

HARDWICK TOWNSHIP PLANNING/LAND USE BOARD MINUTES
August 10, 2023

Meeting was called to order by Chairman McKim at 7:00 pm.
Flag Salute.

Chairman McKim Read the following statement:

“Adequate notice of this meeting has been provided in accordance with the Open Public Meeting Act, P.L. 1975, Notice of this meeting was posted on township website and on the bulletin board of the municipal building at 40 Spring Valley Rd”.

PLEDGE OF ALLEGIANCE.

Those present were.

Fred Butcher, Lori Gold, Paul Horsey, Nichole Meuse, Christina Suyker, and Chairman McKim. Also present were Township Engineer Stefanie Williams, and Board Secretary Kristin Shippis.

Cynthia Caffrey, William Hughes, and Mayor Jacksic were absent.

NEW BUSINESS:

#23-003 Hardwick House- Block 902, Lot 7.06- 47 Spring Valley Rd. Completeness
Township Engineer read the following:

Ms. Meuse stepped out of the meeting.

The subject application proposes various site improvements on Block 902, Lot 7.06. The improvements include the reconstruction of a new building, proposed patio, dumpster enclosure, 30’x50’ storage building, propane tank, lighting improvements, removal of pavement and parking lot improvements. The parcel consists of 8.01 Acres in the Low-Density Zone (LD). The site has entrance on Spring Valley Road (County Route 659), approximately 3,000 feet north from Stillwater Road.

Minor Site Plan Checklist: Checklist Item 7. Proof that taxes are current. The applicant has indicated that this item will be complied with. Ms. Williams stated that her packet did have a certified letter from the tax collector.

Checklist Item 10. Authorized affidavit of ownership. The applicant shall provide an authorized affidavit of ownership. The Board Secretary advised that the affidavit of ownership is also in the packet.

Checklist Item 11. Revision box showing the date of the original and all revisions. The plans do not provide a revision box. Should the plans require additional revisions, the applicant shall provide a revision box. We recommend the applicant seek a waiver to which we would take no exception for completeness only.

Check list item 18. List of variances required or requested. The plans shall be revised to include a list of variances requested. We recommend the applicant seek a waiver to which we would take no exception for completeness only.

Check list item 19. Requested or obtained design waivers or exceptions. The plans shall be revised to include a list of design waivers or exceptions requested. We recommend the applicant seek a waiver to which we would take no exception for completeness only. Checklist Item 27. Existing and proposed contour intervals based on U.S.C. and G.S. datum. Contours to extend at least 200 feet beyond subject property as follows: up to 3% grade = 1 foot, 3% + grade = 2 feet The applicant has provided topography on site and on the county road. The applicant has requested a waiver for topography to extend 200 feet onto adjoining lots. Given the scope of the project, and the information provided, we would take no exception.

Checklist Item 33. Permeability tests and soil log results in compliance with Individual Subsurface Sewage Disposal Systems Code of New Jersey. The applicant is proposing to use the existing septic system. The applicant should provide a letter from the Warren County Health Department indicating that an upgrade or expansion is required of the septic system. We would take no exception for completeness only.

Completeness Conclusion The applicant has completed the variance application checklist, and this office takes no exception to the application being deemed COMPLETE.

Motion made by Suyker, second by Horsey and approved by roll call vote: Butcher—yes, Gold—yes, Horsey—yes, Suyker—yes, McKim—yes with condition that should there be any additional information it will be conveyed to the applicants and professionals to work it out before the September meeting.

UNFINISHED BUSINESS:

APPROVAL OF MINUTES:

June 8, 2023, Board Meeting Minutes

Chairman McKim addressed some minor changes to Board Secretary Shipps which were corrected.

Motion made by Horsey, second by Suyker and approved by roll call vote: Butcher—yes, Gold-abstain, Horsey—yes, Meuse—yes, Suyker—yes, McKim—yes June 8, 2023, Board Meeting Minutes.

MEMORIALIZING RESOLUTIONS:

In the Matter of Blackburn Minor Subdivision Application Block 502, Lot 14 Application No. 2023-02-tabled due to lack of quorum.

OTHER BUSINESS:

Liaison Update-General Township Matters

Chairman McKim reported that the Open Space Committee is continuing to work on the revised Open Space Plan. The Open Space plan needs to be approved first by the Open Space Advisory committee before approval goes to the Land Use Board and Township Committee.

PUBLIC SESSION:

No public comment.

CORRESPONDENCE:

Letter from NJDEP regarding the Route 80 retaining wall. Board Secretary Shipps advised the board there is a packet in the clerk's office if they wish to review.

PAYMENT OF BILLS:

Motion made by Suyker, second by Butcher and approved by roll call: Butcher—yes, Gold—yes, Hughes—yes, Meuse—yes, Suyker—yes, McKim—yes payment of bill.

ADJOURNMENT:

Motion made by Butcher, second by Meuse and carried to adjourn tonight's meeting at 7:25 pm.

Respectfully submitted by

Kristin Shipps, LUB Secretary.