

**HARDWICK TOWNSHIP PLANNING/LAND USE BOARD  
JULY 8, 2021**

There was the regular meeting of the Hardwick Township Planning/Land Use Board on Thursday, July 8, 2021. The meeting was called to order at 7:00 p.m. by Chairman McKim. He led the Board in the Pledge of Allegiance and he stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act".

**ROLL CALL:**

The following Planning Board Members were present: Mayor Kevin Duffy, Jim McKim, Cynthia Caffrey, Fred Butcher, Alt #1 Chris Jacksic, Jodi Butler, Edwin Fisher, Lori Gold (arriving at 7:04 p.m.), William Hughes, and Alt. #4 Alfia Schemm. Board Member Absent: Richard Ohl.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of May 13, 2021, were distributed to all Board Members prior to the meeting.

Mr. Hughes made the motion to approve the minutes. Motion seconded by Mr. Jacksic. In a roll call vote, all were in favor, except for Ms. Butler, Mr. Fisher, and Mr. Butcher who were not present at the May meeting and Ms. Schemm, who abstained.

**NEW BUSINESS:**

**#21-002 Rich Alcaro, Block 1102, Lot 25.11 - Variance-Completeness**

Mr. Brownwell reviewed his completeness report of July 6th and he stated that the Applicant has satisfied his letter. Ms. Gold arrived.

Rich Alcaro was present and it was noted that the Board is in receipt of Mr. Alcaro's response letter. The Board discussed the procedure (if it is determined that a site plan is necessary for the home occupation). Mr. Alcaro stated that the two applications are not linked or related. The Board continued to discuss the process and the non-applicable checklist items. Chairman McKim noted that Lot 25 is not on the 200 foot list and he asked that Mr. Alcaro check with the Tax Assessor. Mr. Alcaro agreed. Ms. Schemm noted that she believes that the Applicant is entitled to rely on the list provided by the Tax Assessor. Mr. Brownwell recommended that the application be deemed complete.

Mr. Hughes made the motion to deem the application complete and to acknowledge the Non-applicable checklist items: #12, #21, #22, #29 and #30. Motion seconded by Mr. Jacksic. In a roll call vote, all were in favor, except for Ms. Schemm who is an Alternate this evening and abstained.

**#21-003 Rich Alcaro, Block 1102, Lot 25.11 - Home Occupation**

The Board discussed if there was any additional information required for next month's meeting for his home occupation application. The Board agreed that they did not think there was anything else needed.

**OTHER BUSINESS:**

**C1 Streams-Surface Water Quality Standards**

Mr. Brownwell reviewed the documents that were emailed out earlier today. The Board also reviewed the model ordinance that was distributed. The Board discussed the issues and Chairman McKim asked that he be copied, on any comments, that may be forwarded to Mr. Brownwell. The Board agreed to carry this discussion to next month's meeting.

**Ordinance 13-33.5**

The Board discussed where they left off at the May meeting on this topic. Chairman McKim reviewed the figures that were distributed for the Board's consideration. He also addressed reducing the present rear yard setback standard and if the Board wanted to consider making the setbacks proportional for lots that are 1 acre to 3 acres. The Board reviewed and discussed the figures and the 5 foot tolerance and then they discussed reducing the 100 foot rear yard setback to 50 feet and proportional setbacks. It was suggested that the Board think about the setback issue and it was agreed to revisit Ordinance 13-33.5 at next month's meeting. The Board thanked Chairman McKim and everyone who assisted in preparing the information.

**OPEN TO THE PUBLIC:**

No public comment

**BILLS:** The following vouchers were submitted for payment:

Alfia Schemm-postage \$ 18.40

Mr. Fisher made the motion to approve the Voucher. Motion seconded by Ms. Caffrey. In a roll call vote, all were in favor.

**OTHER:**

**Liaison Update**

Mayor Duffy reviewed the internet lines being installed by Planet Networks and filling out the survey. He also addressed the redesign of the Township Website, the awarding of the Fire-Wise Grant, and Bob Wolff selected as a local hero.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 8:55 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
8/12/21