

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
July 21, 2015**

There was the Reorganization and Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, July 21, 2015. Jodi Butler led the Board in the salute to the flag. Attorney Lyn Aaroe administered the oath of office to Alfia Schemm, John Hadden, and Louis Rossi. Roll call of Board Members Present: Louis Rossi, Jodi Butler, William Hughes, JohnHadden, Richard Ohl, Steve Green and Alfia Schemm. Board Members Absent: Bob Wolff. Also present: Attorney Lyn Aaroe and Secretary Alfia Schemm.

Secretary Alfia Schemm called the meeting to order at 7:30 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. Mr. Hughes made the motion to nominate Jodi Butler as Chairwoman. Motion seconded by Mr. Ohl. 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 Bulter as Chairwoman, except for Ms. Butler, who abstained.

Election of Vice-Chairman:

Chairwoman Butler called for a nomination for Vice Chairman. Ms. Schemm made the motion to nominate William Hughes as Vice Chairman. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor of electing William Hughes as Vice Chairman, except for Mr. Hughes, who abstained.

Appointment of Board Professionals:

Mr. Hughes made the motion to appoint Lyn Aaroe as the Board Attorney and Ted Rodman as the Board Engineer. Motion seconded by Mr.Ohl. In a roll call vote, all were in favor.

Appointment of Board Secretary:

Chairwoman Butler made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained.

Designation of Meeting Date, Time and Place

The Board discussed the starting time of the meetings and it was agreed to change the start time to 7:00 p.m.

Mr. Ohl made the motion to designate the meeting dates as the third Tuesday of the month, convening at 7:00 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

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Chairwoman Butler 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 Mr. Ohl. In a voice vote, all were in favor.

Approval of Minutes:

The regular meeting minutes of June 17, 2014, were distributed prior to the meeting.

Mr. Rossi made the motion to adopt the minutes. Motion seconded by Mr. Hughes. In a voice vote, all were in favor, except for Mr. Hadden and Mr. Green, who were not present at the June 17, 2014 meeting and abstained.

Other Business:

Annual Report

Board Attorney Aaroe reviewed the Annual Report and he noted that he was not aware of any recommendations and/or trends. The Board briefly discussed the Downey Accessory Building and whether there is a size limitation on accessory buildings.

Mr. Rossi made the motion to adopt the Annual Report. Motion seconded by Mr. Green. In a roll call vote, all were in favor.

Open to the Public:

No public present

Bills: The following vouchers were submitted:

Ted Rodman-General	59.50
Ted Rodman-Metzgar	357.00
Lyn Aaroe-General	562.50
NJPO-Mandatory Training	160.00
NJPO-Annual Dues	180.00

Mr. Huges 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

Alfia Schemm
Board Secretary

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
September 15, 2015**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, September 15, 2015. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, Bob Wolff, Jodi Butler, William Hughes, Richard Ohl, Steve Green and Alfia Schemm. Board Member Absent: John Hadden. Also present: Board Attorney Lyn Aaroe and Board Engineer Ted Rodman.

Board Secretary Alfia Schemm called the meeting to order at 7:00 p.m. and announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of July 21, 2015, were distributed prior to the meeting.

Mr. Ohl made the motion to adopt the minutes. Motion seconded by Mr. Hughes. In a voice vote, all were in favor, except for Mr. Wolff, who was not present at the July 21, 2015 meeting and he abstained.

New Business:

#ZB15-001 William Billig, Block 304, Lot 10.06

Richard Keiling, Esq. was present on behalf of the Applicants. Both William and Wendy Billig were sworn in. Board Engineer Rodamn reviewed his completeness report of September 11, 2015. He recommended that the Board grant the waivers and deem the Application complete.

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

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

Richard Keiling presented a photograph that was marked as an Exhibit:

A-1 Photograph of the existing garage

Attorney Keiling then reviewed the request for a garage, which will assist the Billig's father, who is in a wheelchair. He stated that the father will most likely be moving into the home in the near future. The Applicants continued to describe the layout of the property. The following photographs were submitted and marked as an Exhibit:

A-2 Photograph

A-3 Photograph

The Applicants stated that the remainder of the garage will be used for personal use and it will have electricity and no water and it will conform with the height requirements of the zone. It will be stick built and will be consistent with the existing home. It was confirmed that the garage will be used for accessory residential purposes and that it will not be an apartment, sleeping quarters, or the base of an operation for a business.

The hearing was then opened to the public.

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John Docimo was present and he stated that he does not have any objections to the proposal.

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

The Board discussed the proposal and the adjacent lot owned by the property owner.

Mr. Hughes made the motion to approve the relief requested, with the understanding that the proposed garage will comply with the height requirements. Motion seconded by Mr. Green. In a roll call vote, all were in favor, except for Ms. Schemm who abstained.

Open to the Public:

No public present

Bills: The following vouchers were submitted:

Lyn Aaroe-General	300.00
Lyn Aaroe-Billig	150.00

Mr. Hughes made the motion to approve the vouchers. Motion seconded by Mr. Green. 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

Alfia Schemm
Board Secretary

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
October 20, 2015**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, October 20, 2015. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, Jodi Butler, William Hughes, Steve Green and Alfia Schemm. Board Members Absent: John Hadden, Richard Ohl, and Bob Wolff. Also present: Board Attorney Lyn Aaroe and Board Engineer Ted Rodman.

Board Secretary Alfia Schemm called the meeting to order at 7:23 p.m. and announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of September 15, 2015, were distributed prior to the meeting.

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

Memorializing Resolution:

#ZB15-001 William Billig, Block 304, Lot 10.06

Chairwoman Butler recommended that the Board adjust the Agenda to deal with the adoption of the Resolution first, as Board Engineer Rodman is not present yet. Board Attorney Aaore had some concerns and he suggested that the Board go into Executive Session first.

Executive Session:

Mr. Hughes made the motion to go into Executive Session. Motion seconded by Mr. Green. In a roll call vote, all were in favor.

Board Secretary Schemm read the Executive Session Resolution into the record.

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

NOW, THEREFORE, BE IT RESOLVED by the Hardwick Township Zoning Board of Adjustment, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
Client Attorney Privilege
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: October 20, 2015

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Mr. Hughes made the motion to come out of Executive Session at 7:50 p.m. Motion seconded by Mr. Green. In a voice vote, all were in favor.

New Business:

#ZB15-002 Richard and Lea Pilote, Block 801, Lot 5-Completeness

Board Attorney Aaroe reviewed the matter before the Board for completeness, which the Board and the Applicant reviewed and discussed. Board Engineer Rodman reviewed his completeness report of 10-19-15, which was discussed with the Applicant and the Board.

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

Mr. Pilote clarified the noticing provision.

Executive Session:

Mr. Hughes made the motion to go back into Executive Session at 8:11 p.m. Motion seconded by Mr. Green. In a voice vote, all were in favor

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

NOW, THEREFORE, BE IT RESOLVED by the Hardwick Township Zoning Board of Adjustment, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
Client Attorney Privilege
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: October 20, 2015

Mr. Hughes made the motion to come out of Executive Session at 8:28 p.m. Motion seconded by Mr. Green. In a voice vote, all were in favor.

Chairwoman Butler left for the evening. Mr. Hughes will chair the remainder of the meeting.

Memorializing Resolution:

#ZB15-001 William Billig, Block 304, Lot 10.06

Board Attorney Aaroe reviewed the Resolution that he prepared and he asked the Applicants if the Resolution was reviewed by Attorney Keiling and if they knew whether Attorney Keiling had any problems with the language in the Resolution. Mr. Billig stated that he was told that the Resolution would be available for pick up this evening. Board Attorney Aaroe provided Mr. Billig with a copy of the Resolution. Mr. Billig stated his concern that the lot line adjustment

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condition in the Resolution was never a part of the approval and he stated that he is uncomfortable in discussing the matter as his Attorney is not present. The Board continued to discuss the testimony that was provided and whether a lot line adjustment should have been discussed/pursued further during the hearing. Board Attorney Aaroe stated he had difficulty in drafting the Resolution as he felt that the testimony/presentation pertaining to the proofs could have been stronger.

The Board and the Applicants continued to discuss the issues and the options available to the Board.

Mr. Green made the motion to adopt the Resolution as amended, deleting condition "F" and correcting the Father in law's name. Motion seconded by Mr. Hughes. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained and is not eligible to vote on the matter.

Board Attorney Aaroe stated that he will correct the Resolution and it will be distributed once Mr. Hughes signs it. Mr. Billig asked if the Board could notify the Zoning Officer of the Board's approval. The Board reviewed the conditions and agreed to notify the Zoning Officer.

Open to the Public:

No public present

Bills: The following vouchers were submitted:

Lyn Aaroe-General	300.00
Lyn Aaroe-Billig	712.50
Lyn Aaroe-Pilote	150.00
Rodman & Associates-General	31.00
Rodman & Associates-Billig	248.00

Mr. Green 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. In a voice vote, all were in favor.

Respectfully Submitted

Alfia Schemm
Board Secretary

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
November 17, 2015**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, November 17, 2015. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, Jodi Butler, Richard Ohl, William Hughes, Steve Green and Alfia Schemm. Board Members Absent: John Hadden and Bob Wolff. Also present: Board Attorney Lyn Aaroe and Board Engineer Ted Rodman.

Board Secretary Alfia Schemm called the meeting to order at 7:00 p.m. and announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of October 20, 2015, were distributed prior to the meeting.

Mr. Hughes made the motion to adopt the minutes. Motion seconded by Mr. Rossi. In a voice vote, all were in favor, except for Mr. Ohl who was not present at the October meeting and abstained and Chairwoman Butler who missed a portion of the October meeting and abstained.

Executive Session:

Mr. Ohl made the motion to go into Executive Session. Motion seconded by Mr. Rossi. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained.

Board Secretary Schemm read the Executive Session Resolution into the record.

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

NOW, THEREFORE, BE IT RESOLVED by the Hardwick Township Zoning Board of Adjustment, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
Client Attorney Privilege
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: November 17, 2015

Mr. Hughes made the motion to come out of Executive Session. Motion seconded by Mr. Green. In a roll call vote, all were in favor.

New Business:

#ZB15-002 Richard and Lea Pilote, Block 801, Lot 5

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Richard Pilote, Lea Pilote, and Jean Patterson were sworn in. Mr. Pilote described the location of the existing geo-thermal system and the septic system. He stated that the building location is the best location for his son in law, who is a volunteer fire fighter, to have quick and easy access in bad weather. He stated that the next door neighbor, Ms. Patterson, does not have an objection to the submitted proposal.

He went on to describe the existing site conditions. He drew in the laterals for geothermal and septic system. The Board reviewed the existing site conditions and the slopes and grades of the property and whether there should be a onsite inspection. The Board continued to review and discuss alternate sites. Mr. Pilote stated his concern over delaying the decision another month as he has other items in the building that should be covered. The Board continued to discuss the proposal, the existing site conditions, and whether there should be a onsite inspection. Mr. Ohl stated that he did a site inspection and he thought that it was not that bad of a grade.

Mr. Hughes made the motion to carry this matter to the Board's December 15th meeting, to do an onsite inspection. Motion seconded by Mr. Green. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained.

Mr. Pilote asked if the Board had any questions of Ms. Patterson so that she does not have to come back. Ms. Patterson stated that she is not affected by the location of the building as proposed. The Applicants acknowledged the onsite inspection and the Board and the Applicant discussed a good time for the onsite inspection.

Board Attorney Aaroe announced that this matter will be carried to the Board's December 15th meeting, without further notice.

Open to the Public:

No public present

Other:

The Board discussed accessory buildings and whether the the use of the building is a factor.

The marked up Pilote survey will be distributed and it will be marked as an Exhibit at the next meeting. They also discussed the procedure in presenting the Board's onsite inspection findings.

Bills: The following vouchers were submitted:

Lyn Aaroe-General	300.00
Lyn Aaroe-Pilote	75.00
Rodman & Associates-General	62.00
Rodman & Associates-Billig	62.00
Rodman & Associates-Pilote	310.00
Alfia Schemm-postage	35.63

Mr. Ohl made the motion to approve the vouchers. Motion seconded by Mr. Rossi. In a roll call vote, all were in favor, except for Ms. Schemm, who abstained.

Adjournment:

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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

**Minutes Open Session
Hardwick Township Zoning Board of Adjustment
December 15, 2015**

There was the Regular Meeting of the Hardwick Township Zoning Board of Adjustment on Tuesday, December 15, 2015. Chairwoman Butler led the Board in the salute to the flag. Roll call of Board Members Present: Louis Rossi, Jodi Butler, Richard Ohl, William Hughes, Steve Green, Bob Wolff, and Alfia Schemm. Board Member Absent: John Hadden. Also present: Board Attorney Lyn Aaroe and Board Engineer Ted Rodman.

Board Secretary Alfia Schemm called the meeting to order at 7:00 p.m. and announced that the meeting was being held in compliance with the "Open Public Meetings Act."

Approval of Minutes:

The regular meeting minutes of November 17, 2015, were distributed prior to the meeting.

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

Old Business:

#ZB15-002 Richard and Lea Pilote, Block 801, Lot 5

Board Engineer Rodman reviewed the information that he obtained from the Warren County Health Department in regards to the septic system, which the Board discussed. Mr. Pilote reviewed his knowledge of the of the location of the septic, which was discussed with the Board. Board Attorney Aaroe shared his impression of his 12/7/15 site review. Ms. Butler, Mr. Ohl, and Mr. Hughes stated that they also did a site review on 11/20/15 and they shared their impressions. Ms. Butler stated her concern over the significant variance being requested. The Board continued to discuss the existing site conditions, the proposal, the relief being requested, and the options available.

Ms. Schemm made the motion to grant the relief requested, based on the existing site conditions and due to the fact that the adjacent neighbor does not object, and any new owner would know that the structure already exists. She stated that perhaps additional landscaping could be added if necessary. The Board continued to discuss the issues and the Applicants provided their reasons for the requested relief. Motion seconded by Mr. Hughes. Discussion on the motion: Board Attorney Aaroe reviewed the possible conditions of an approval and whether additional plantings, screening, buffering, or landscaping should be a consideration. Roll call vote: In favor-Schemm, Ohl, Hughes, and Green. Objecting: Rossi and Butler. Abstaining-Not Eligible: Wolff.

Mr. Pilote questioned the next step. Board Attorney Aaroe stated that the Board can authorize the Board Secretary to advise the Zoning Officer and Construcion Department, of the Board's action, so that the Applicant does not necessarily have to wait for the Resolution to be adopted, to complete the project. The Applicants thanked the Board.

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Other:

Mr. Ohl asked if permits are needed for pools and solar systems and the Board discussed the different standards for properties that can be seen and not seen.

Open to the Public:

No public present

Bills: The following vouchers were submitted:

Lyn Aaroe-General	300.00
Lyn Aaroe-Pilote	225.00

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

Executive Session Minutes:

Mr. Hughes made the motion to adopt the October 20, 2015 Executive Session Minutes. Motion seconded by Mr. Rossi. In a roll call vote, all were in favor, except for Mr. Ohl and Mr. Wolff, who were not present at the October meeting and abstained.

Mr. Ohl made the motion to adopt the November 17, 2015 Executive Session Minutes. Motion seconded by Mr. Green. In a roll call vote, all were in favor, except for Mr. Wolff, who was not present at the November meeting and abstained.

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