

**HARDWICK TOWNSHIP
PLANNING/LAND USE BOARD MINUTES
MARCH 13, 2025**

The meeting was called to order by Chairman McKim at 7:00 p.m.

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”.

ROLL CALL:

The following Board Members were present: Fred Butcher, Cynthia Caffrey, Lori Gold, Jon Liegner, Christina Suyker, Alternate Jim Purpura, Mayor Chris Jacksic, and Chairman Jim McKim. Absent: William Hughes, Nichole Meuse, Alternate Ty Coronato, Alternates Cindy Keimel, Also present were Board Secretary Kristin Shipps and Land Use Board Engineer Williams.

APPROVAL OF MINUTES:

February 13, 2025 -Tabled to a later meeting.

OLD BUSINESS:

State Development and Redevelopment Plan and Cross-Acceptance Process.
No Report at this time.

NEW BUSINESS:

Application 25-1 8 Ahlers Lane, Block 1001, Lot 5.01 -Completeness Review.
The subject application proposes the construction of an attached garage (1,111 sq. ft.) and a second-floor expansion on Block 1001, Lot 5.01, also known as 8 Ahlers Lane. The parcel consists of approximately 15.9 acres in the Low-Density Zone (LD). The site currently consists of a single-family house, a pool, a tool shed, and a shed located south of the pond on the property.

A review of the application and attached checklist indicates that the applicant is requesting a Bulk' C' variance, 40:55D 70(c), for lot setbacks. We have reviewed the submitted documents for compliance with the checklist requirements for a Bulk C.

Variances: The applicant is requesting relief from the rear yard setback requirement. In accordance with Section 13-12.2c of the LDO (Land Development Ordinance), the minimum setback for a principal or accessory building or structure from a side lot line is 50 feet. The applicant is seeking setback relief for the proposed detached garage.

Variances Application Checklist:

Checklist Item 10. The applicants' reasons for the Board to grant relief. It is recommended that the applicant provide testimony to the reasons for the Board to grant relief. This office takes no exception to a waiver being granted.

Checklist Item 11. Summary of specific facts that demonstrate the relief sought can be granted without substantial detriment to the public good and significant impairment of the intent and purpose of the Zone Plan and Zoning Ordinance. It is recommended that the applicant provide testimony to demonstrate that relief can be sought without substantial detriment to the public good. This office takes no exception to a waiver being granted.

Checklist Item 16. Percentage of the lot occupied by buildings and impervious coverage. It is recommended that the applicants' Engineer provide the required information. This office takes no exception to a waiver being granted for completeness only.

Checklist Item 17. (B) Front Yard Depth (c) Rear Yard Depth (d) Side Yard Depth (both) The applicant shall revise the bulk requirements as defined in Section 13-6 of the Ordinance. The front yard shall be from Sunset Lake Road. The rear yard shall be from Lot 4, and the applicant shall provide setbacks for both side yards.

Checklist item 18. Prevailing front yard setbacks of adjoining lots. The applicant has not provided the required information. However, given the location of the lot, this office takes no exception to a waiver being granted.

Checklist item 19. Where applicable, rear yard setbacks of adjoining lots. The applicant has not provided the required information. However, given the location of the lot, this office takes no exception to a waiver being granted.

Checklist item 22. State whether the applicant or owners own or have under contract to purchase any adjoining lands. Set forth lot(s) and block number(s). It is recommended that the applicant provide testimony regarding any owned or under-contract neighboring lots. This office takes no exception to a waiver being granted, provided that testimony is given.

Checklist item 23. State whether the application is or is not accompanied by a separate application for subdivision, site plan, or conditional use approval. If so, refer to the Planning Board checklist. It is recommended that the applicant provide testimony. This office takes no exception to a waiver being granted, provided that testimony is given.

Completeness Conclusion:

Land Use Board Williams stated that the completeness conclusion letter deemed this application incomplete. Since the letter was issued, the applicant has provided and revised the front yard, rear yard, and side yard setbacks by the definitions of Hardwick's Ordinance. The Land Use Board has now deemed the application complete.

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

absent, Suyker--yes, Purpura--yes, Jacksic--yes, McKim--yes Public Hearing and adoption will be approved at the April 10, 2025 Land Use Board meeting.

Township Committee Ordinance for Land Use Board Review:

2025-01 – Ordinance of the Township of Hardwick County of Warren, State of New Jersey Amending and Supplementing Chapter 13 – Land Development – By Creating Article XII- A- Entitled “Development Fees” to Authorize the Collection of Development Fees for Residential and Non- Residential Development with the Municipality.

2025-02- Ordinance of the Township of Hardwick, County of Warren, State of New Jersey, Amending and Supplementing Section 13-6 Definitions-to Incorporate the Definition of Portable Storage Container, and Section 13-36- Outdoor Storage- of Chapter 13, Entitled “Land Development” to Create Section 13-36.2 Entitled “Outdoor Storage Containers” to Establish Certain Regulations Related to Portable Storage Containers.

The motion was made by Jacksic, seconded by Suyker, and carried to approve by review Ordinance 2025-01 and 2025-02. The Hardwick Township Committee will hold a public hearing and adoption at their township meeting on May 19, 2025.

Fee Increase for Chapter 13-90A:

Land Use Board Secretary Shipps provided the board with proposed changes to the escrow account fees. Board approved.

The motion was made by Suyker and seconded by Butcher. Butcher —yes, Caffrey —yes, Gold —yes, Hughes—absent, Liegner —yes, Meuse—absent, Suyker —yes, Purpura —yes, Jacksic—yes, McKim —yes. The proposed fees will be presented to the Hardwick Township Committee for approval.

MEMORIALIZING RESOLUTIONS:

Vander Clock C Variance, 2 Lighting Bug Hollow Road, Block 601 Lot. 5.03

A motion made by Jacksic, seconded by Gold, and approved by a roll call vote:

Butcher — abstain, Caffrey — abstain, Gold — yes, Hughes—absent, Liegner — yes, Meuse—absent, Suyker — abstain, Purpura—yes, Jacksic—yes, McKim—abstain.

OTHER BUSINESS:

Liaison Update- General Township Matters.

Mayor Jacksic reported on the Spring Valley Road bridge construction, which is on schedule.

Mayor Jacksic reported that high-speed internet is being installed with some minor delays.

Mayor Jacksic reported on a meeting held with the Hope State police barracks, along with other surrounding towns, and asked them to focus on Route 80 and the main thoroughfares that are creating issues.

PUBLIC SESSION:

No public comment.

CORRESPONDENCE:

Chairman McKim commented on an email that was forwarded to the board regarding Safe Highway grants. Chairman McKim did some research and reported that from 2018 to the present, there have been three fatalities in Hardwick, two on Route 80 and one on Birch Ridge Road. The board agreed not to move forward with an application for Safe Highway grants.

PAYMENT OF BILLS:

Motion made by Jacksic, seconded by Liegner, and approved by roll call vote: Butcher — yes, Caffrey — yes, Gold — yes, Hughes—absent, Liegner — yes, Meuse—absent, Suyker — yes, Purpura—abstain, Jacksic—yes, McKim—yes, for the payment of bills.

ADJOURNMENT:

A motion was made by Jacksic, seconded by Butcher, and carried to adjourn the meeting at 7:28 pm.

Respectfully submitted,

**Kristin Shipps,
LUB Secretary**