

**HARDWICK TOWNSHIP PLANNING/LAND USE BOARD
SEPTEMBER 12, 2019**

There was a regular meeting of the Hardwick Township Planning/Land Use Board on Thursday, September 12, 2019. The meeting was called to order at 7:05 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, John Lovell, Edwin Fisher, Fred Butcher, William Hughes, Alfia Schemm, Alfred Carrazzone (arriving at 7:01 p.m.), and Richard Ohl (arriving at 7:06 p.m.) Board Members Absent: Lori Gold, Cynthia Caffrey, Louis Rossi, and John Hadden.

MINUTES APPROVED:

Copies of the minutes of the meeting of May 9, 2019, were distributed to all Board Members prior to the meeting. A spelling correction was noted: Bill of Lading instead of Bill Laden.

Mr. Lovell made the motion to approve the minutes of May 9, 2019, as corrected. Motion seconded by Mr. Hughes. In a voice vote, all were in favor, except for Mr. Butcher, who were not present at the May meeting and abstained. Also Ms. Schemm who abstained.

OTHER BUSINESS:

Status of Spring Valley Road

Mayor Duffy provided a status update of Spring Valley Road. He stated that he will keep everyone updated once he receives any information from the County. Mr. Lovell asked if there is permanent solution or options available.

Soil Importation Discussion

Mayor Duffy updated the Board on the adoption of the Ordinance, the status of soil application/deliveries/importation, and the paving of Sunset Lake Road. Mr. Ohl arrived. Board Engineer Rodman also addressed compliance of the adopted ordinance.

Speeding

The Board discussed speeding on Sunset Lake Road and it was suggested that a radar trailer be requested, for a week, to alert drivers on how fast they are driving.

COMPLETENESS:

#19-001 Princeton Blairstown Center, Block 401, Lot 7

Board Secretary Schemm stated that Richard Keiling, Esq. did provide notice for a hearing for this evening; however, it was noticed for 7:30 p.m. She noted that there was a member of the public, who did contact her, about possibly attending this evening. The Board agreed to deal with completeness first and then make a determination on a hearing.

Richard Keiling, Esq. was present on behalf the Applicant. Board Engineer Rodman reviewed his report of 8/28/19 and he recommended that the application be deemed complete.

Mr. Lovell made the motion to deem the application complete. Motion seconded by Mr. Butcher. In a roll call vote, all were in favor.

The Board agreed to hear the application this evening ; however, they will wait until 7:30 as noticed.

OTHER BUSINESS: continued

Agenda Items

Chairman McKim asked if a "General Discussion" item could be placed on the agenda. Board Attorney Gavan stated that "Other Business" should be limited to "Land Use" issues. Board Secretary Schemm suggested including a "Liaison Update" on the agenda to allow for updates on general township matters. Board Attorney Gavan suggested that the agenda be modified in 2020.

BILLS: The following vouchers were submitted for payment:

Ted Rodman - General	270.00
Ted Rodman - Camp No Be Bosco-Inspection Account	602.50
Alfia Schemm-Postage	20.50

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

NEW BUSINESS:

#19-001 Princeton Blairstown Center, Block 401, Lot 7

Richard Keiling, Esq. was present on behalf of the Applicant. Jody Zengulis and Daniel Davies were sworn in. Mr. Davies provided his qualifications and experience and the Board accepted Mr. Davies as a Professional Engineer.

Mr. Zengulis, Camp Facilities Director, described his Camp responsibilities, the use of the camp buildings, and the proposal for a new wash house. He stated that the Camp hosts various groups (college, underprivileged children, corporate team building, and public schools). He stated that the original wash house was abandoned and is used for storage. He reviewed the camp facilities and the need for the proposed wash house.

Mr. Davies stated that he feels that the proposal meets the conditions of the "Conditional Use" ordinance standards. He displayed a copy of the plans and he went on to describe the proposal. He stated that the camp population is not changing and he addressed the June 28, 2019 Wander letter. The Applicants discussed the timing of the construction. The Board continued to discuss the proposal.

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

Attorney Keiling then addressed that a member of the public had called him about the proposal and she was satisfied that there was no impact to the property that she owns. She is not present this evening.

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

Board Attorney Gavan outlined the possible conditions of an approval, which was reviewed by the Board.

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

OPEN TO THE PUBLIC:

The meeting was opened to the public. With there being no public, the meeting was closed to the public.

ADJOURNMENT:

In a motion made and seconded, the meeting adjourned at 7:55 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
10/5/19