

**HARDWICK TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
FEBRUARY 12, 2026**

Chairman McKim called the meeting to order at 7:00 p.m., and the flag salute was conducted.

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 the township website and on the bulletin board of the municipal building at 40 Spring Valley Road.

ROLL CALL:

The following Board Members were present: Lori Gold, Bob Hann, William Hughes, Jon Liegner, Alternate Jim Purpura, Mayor Jacksic, and Chairman Jim McKim.

Absent: Fred Butcher, Nichole, Meuse, Christina Suyker, Alternate Ty Coronato, Alternate Cindy Keimel and, Alternate Cynthia Caffrey

Board Engineer Stefanie Williams was also present.

APPROVAL OF MINUTES:

The minutes from January 8, 2026, meeting were reviewed.

Motion made by Mayor Jacksic, second by Mr. Hughes and carried to approve January 8, 2026, meeting minutes.

OLD BUSINESS:

None.

NEW BUSINESS:

Application 26-1: 21 Jones Lane (Block 1003, Lot 7.04)

Completeness Review for a Bulk (C) Variance.

The applicant seeks a side yard setback variance to build a 40' x 40' detached garage. The proposed structure is located 22 feet from the property line where 50 feet is typically required.

Board Engineer's Report: Stephanie Williams (Board Engineer) summarized the technical review and checklist waivers:

Waivers Recommended: Item 10 (Reason for relief), Item 11 (Specific facts/detriment), Item 12 (Previous applications), Item 18 (Front yard setback), and Item 19 (Date of acquisition).

Impervious Coverage: The garage increases coverage by 0.5%, remaining under 10% total.

Updates: The applicant recently provided the required 200-foot aerial map and property owner list.

Board Discussion:

Clerical Errors: Board members noted the survey incorrectly lists the address as "Jones Road" instead of "Jones Lane".

Technical Accuracy: Concerns were raised regarding the scale and boldness of the proposed structure lines on the submitted plans.

Resolution: The Board determined these issues do not prevent a finding of completeness but must be corrected/addressed during the formal hearing next month.

Action Taken:

Motion made by Mr. Huges, second by Mrs. Gold and carried out to deem Application 26-1 complete.

OTHER BUSINESS:

Special Meeting: A special meeting is scheduled for February 26, 2026, regarding Fair Share Housing/Affordable Housing matters. Members were urged to confirm their attendance with the Board Secretary as the township faces a March 12 deadline.

PUBLIC SESSION:

No members of the public were present.

ADJOURNMENT:

Motion made by Mayor Jacksic, second by Dr. Liegner and carried to Adjourn at 7:30 pm.

Respectfully submitted,

Kristin Shipps Board Secretary
Hardwick Township