 7/24/08
- A-6 *Line of Sight Toward Lower Parking Lot*, Preliminary Major Site Plan, Hardyston Park Plaza, Tax Lot 1.01, Block 63, Tax Map Sheet 25, Township of Hardyston, Sussex County, N.J., Douwe Dykstra, P.E., L.S., sheet 1 of 2, and sheet 2 of 2, dated 7-24-08.
Entered 7/24/08
- A-7 Sign Location Plan, Page 1, NW Sign Industries
Entered 7/24/08
- A-8 Colored rendering, Signs 1 and 4, Page 2, NW Sign Industries
Entered 7/24/08
- A-9 Colored rendering, Signs 2 and 3, Option 1, Page 3, NW Sign Industries
Entered 7/24/08
- A-10 Colored rendering, Signs 2 and 3, Option 2, Page 4, NW Sign Industries
Entered 7/24/08
- A-11 Colored rendering, Signs 5 and 6, Page 5, NW Sign Industries
Entered 7/24/08
- A-12 Colored rendering, Sign 7, Page 6, NW Sign Industries
Entered 7/24/08
- A-13 Shopping Center Perspective Drawing 1
Entered 7/24/08
- A-14 Shopping Center Perspective Drawing 2
Entered 7/24/08

A-15 Hardyston Park Plaza Site Plan Revision Dated 7-09-08, 26 sheets
Entered 7/24/08

Utilizing the exhibits, he presented an overview of the matter stating the site is 67.107 acres, approximately 31 acres of which, is in the wetlands. He explained that an access road to the treatment plant is on the far side of the wetlands. He stated a LOI was received and the proposal touches a slight part of the buffer, which is within their normal transition area averaging requirements. He stated the balance of the site has been quarried out to two different levels. He stated the significant vegetation on the site is in the area that is going to be preserved. He stated the water system is independent for the purposes of the site plan and a H2M consultant would prepare details. He noted a 90' high water tower would be 50' from the road. Board members discussed the visibility of the tower. The Applicant agreed to review the matter. With reference to sewer allocation, Mr. Tessier stated the Applicant has adequate gallonage.

Mr. Tessier stated the Applicant has proposed a 239,104 sq.ft. retail shopping center that conforms to the master plan and the zoning ordinance. He detailed the distribution of the square footage on the site. He stated 752 parking spaces would be provided. With reference to the pedestrian circulation, Mr. Tessier stated the parking lots are tied in with aisles, pedestrian connections so that people can park one time and move around the site. He noted gathering areas, benches, bike racks, and trash cans. He stated the site is tied together along the connecting road so one could go safely from one part of the site to the other. The Applicant agreed to add recycling cans to the site.

Mr. Tessier presented a variance request from the ordinance provision that requires 20% landscaping for parking lots that can be seen from the roadway. Referencing Exhibit A-6, he stated the Applicant provided 10% landscaping and did put a landscape berm and vegetation in. Mr. Tessier discussed visual impact utilizing the grading plan.

With reference to the site's visibility to the neighbor's house, Mr. Tessier noted that there are two rows of trees for cover and retaining walls.

With reference to the bank's drive-through stacking capacity, Mr. Tessier noted 15 cars could stack.

With reference to the sign plan and *look* for the center, Mr. Tessier presented renderings and the sign plan. He mentioned putting signs on the faces of the cuts as there is a concern with visibility due to the cuts. He stated interior signage would address on-site visibility issues as well. With reference to signs on buildings, he stated the Applicant would conform to the 20% of the building facade requirement.

Owen Dykstra, P.E., provided an overview of the circulation pattern stating there is a three-entrance plan, with a primary entrance in the middle, a southerly entrance off of Route 94 with a right-in — right-out only, and a unrestricted ingress on the northerly entrance with a right-out-only. He stated all traffic leaving the site that has to make a left onto 94 has to come to the signalized intersection. He stated the upper site and lower site are connected by roads with a direct connection to the highway. He stated the Applicant has been to the New Jersey Department of Transportation (DOT) a number of times. He stated he has a good confidence factor that the access points will be granted and that conceptually, the DOT is happy with the plan.

With reference to the drainage system, Mr. Dykstra stated the system had to be designed for water quality, quantity, and recharge. He stated that in order to meet those requirements, the Applicant has collected the parking area drainage and routed it down to the main road into a detention pond so the water from the upper area is drained to the infiltration basin, which then discharges into a lower infiltration basin that picks up the bulk of the lower area. He stated all of the collected stormwater is routed through the site to the two ponds, which were sized in conformance with the stormwater rules. He stated the water is discharged out of the lower detention pond to the wetland area.

With reference to the sewer system, Mr. Dykstra explained that the Applicant proposes a gravity sewer system that will route all of the sewerage from the proposed buildings to a pump station that will discharge out of the southerly section of the property to the SCMUA plant. He stated that SCMUA feels that is the most appropriate way to come to their site.

With reference to the water system, Mr. Dykstra stated it was designed by H2M. He stated adequate fire protection is provided. He explained that a lot of pressure and volume is needed for the site and the tank is approximately 200,000 gallons.

In response to a Board member's inquiry concerning the parking lots, Mr. Dykstra stated they are designed to less than 4% grade and 4% is the maximum grade. He stated the main parking lot is at 2% and the lower is close to 4%. Mr. Guerin stated this was reasonable. Mr. Dykstra further explained the grading plan. Referencing Exhibit A-3, he stated the Applicant proposes to take the upper plateau and cut it down to one level pad. He stated the bulk of the material would be processed and would be used to fill the lower area. He stated the upper area is coming down 30' and the lower area is coming up 30' in an effort to bring the two sites together a little bit. He stated significant blasting is anticipated. He stated that until rock is unearthed, the Applicant would not know the blasting requirements. He stated that the blasting would be done in accordance with the state standards. He stated preblast studies, etc., would be done. Mr. Dykstra stated the process would take one building season – from March to November. He stated that when done, the net elevation difference between the upper and lower levels would be 542 at the middle of the upper parking lot and 460 at the lower level for a difference of approximately 80 feet. He stated the geotech would study how to tie in an upper wall and a lower wall to make the change in elevation. He stated that in order to create the shopping center, you need the level pad. He stated that the site is balanced as well as it can be. He stated that he anticipates using the bulk of the blasting debris on the site.

With reference to the proposed walls, Mr. Dykstra stated the Applicant would use readyrock retaining walls and the smaller walls would be constructed using smaller block.

With reference to blasting contractors, Mr. Ron Grant stated it was premature to have a blasting contractor until there are tenants. He stated construction is not planned until there are tenants, at which time the Applicant would appear before the Board. He stated the blasting would be done in accordance with state regulations. Chairman Miller stated he would like to hear from an expert preliminarily. Mr. Grant offered to bring a blasting contractor, not necessarily the party that would do the blasting. Chairman Miller stated the expert should be prepared to discuss the site and should be licensed in the state of New Jersey.

Board members reviewed engineering issues presented in Mr. Guerin's report, *Section C. Site Layout*, dated July 18, 2008. Mr. Dwyer stated the Applicant largely agrees to comply with what has been asked and would provide the requested information. Comments are noted below.

Specifically, with reference to Comment C.1, Mr. Dykstra agreed to comply with the suggestions noted by Mr. Guerin. Chairman Miller informed the Applicant that the Board was fine with drive-thrus for banks, "period." The Applicant agreed to delineate truck-loading spaces for each building and provide cart storage areas by handicapped spaces. The Applicant agreed to incorporate recycling receptacles throughout the site and provide details on the plan. The Applicant agreed to widen sidewalks as presented in Comment C.10 and to make the walkway widths consistent. With reference to snow removal, the Applicant stated it would be stacked up in spots and if necessary, loaders could bring snow to the detention ponds.

With reference to the water system, the Applicant agreed to review options to the proposed system.

With reference to blasting, the Applicant agreed to mark the locations and depths of test holes and provide cross sections.

With reference to lighting, the Applicant stated they would consult with a lighting expert. Mr. Guerin stated that the lighting is excessive and the height of fixtures triggers a variance. He suggested the Applicant conform to the ordinance.

With reference to COAH requirements, Mr. Tessier stated the Applicant agreed to follow whatever regulations are in place at the time of the Developer's Agreement.

Marios Lachanaris, R.A., was qualified and accepted by the Board as an expert witness. He submitted Exhibit 16, three plan sheets titled: *Proposed Hardyston Park Plaza Shopping Center, Hardyston Township, New Jersey, dated 6/25/08, sheet one of three; Proposed Hardyston Park Plaza Shopping Center, [Bank Building,] Hardyston Township, New Jersey, dated 6/23/08, sheet two of three; Proposed Hardyston Park Plaza Shopping Center, [Building- B-D and Building C,] Hardyston Township, New Jersey, dated 6/23/08, sheet three of three.* He explained that the submission is hypothetical. He discussed the design of the buildings and stated the buildings would not exceed height requirements. He stated he would use earth tone colors, stone veneer, green metal roofs, and stucco finish to blend with the site. He stated the overall design would change with the tenant.

Mr. Lachanaris stated the HVAC would be located on top of the buildings. He stated it would depend on the system they used. Mr. Grant explained that potential tenants may have their own building designs and the Applicant would return to the Board at that time for specific architectural design review. Mr. Grant stated the Applicant would do their best to keep the consistent design scheme. He stated the intent is for the shopping center to have a consistent theme.

Chairman Miller opened the meeting to the public. Ms. Patricia Prince was sworn. She stated that her quality of life would be “shot down to zero.” She stated she has a brick house and brick is the first thing that goes in an earthquake. She expressed concern about blasting. She expressed concern about dropping the adjoining property line down 17'. She expressed concern about the lights 40' from her bedroom. She stated she is very uncomfortable.

No other members of the public addressed the Board. Chairman Miller closed the meeting to the public. Mr. Grant noted that experts in blasting, traffic, and water would be prepared to testify at the next meeting. Chairman Miller also asked the Applicant to review the landscaping plan on the parking lots. The matter was carried to the next meeting of August 28, 2008, at 7:30 p.m., without further notice.

PB-6-08-1, Geis Construction South, LLC, Amended Preliminary and Final Site Plan, Block 62, Lot 22.01: Angela C. Paternostro, Esq., appeared on behalf of the Applicant and requested to carry without further notice to the meeting of August 28, 2008. A motion to carry without further notice to the meeting of August 28, 2008, at 7:30 p.m., was made by Leslie Hamilton and seconded by Ken Kievit. Roll Call: Leslie Hamilton – yes, Ken Kievit – yes, Robert Schultz – yes, Bill Hickerson – yes, James Homa – yes, Brian Kaminski – yes, Carl Miller – yes. The motion carried. Ms. Paternostro consented to the continuance of the hearing to August 28, 2008, and in the event a quorum of the Board is not present on said date, the Applicant consented to a continuance to the next succeeding regularly scheduled meeting.

PB-7-08-1a, Crystal Springs Builders, L.L.C., Crystal Springs North – Merge Phase I and II – Amended Final Site Plan Phase I & II; Amended Final Subdivision – Phase I, Final Subdivision – Phase II; Block 14 Lots 7, 22.01, 24.01, [Lot 7 added to “North” - Applicant withdrew Block Lot 30.03] Thomas F. Collins, Jr., Esq., confirmed that the matter was carried to August 28, 2008, at 7:30 p.m., without further notice required.

Chairman Miller called a recess at 9:55 p.m. Chairman Miller called the meeting to order at 10:10 p.m.

BILLS: A motion to recommend payment of the bills cited below to the Township Council was made by James Homa and seconded by Ken Kievit. All were in favor. The motion carried.

**HARDYSTON TOWNSHIP PLANNING BOARD
 ESCROW REPORT
 JULY 24, 2008**

Vogel, Chait, Collins AND Schneider

Invoice 48633	SPLIT:	
	PB-5-08-2, Sussex National Development Corp.,	\$ 165.00
	[Farmers' Market]	
	SND-01- Sussex National Development: Gen. Escrow-	<u>135.00</u>
	TOTAL:	300.00
Invoice 48632	PB-5-08-1, Beaver Run Shopping Center, L.L.C.,	165.00
Invoice 48628	PB-4-08-1, Richter, Tillman	120.00
Invoice 48631	PB-2-08-1, St. Jude the Apostle	300.00
Invoice 48629	PB-8-07-3, West Essex Management	735.00
Invoice 48627	PB-4-07-2, Crystal Springs Builders, L.L.C.,	975.00
	[Crystal Springs North]	

Invoice 48626	PB-3-05-1C, CJS Investments, Inc., [Emerald Estates]	\$ 1350.00
Invoice 48625	PB-12-06-4, Leidenfrost, R.	195.00
Invoice 48630	Planning OE	60.00
Invoice 48634	PB-6-08-1, Geis Construction, Inc.	240.00
Invoice 48623	PB-9-06-1, Crystal Springs Builders, L.L.C., [The Shotmeyer]	75.00
Invoice 48624	PB-8-06-2, Mogavero, F.	210.00

**HARDYSTON TOWNSHIP PLANNING BOARD
 ESCROW REPORT
 JULY 24, 2008
 ADDENDUM II**

New Jersey Herald

Invoice 1810541	Legal Notice	\$23.60
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**HARDYSTON TOWNSHIP PLANNING BOARD
 ESCROW REPORT
 JULY 24, 2008
 ADDENDUM**

Guerin & Vreeland Engineering, Inc., Robert P. Guerin, P.E., P.P.

Invoice WO697C	PB-3-06-1, A & N Carr Assoc., L.L.C.,	\$ 210.00
Invoice WO565J	PBC-6-03-1, Senyszn, B. & D. Hook [Brecia Farms]	487.50
Invoice WO648E	PB-1-05-5, Brett, Jonathan F.	875.00
Invoice WO600S	CJS Investments, Inc.	1102.50
Invoice WO707I	PB-10-06-4, Crystal Springs Builders, L.L.C., [Crystal Springs North]	420.00
Invoice WO769C	SND-01- Sussex National Development: Gen. Escrow [Farmer's Market]	157.50
Invoice WO705J	PB-8-06-2, Mogavero, F	315.00
Invoice WO493N	PB-5-08-1, Beaver Run Shopping Center, L.L.C.	315.00
Invoice WO753F	Planning OE	945.00
Invoice WO719E	PB-12-06-4, Leidenfrost, R.	315.00
Invoice 703K	PB-7-06-1, Geis Construction	262.50
Invoice WO663I	PB-12-06-3, AMARC Realty, L.L.C.,	525.00
Invoice WO720R	WV-02, Govel, Polizzi, Walden: General Escrow	315.00

CORRESPONDENCE: Board members received the following correspondence. There were no comments.

**Hardyston Township Planning Board
Correspondence List – July 24, 2008**

1. Paul Petrell, 8 West Drive, Morristown, NJ 07960
Re: Freshwater Wetlands Application to New Jersey DEP for Septic Repair at 68 Denton Clark Road, Hardyston Township, Block 60 Lot 22 BA (June 5, 2008)
2. Wini Straub, District Manager, Sussex County Soil Conservation District
Re: Soil Erosion & Sediment Control Plan #HY177, Applicant: Tarryall @ Crystal Springs, Block 16.13, Lot 12, Hardyston Township (June 10, 2008)
3. Barry Fisher, Senior Planner, Sussex County Dept. of Engineering & Planning
Re: Preliminary Site Plan, SCPB#: 12(PSP) 08, Applicant: Group 5 Development, LLC, Block 70 Lots 7.01, 7.02, 7.05, Route 23, Franklin Borough (June 27, 2008)
4. Mathieu D. Morris, Environmental Scientist, East Stroudsburg, PA
Re: Letter of Interpretation to New Jersey DEP, Applicant: Frank Bubbico, Block 260.15 Lot 1 (Vernon) & Block 11 Lot 1 (Hardyston) (July 1, 2008)
5. William G. Dressel, Jr., Executive Director, New Jersey State League of Municipalities
Re: 1. Affordable Housing; (A.) League Challenge of COAH Regulations, (B.) Mayors' Housing Policy Committee (July 1, 1008)
6. Robert P. Guerin, P.E., P.P., Guerin & Vreeland Engineering
Re: Letter to Ray Marion, Chief, Hardyston Township Fire Department, As To Preliminary & Final Subdivision - Applicant: United Vacuum (Amarc Realty, LLC), PB-9-06-4 & PB-12-06-3, Block 64 Lot 8.01, Route 23 South (July 3, 2008)
7. Marianne Smith Letter To Lucy Vandenberg, Executive Director, NJ Council on Affordable Housing
Re: Comments Relating to Hardyston Township's Position on Proposed Rules and Amendments to Third Round Rules (N.J.A.C. 5:97) (July 9, 2008)
8. Minutes: Hardyston Township Municipal Utilities Authority – June 2, 2008

DISCUSSION: Carrine Piccolo, Assistant Planner, and Thomas F. Collins, Esq., P.P., provided an overview of issues pertaining to the Highlands, the Amended Sussex County Wastewater Management Plan, and an Appellate Division decision regarding the New Jersey Farm Bureau and NJDEP.

Ms. Piccolo provided an overview of new COAH rules and changes in the Township's obligations. Board members discussed the Township's COAH obligation and ways to satisfy it.

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

ADJOURNMENT: Having no further business, a motion to adjourn was made by Ken Kievit and seconded by Leslie Hamilton. The meeting was adjourned at 10:45 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm
Land Use Administrator