

**HARDWICK TOWNSHIP PLANNING/LAND USE BOARD
APRIL 12, 2018**

There was the reorganization and regular meeting of the Hardwick Township Planning/Land Use Board on Thursday, April 12, 2018. The meeting was called to order at 7:37 p.m. by Alfia Schemm. She led the Board in the Pledge of Allegiance and she stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act". Township Clerk Fisher administered, prior to the meeting, the oath of office to: Mayor Duffy, Mr. Lovell, Mr. Mickelsen, Ms. Caffrey, Mr. Hughes, and Mr. Rivara.

ROLL CALL:

The following Planning Board Members were present: Mayor Kevin Duffy, Jim McKim, John Lovell, Lori Gold, Scott Mickelsen, Alt. #3 Cynthia Caffrey, Alt. #4 Daniel Rivara, Alt. #1 Edwin Fisher, Alt. #2 William Hughes, and Walter Ribitzki. Board Members absent: Alfred Carrazzone, Richard Ohl, and Fred Butcher.

REORGANIZATION:

Election of Chairman

Ms. Schemm called for nominations for Chairman. Mr. McKim made the motion to nominate Walter Ribitzki. Motion seconded by Mayor Duffy. Ms. Schemm asked if there were any other nominations. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of electing Walter Ribitzki as Chairman. Not eligible: Alternate #4 Mr. Rivara.

Election of Vice Chairman

Chairman Ribitzki made the motion to nominate James McKim as Vice Chairman. Motion seconded by Ms. Gold. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of electing James McKim as Vice Chairman. Not eligible: Alternate #4 Mr. Rivara.

Appointment of Board Professionals

Mr. McKim made the motion to appoint Glen Gavan as the Board Attorney; Ted Rodman as the Board Engineer; and Fred Heyer as the Board Planner. Motion seconded by Mayor Duffy. In a roll call vote, all in favor. Not eligible: Alternate #4 Mr. Rivara.

Appointment of Board Secretary

Chairman Ribitzki made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. McKim. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara

Designation of Meeting Dates, Time and Place

Mayor Duffy made the motion to designate the 2nd Thursday of the month as the Board Meeting dates, commencing at 7:00 p.m., at the Hardwick Township Municipal Building. Motion seconded by Mr. McKim. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara.

Designation of Official Newspapers

Mr. McKim made the motion to designate the NJ HERALD as the official newspaper and the EXPRESS TIMES as the secondary newspaper. Motion seconded by Chairman Ribitzki. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara.

OTHER:

Chairman Ribitzki explained the configuration of the Board to the new Board Members.

MINUTES APPROVED:

Copies of the minutes of the meeting of November 9, 2017, were distributed to all Board Members prior to the meeting.

Mr. Lovell made the motion to approve the minutes of November 9, 2017. Motion seconded by Mr. McKim. In a roll call vote, all were in favor, except for Mr. Fisher, Ms. Gold, Mr. Hughes, Ms. Caffrey, Mr. Mickelsen, and Mr. Rivara, who were not present at the November meeting, and they abstained.

Chairman Ribitzki asked if Board Secretary Schemm ever received the Verizon nodes information from Mr. Perry. She stated that she had not. Mr. McKim gave a brief overview of the proposed nodes.

OTHER BUSINESS:

Memo from George Boesze

Chairman Ribitzki noted the December 13, 2017 memo in regards to the variations in the Zoning Map and the Township Ordinance. The Board discussed the matter and Board Engineer Rodman commented that he briefly reviewed the issue and he will look into it further. Board Engineer Rodman then left for the evening as he was not feeling well.

Public Hearing for the Housing Element and Fair Share Plan

Chairman Ribitzki announced that notice has been provided for this public hearing. Township Consultant Shirley Bishop was present and she presented, to the Board, the history of the Fair Housing Act, COAH, the current process, the Township's obligation, and the proposed Housing Element and Fair Share Plan. Several Board Members had questions in regards to the Plan. Ms. Bishop stated that she could provide/email the Board with additional information in regards to the projections.

MEMORIALIZING RESOLUTIONS:

Affordable Housing Ordinance

Several typographical errors were noted and Board Secretary Schemm read the modifications.

Mr. Lovell made the motion to adopt the Resolution, as modified this evening. Motion seconded by Mayor Duffy. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara

Adoption of the Housing Element and Fair Share Plan

Several typographical errors were noted and Board Secretary Schemm read the modifications.

Mr. Lovell made the motion to adopt the Resolution, as modified this evening. Motion seconded by Mr. Fisher. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara

OTHER:

County Open Space

The Board briefly discussed the County Open Space Plan and the Township's Preservation.

Ordinance Recommendation- Notice for Appeal

Board Secretary Schemm reviewed that the Board, in November, adopted a Resolution, requiring notice for Appeals. She stated that Board Attorney Gavan has now prepared an Ordinance for the Township's consideration.

Mr. Lovell made the motion to recommend the Ordinance to the Township Committee. Motion seconded by Mr. Fisher. In a roll call vote, all were in favor, except for Mr. McKim who voted in opposition. Not eligible: Alternate #4 Mr. Rivara

BILLS: The following vouchers were submitted for payment:

Ted Rodman - General	130.00
Alfia Schemm-postage	108.60
NJ Planning Officials-Yearly Dues	325.00
NJ Planning Officials-Mandatory Education	170.00
NJ Planning Officials-Mandatory Education	108.00

The Board went on to review the vouchers. Board Secretary Schemm stated that she received an escrow refund request from Mr. Benson. She stated that there are two outstanding conditions of their approval: a list of products/chemicals used at the site and Warren County Planning Board approval. She stated that today she received the list of products/chemicals; however, there is no record of Warren County Planning Board approval. She asked if the Board would approve the escrow refund, pending WCPB approval.

Chairman Ribitzki made the motion to approve the vouchers and the release of the Benson escrow, once the conditions of the Resolution have been complied with. Motion seconded Mr. McKim. Discussion on the motion: Mr. Lovell questioned the list, that was provided, which was discussed. The Board then went on to discuss whether they should exam the list and whether the Board could revoke their approval, if they did not agree with the list. Chairman Ribitzki withdrew his motion, to allow the removal of the Benson escrow refund, out of the current motion. In a roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara

Chairman Ribitzki made the motion to approve the following vouchers. Motion seconded by Mr. McKim.

Ted Rodman - General	130.00
Alfia Schemm-postage	108.60
NJ Planning Officials-Yearly Dues	325.00
NJ Planning Officials-Mandatory Education	170.00
NJ Planning Officials-Mandatory Education	108.00

Roll call vote, all were in favor. Not eligible: Alternate #4 Mr. Rivara

Chairman Ribitzki made the motion to release the Benson escrow once all of the conditions have been complied with. Motion seconded by Mr. McKim. Discussion on the motion: Mr. Lovell stated that the provided list, is a base line, of the products being used. The Board continued to discuss the matter. In a roll call vote, all were in favor, except for Mayor Duffy, Mr. Hughes, and Ms. Caffrey, who abstained. Not eligible: Alternate #4 Mr. Rivara

OPEN TO THE PUBLIC:

No public.

ADJOURNMENT:

In a motion made and seconded, the meeting adjourned at 9:05 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/8/18