

**HARDWICK TOWNSHIP PLANNING/LAND USE BOARD**  
**AUGUST 12, 2021**

There was the regular meeting of the Hardwick Township Planning/Land Use Board on Thursday, August 12, 2021. The meeting was called to order at 7:04 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, Jodi Butler, Edwin Fisher, Lori Gold, William Hughes, and Alt. #4 Alfia Schemm. Board Members Absent: Cynthia Caffrey, Fred Butcher, and Alt #1 Chris Jacksic. Also present: Glenn Gavan Esq. and Denis Keenan P.E. Mr. Keenan was introduced to the Board and the Board Members introduced themselves to Mr. Keenan.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of July 8, 2021, were distributed to all Board Members prior to the meeting. Mr. McKim asked that the minutes reflect that Mr. Alcaro was going to check with the Tax Assessor regarding Lot 25.

Mr. Hughes made the motion to approve the minutes, as amended this evening. Motion seconded by Mr. Fisher. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained.

**NEW BUSINESS:**

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

Rich Alcaro was sworn in and the Board reviewed the proposed Home Occupation. Mr. Alcaro testified that there is no connection between his application for his occupation and his application for a proposed accessory building. He stated that the proposed accessory building will not be utilized for his home occupation and there will be no test firing of firearms on his property. He confirmed that the proposed accessory building will not be utilized in any way, shape, or form with his home occupation. He stated that there will be no customers or signage and that he will utilize a desk and several gun safes. The Board confirmed that the proposal does not require site plan approval as it meets the conditions of the Township Ordinance and it is a permitted use.

In a motion made and seconded the hearing was opened to the public. In a voice vote, all were in favor.

A member of the public questioned the proposed building. She was advised that the application for the accessory building is the next application.

Judith Fisher asked about safety (security cameras, etc...) Mr. Alcaro stated that he is proposing that the gun safes will be bolted to the garage floor and he has not planned on a security system at this time.

Mayor Duffy asked if there were any limitations to the number of firearms that could be stored. Mr. Alcaro stated that he plans on participating in Estate Sales and then reselling of the firearms in an online auction.

Judith Fisher asked about background checks and the Board discussed the procedure with the Applicant. The Board also discussed the purchasing, selling, and storing of ammunition, with the Applicant. The Applicant agreed to not re-sell ammunition.

In a motion made and seconded the hearing was closed to the public. In a voice vote, all were in favor.

The Board continued to discuss the proposal and procedure. Mr. Gavan went on to review the possible conditions of an approval.

Mr. Hughes made the motion to grant the Home Occupation, as discussed and agreed to this evening. Motion seconded by Mayor Duffy. In a roll call vote, all were in favor

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

Mr. Alcaro confirmed that he was still under oath. He stated that he is requested setback variance relief for a 50 x 60 pole barn. He stated that wishes to replace two existing sheds with one accessory building. Mr. Keenan suggested a dry well to address the

stormwater runoff from the roof leaders. Mr. Alcaro stated that he did reach out to Mr. Gill, the Tax Assessor, regarding Lot 25, but did not hear back. Mr. Gavan stated that the Applicant can rely on the information provided to him by Mr. Gill. The Board discussed the size and placement of the proposed structure. Mr. Alcaro stated that he wished to make the proposed building attractive by adding an overhang. He stated that the building would be used for a home gym, woodworking, and storage, etc... He stated that he cannot meet the setbacks as the lot is a one acre lot and he reviewed the current site conditions, which the Board discussed. The Board then reviewed the height of the roof and ceiling, electricity proposed with no water or waste. Several Board Members stated their concerns over the size of the building.

In a motion made and seconded, the hearing was opened to the public.

A member of the public questioned the size of the existing home and the proposed building.

Elizabeth Sorensen stated that she has no issue with the proposal.

With there being no further public comment, the hearing was closed to the public.

The Board took a brief adjournment at 8:05 p.m. The meeting resumed at 8:10 p.m. with all of the Board Members present.

Mr. Alcaro stated that he would be willing to reduce the size of the building by 1000 square feet and place it 20 feet off the side yard setback and 15 feet off of the back yard setback. The Board continued to discuss the proposal and they stated that they would like to visit the site with the location of the building laid out and marked. The Board also asked that they get updated/revised documentation depicting the new location and new building information.

The Board discussed the procedure (revised information to be submitted at least 10 days prior to the September meeting) and the Board announced that the matter is adjourned until the next meeting, September 9th, without further public notice.

**OTHER BUSINESS:**

**C1 Streams-Surface Water Quality Standards**

Mr. McKim stated that the Board is very pleased with the information that has been provided to the Board by Mr. Brownwell. The Board continued to discuss a possible process and/or procedure. Mr. Keenan suggested a disclaimer and he stated that they will provide updated information for the Board's consideration.

**Ordinance 13-33.5**

The Board discussed where they left off at the last meeting and the additional information that was distributed by Chairman McKim. Mr. Gavan suggested some language that might work for the time being.

**OPEN TO THE PUBLIC:**

No public comment

**OTHER:**

**Liaison Update**

Mayor Duffy stated that the Township has received Mr. Ohl's resignation, he provided a status update on the Route 80 Rock Wall and Planet Networks.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:25 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
9/7/21