

**HARDWICK TOWNSHIP
PLANNING/LAND USE BOARD MINUTES
MAY 9, 2024**

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 Road”.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Lori Gold, William Hughes, Christine Suyker, John Liegner, and Tyrone Coronato.
Were present. Also, present was Board Secretary Kristin Shipps.

Fred Butcher, Cynthia Caffrey, Paul Horsey, Nichole Meuse, and Mayor Jacksic were absent.

APPROVAL OF MINUTES:

April 11, 2024, Meeting Minutes

Motion made by Coronato, second by Suyker and approved by roll call vote:

Butcher-absent, Caffrey-absent, Gold-yes, Hughes—yes, Meuse—absent, Suyker—yes, Liegner—yes, Coronato-yes, Jacksic-absent and McKim—yes.

NEW BUSINESS:

#2024-01 12 East Crisman Block 1102, Lot 13-Completeness Review.

Township Engineer Williams read comments from her report regarding 12 East Crisman.

Applicant is requesting a Bulk ‘c’ variance, 40:55D 70(c) for lot setbacks.

The applicant is requesting front yard setback relief. In accordance with Section 13-12.2d of the LDO (Land Development Ordinance) the minimum setback for principal or accessory building or structure from a front lot line is 100 feet. The applicant is seeking 68.6-foot setback relief for the principal structure. The existing barn is currently 29.5-feet from the front lot line. Based upon review of the submitted documents, we offer the following comments for the Board’s consideration regarding application completeness: Variances Application Checklist.

Checklist Item 4. Key Map at the scale of the Township Tax Maps (1” = 400’). The applicant has indicated that they are seeking a waiver for this item. The applicant has provided a key map at a scale of 1” = 600’. This office takes no exception to a waiver being granted.

Checklist item 15. Approval signature lines. The applicant has indicated that they are seeking a waiver for this item. The applicant’s engineer shall provide approval signature lines.

Checklist item 18. The location of existing and proposed property lines, streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts,

drainpipes, any natural features such as treed areas, both within the tract and within 50 feet of it boundary. The applicant has provided proposed conditions of the site within 40 feet of the proposed structure. It is recommended that the applicant provide existing conditions and proposed conditions within 50 feet of the limit of disturbance. Applicant shall provide a limit of disturbance.

Checklist item 19. The location and width of all existing easements and rights-of-way. It is stated that the plans are referenced from the tax map. Applicant shall provide further information if a survey prepared by a Licensed NJ Professional Surveyor is available. It is recommended that the applicant provide testimony if there are any existing easements and right-of-way on the subject parcel. This office takes no exception to a waiver being granted, for completeness only.

Checklist Item 21. Proposed Buffer and landscape areas. It is recommended that the applicant provide testimony if any trees are proposed to be removed. This office takes no exception to a waiver being granted, for completeness only.

Checklist item 23. Wetlands, marshes, ponds, and land subject to flooding. In accordance with the Lands Resource Protection Web Application from the NJDEP. It is recommended that the applicant identify the wetland located approximately 100-feet northeast of the proposed structure. The applicant may need to seek a general permit 8 for the reconstruction of the dwelling.

Checklist item 24. The names of all adjacent property owners and adjacent block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor. Applicant shall provide a certified 200' property listing as prepared by the Township Tax Assessor.

Completeness Conclusion We have reviewed the submitted documents for compliance with the checklist requirements for a Variance Application. At this time, it is our recommendation that the application be deemed INCOMPLETE.

The applicant shall address the following checklist items: Item 15: The applicant shall provide approval signature lines for the board chairman, board secretary and board engineer. Item 18. The applicant shall provide a limit of disturbance and existing and proposed conditions within 50 feet of the limit of disturbance. Item 23. The applicant shall provide a letter from a certified wetlands specialist regarding the location and required transition area for the wetlands located on the adjacent lot. Item 24. The applicant shall provide a certified 200-ft property listing as prepared by the Township Tax Assessor.

Motion made by Gold, second by Coronato and approved by roll call vote: Butcher-absent, Caffrey-absent, Gold-yes, Hughes—yes, Meuse—absent, Suyker—yes, Liegner—yes, Coronato-yes, Jacksic-absent and McKim—yes for conditional completeness.

UNFINISHED BUSINESS:
Open Space and Recreation Plan discussion

Chairman McKim explained to the Board the process to move forward with adopting the Open Space and Recreation Plan which involves two public hearings. Attorney Gavan stated that there will be a formal presentation of the final plan by the author, a notice will be given to the Board when an additional presentation is scheduled. The Board will listen to comments and then can adopt or not adopt. Chairman McKim will give the presentation and therefor will be abstaining from voting.

**Ordinance of the Township of Hardwick, County of Warren, State of New Jersey
Amending and Supplementing Section 13-90A Entitled” Application Requirements” of
Chapter 13- Land Development to Establish a Procedure by which a Resident can Submit a
Zoning Map Change Request.**

The Land Use Board Secretary announced that the above ordinance was introduced with no changes.

MEMORIALIZING RESOLUTIONS:

OTHER BUSINESS:

Liaison Update-General Township Matters.

PUBLIC SESSION:

No Public Comment.

CORRESPONDENCE:

PAYMENT OF BILLS:

Motion made Hughes, second by Liegner and approved by roll call vote: Butcher-absent, Caffrey-absent, Gold-yes, Hughes—yes, Meuse—absent, Suyker—yes, Liegner—yes, Coronato-yes, Jacksic-absent and McKim—yes to pay three vouchers.

ADJOURNMENT:

Motion made by Liegner, second by Suyker and carried to adjourn the meeting at 7:45 pm.

Respectfully submitted,

Kristin Shipps, LUB Secretary