

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
February 18, 2014**

There was the Reorganization and Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, February 18, 2014. Alfia Schemm led the Board in the salute to the flag. Roll call of Board Members Present: Richard Ohl, Louis Rossi, Jodi Butler, John Hadden, and Alfia Schemm. Also present: Attorney Lyn Aaroe, Engineer Ted Rodman, and Secretary Alfia Schemm.

Secretary Alfia Schemm called the meeting to order at 7:35 p.m. and announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Reorganization:

Election of Chairman:

Attorney Aaroe called for a nomination for Chairman. Ms. Schemm made the motion to nominate Jodi Butler as Chairwomen. Motion seconded by Mr. Rossi. Attorney Aaroe asked if there were any other nominations. With there being no additional nominations, the nominations were closed. In a roll call vote, all were in favor of electing Jodi Butler as Chairwoman, except for Ms. Butler who abstained.

Election of Vice-Chairman:

Ms. Butler called for a nomination for Vice Chairman. Ms. Schemm made the motion to nominate John Hadden as Vice Chairman. Motion seconded by Ms. Butler. With there being no additional nominations, the nominations were closed. In a roll call vote, all were in favor of electing John Hadden as Vice Chairman, except for Mr. Hadden, who abstained.

Appointment of Board Professionals:

Ms. Schemm made the motion to appoint Lyn Aaroe as the Board Attorney, Ted Rodman as the Board Engineer, and Fred Heyer as the Board Planner. Motion seconded by Mr. Hadden. In a roll call vote, all were in favor.

Designation of Meeting Date, Time and Place

Ms. Schemm made the motion to designate the meeting dates as the third Tuesday of the month, convening at 7:30 p.m., at the Hardwick Township Municipal Building, Spring Valley Road, Hardwick, Warren County, New Jersey. Motion seconded by Mr. Hadden. In a roll call vote, all were in favor.

Designation of Official Newspaper

Ms. Schemm made the motion to designate the NJ Herald as the Official Newspaper and the NJ Herald and the Express Times as the newspapers designated to receive notices pursuant to the Open Public Meetings Act. Motion seconded by Ms. Butler. In a roll call vote, all were in favor.

Approval of Minutes:

The regular meeting minutes of February 19, 2013, were distributed prior to the meeting.

Minutes – Hardwick Township Zoning Board of Adjustment February 18, 2014

Mr. Rossi made the motion to adopt the minutes. Motion seconded by Ms. Butler. In a voice vote, all were in favor, except for Mr. Ohl, who was not present at the February 19th meeting.

New Business:

#14-001 Roger and Carla Downey, Block 601, Lot 12

Ms. Butler recused herself and sat in the audience as she is an adjacent property owner within 200 feet. Vice Chairman Hadden will chair this portion of the meeting.

William Gold, Esq. was present on behalf of the Applicant. Also present Robert Downey who was sworn in. Board Attorney Aaore stated that the first thing that the Board needs to address are the waivers being requested.

Ms. Schemm made the motion to grant the three waivers being sought. Motion seconded by Mr. Hadden. In a roll call vote, all were in favor.

Ms. Schemm made the motion to deem the application complete. Motion seconded by Mr. Hadden. In a roll call vote, all were in favor.

Mr. Downey described the existing configuration of the house. He then went on to describe the proposed mud room and the proposed addition over the existing deck, which was discussed with the Board at great length. Board Engineer Rodman distributed several photographs depicting the existing conditions, which were described by Mr. Downey. The Board then went on to address Board Engineer Rodman's February 12th report. It was noted that there are some outstanding violations. Attorney Gold stated that the violations are not the subject of this application and the Applicant is working to resolve those issues. Board Attorney Aaroe stated that the violations are immaterial to the application and Mr. Downey addressed the access point to his wood furnace.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public. In a voice vote, all were in favor.

Attorney Gold summarized his client's request.

Mr. Hadden made the motion to grant the variance relief being requested. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor.

Chairwoman Butler resumed her position on the Board.

Bills: The following vouchers were submitted:

Ted Rodman-General	59.50
Lyn Aaroe-General	300.00
Lyn Aaroe-Downey	150.00
NJPO-Dues	180.00

Mr. Rossi made the motion to approve the vouchers. Motion seconded by Mr. Hadden. In a roll call vote, all were in favor.

Budget:

Minutes – Hardwick Township Zoning Board of Adjustment February 18, 2014

Board Secretary Schemm stated that she spoke with the Township Clerk and the Township has budgeted for 2014, the same amount as budgeted in 2013, unless the Board sees a need for additional funds

Annual Report:

It was noted that there was no business in 2013 and that could be noted in the 2014 Annual Report that will be adopted in 2015.

Adjournment:

On a motion made and seconded there was a motion to adjourn the meeting. In a voice vote, all were in favor.

Respectfully Submitted

Alfia Schemm
Board Secretary
3-18-14

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
March 18, 2014**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, March 18, 2014. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, Jodi Butler, Richard Ohl, and Alfia Schemm. Board Member absent: John Hadden. Also present: Attorney Lyn Aaroe, Engineer Ted Rodman, and Secretary Alfia Schemm.

Chairwoman Butler called the meeting to order at 7:35 p.m. Board Secretary Schemm announced that the meeting was being held in compliance with the "Open Public Meetings Act." She noted that the recorder is not working this evening.

Approval of Minutes:

The regular meeting minutes of February 18, 2014, were distributed prior to the meeting. Board Secretary noted one correction in the minutes: Richard Ohl is not listed in the Roll call of Members as being present.

Mr. Ohl made the motion to adopt the minutes, as amended. Motion seconded by Mr. Rossi. In a voice vote, all were in favor.

Chairwoman Butler indicated that she has a neighbor who is interested in being a Board Member and she has recommended him to Mayor Perry for the Committee's consideration.

Memorializing Resolution:

#14-001 Roger and Carla Downey, Block 601, Lot 12

Board Attorney Aaroe stated that he did send the Resolution to Attorney Gold for his review and he had one modification to suggest, which was that Vice Chairman Hadden should sign the Resolution as Chairwoman Butler recused herself from the hearing.

Mr. Rossi made the motion to adopt the Resolution. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor, except for Chairwoman Butler, who recused herself and is not eligible to vote on this matter.

Bills: The following vouchers were submitted:

Ted Rodman-General	29.75
Ted Rodman-Downey	386.75
Lyn Aaroe-General	300.00
Lyn Aaroe-Downey	562.50

Mr. Rossi made the motion to approve the vouchers. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor.

Adjournment:

On a motion made and seconded there was a motion to adjourn the meeting. In a voice vote, all were in favor.

Respectfully Submitted

Minutes – Hardwick Township Zoning Board of Adjustment February 18, 2014

Alfia Schemm
Board Secretary

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
May 20, 2014**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, May 20, 2014. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, William Hughes, Steve Green, Bob Wolff, Jodi Butler, and Alfia Schemm. Board Member absent: John Hadden and Richard Ohl . Also present: Board Attorney Lyn Aaroe, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm. Board Attorney Aaroe administered the oath of office to Bob Wolff, Steve Green, and William Hughes.

Chairwoman Butler called the meeting to order at 7:33 p.m. Board Secretary Schemm announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of March 18, 2014, were distributed prior to the meeting.

Mr. Rossi made the motion to adopt the minutes. Motion seconded by Chairwoman Butler. In a voice vote, all were in favor, except for Mr. Green, Mr. Wolff, and Mr. Hughes, who were not present at the March meeting and they abstained.

New Business:

#14-002 Greg Metzgar, Block 501, Lot 2.04

Greg Metzgar was sworn in and he testified to his request for a variance for a hobby storage building. Mr. Hughes, who is an adjacent property owner, recused himself and sat in the audience. Mr. Metzgar continued to review the reasons for the requested variance to permit the construction of a hobby/storage building. Board Secretary Schemm stated that notice was provided and she provided a copy of the notice to Board Attorney Aaroe.

Board Engineer Rodman reviewed his completeness report and the suggested waivers. Mr. Rossi made the motion to grant the waivers. Motion seconded by Chairwoman Butler. In a roll call vote, all were in favor.

Chairwoman Butler made the motion to deem the application complete. Motion seconded by Mr. Rossi. In a roll call vote, all were in favor.

Board Engineer Rodman continued to review the remainder of his report, with the Board and the Applicant. The dimensions of the building and setbacks were discussed, along with the color of the proposed building. Mr. Metzgar stated that he is proposing a half bathroom and electricity. The Board discussed whether he can tie the half bathroom into the septic for the house. Board Attorney Aaroe stated that he will include outside agency approvals into the Resolution. The Board reviewed the variances being requested.

In a motion made and seconded the hearing was opened to the public.

Minutes – Hardwick Township Zoning Board of Adjustment **May 20, 2014**

William Hughes stated he has no objection to the proposal.

With there being no further public comment, the hearing was closed to the public.

Board Attorney Aaroe reviewed the proposed bulk variances being requested.

Mr. Rossi made the motion grant the variance relief requested. Motion seconded by Mr. Green. In a roll call vote, all were in favor.

The Board reviewed the procedure and it was noted that the Resolution will be adopted at next month's meeting. Board Attorney Aaroe also noted for the record that he reviewed the notice and adequate notice was provided.

Mr. Hughes resumed his position on the Board.

Other:

Board Secretary Schemm stated that everyone should have received their pin number for the financial disclosure statements. She also asked that the Board Professionals provide their billing as soon as possible, so that she can confirm the escrow balances.

Bills: The following vouchers were submitted:

Ted Rodman-General	59.50
Lyn Aaroe-General	300.00
Lyn Aaroe-Metzgar	150.00

Mr. Rossi made the motion to approve the vouchers. Motion seconded by Mr. Hughes. In a roll call vote, all were in favor.

Adjournment:

On a motion made and seconded there was a motion to adjourn the meeting at 8:17 p.m. In a voice vote, all were in favor.

Respectfully Submitted

Alfia Schemm
Board Secretary

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
June 17, 2014**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, June 17, 2014. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, William Hughes, Richard Ohl, Bob Wolff, Jodi Butler, and Alfia Schemm. Board Member absent: Steve Green and John Hadden. Also present: Board Attorney Lyn Aaroe, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

Chairwoman Butler called the meeting to order at 7:33 p.m. Board Secretary Schemm announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of May 20, 2014, were distributed prior to the meeting.

Mr. Rossi made the motion to adopt the minutes. Motion seconded by Mr. Wolff. In a voice vote, all were in favor, except for Mr. Ohl, who was not present at the May meeting and he abstained.

Memorializing Resolution:

#14-002 Greg Metzgar, Block 501, Lot 2.04

Board Attorney Aaroe reviewed the Resolution that he prepared, which was reviewed with the Board. Mr. Metzgar arrived and he had no comments or questions.

Mr. Rossi made the motion to adopt the Resolution. Motion seconded by Mr. Wolff. In a roll call vote, all were in favor, except for Mr. Hughes who recused himself and Mr. Ohl who was not present at the hearing.

Open to the Public:

Chairwoman Butler opened the meeting to the public. With there being no public comment, the hearing was closed to the public.

Bills: The following vouchers were submitted:

Lyn Aaroe-General	300.00
Lyn Aaroe-Metzgar	562.50

Mr. Hughes made the motion to approve the vouchers. Motion seconded by Mr. Rossi. In a roll call vote, all were in favor.

Adjournment:

On a motion made and seconded there was a motion to adjourn the meeting at 7:45 p.m. In a voice vote, all were in favor.

Respectfully Submitted

Alfia Schemm
Board Secretary