

**HARDWICK TOWNSHIP PLANNING BOARD  
FEBRUARY 14, 2013**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, February 14, 2013. The meeting was called to order at 7:36 p.m. by Chairman Walter Ribitzki. He led the Board in the Pledge of Allegiance. He stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act".

**SWEARING IN OF BOARD MEMBERS:**

Attorney Robert Morgenstern administered the oath of office to Kevin Duffy.

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Richard Ohl, George Fee, Kevin Duffy, Robert Ferrante, and Walter Ribitzki. Board Members absent: Lori Gold. Also Present: Board Attorney Robert Morgenstern, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of January 10, 2013, were distributed to all Board Members prior to the meeting.

Mr. Fee made the motion to adopt the minutes. Motion seconded by Mr. McKim. Discussion on the motion: Mr. McKim stated that he has distributed the materials that he mentioned that he would at last month's meeting. In a roll call vote, all were in favor, except for Mr. Duffy and Mr. Ferrante, who were not present at the Board's January meeting.

**OLD BUSINESS:**

**#12-001 Township of Hardwick, Block 503, Lot 5.01-Minor Subdivision**

The Board reviewed the extension being requested. After a brief discussion, the Board agreed to grant the 90 day extension as requested.

Mr. Duffy made the motion to grant the 90 day extension and adopt the Resolution. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor.

**#12-003 Stephen and Judith Bokman, Block 1103, Lots 5 & 9.01**

The Board reviewed the extension request. After a brief discussion, the Board granted a 6 month extension.

Mr. Ohl made the motion to grant the 6 month extension and adopt the Resolution. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

**Ordinance Discussion**

The Board went on to discuss the draft Ordinances prepared by Board Attorney Morgenstern, along with agricultural and accessory buildings without principle structures.

Mr. Ohl made the motion to recommend the Ordinance pertaining to Regulations Relating to Agriculture. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

Mr. Fee made the motion to recommend the Right to Farm Ordinance, with the spelling correction. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor.

Mr. Duffy made the motion to recommend the Ordinance Clarifying Regulations Relating to the Raising of Hogs, Swine, or Pigs. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

The Board then went back to discussing commercial agriculture and accessory buildings and Mr. McKim went on to describe the materials that he had distributed and the Board went on to discuss the setbacks at great length. Mr. Duffy left for the evening. It was agreed that Mr. McKim would revisit the issue, rework the numbers, and report back to the Board.

**OPEN TO THE PUBLIC**

The meeting was then opened to the public.

John Crisman thanked the Board for considering and reviewing these issues.

The meeting was then closed to the public.

**BILLS:** The following vouchers were submitted for payment:

Dolan & Dolan-Nature Conservancy	77.50
Dolan & Dolan-General	615.40
Rodman-General-May 2011	238.00
Rodman-General	297.50
Escrow Refund-Tillman	110.75

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

**OTHER:**

The Board discussed if the Board will have to meet between first and second reading of the Ordinances before the Township Committee. Board Attorney Morgenstern stated that the Board can provide a memo with the Ordinances, indicating that the Ordinances as recommended by the Planning Board are consistent with the Township Master Plan, as written. If there was to be any modification or change to the Ordinance, then the Board would have to review between first and second reading.

Chairman Ribitzki made the motion that the Board recommends that the three Ordinances that were recommended earlier this evening, are consistent with the Township Master Plan. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

Board Secretary Schemm also clarified that the action that the Board took earlier in regards to the extensions for the Township of Hardwick and Bokman also included the adoption of the Resolution of the action taken. The Board agreed.

Mayor Perry asked if it would be possible for the Board to hold work sessions on the Ordinance discussion without the Board Professionals being present, in an attempt to save some money.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
JULY 11, 2013**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, July 11, 2013. The meeting was called to order at 7:37 p.m. by Chairman Walter Ribitzki. He led the Board in the Pledge of Allegiance. He stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act".

**SWEARING IN OF BOARD MEMBERS:**

Attorney Robert Morgenstern administered the oath of office to Richard Matrisciano .

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Richard Ohl, George Fee, Lori Gold, Richard Matrisciano, Kevin Duffy, Robert Ferrante, and Walter Ribitzki. Also Present: Board Attorney Robert Morgenstern, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of February 14, 2013, were distributed to all Board Members prior to the meeting.

Mr. Fee made the motion to adopt the minutes. Motion seconded by Mr. Ohl. In a roll call vote, all were in favor, except for Mr. Matrisciano and Ms. Gold, who were not present at the Board's February meeting and they abstained.

**OTHER:**

Mayor Perry stated that he would like to take a moment this evening to honor George Fee and present him with a certificate of appreciation for his dedication to the Township over the years. Mr. Fee thanked everyone and he stated that he appreciated the honor.

**OLD BUSINESS:**

**Ordinance Discussion:**

**Swine Ordinance**

The Board went on to discuss a concern that was raised regarding the raising of pigs as a 4-H project and if a pig was to have a litter that would exceed the standards of the present Ordinance. After a brief discussion, it was agreed to wait to hear from Bob Wolf to see if he provides any additional information.

**Enlargement of Nonconforming Principle Structure**

The Board reviewed the present Ordinance and they discussed whether they wish to modify it to allow construction to the rear of an existing non-conforming structure provided that no other setback requirements are encroached upon.

Mayor Perry made the motion to recommend that the Ordinance be amended as discussed this evening. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

**Accessory Buildings**

The Board reviewed the setbacks for Commercial Agricultural Accessory Buildings. Mr. McKim distributed a handout and he presented his proposal to address the setbacks, which was addressed at great length.

Mayor Perry made the motion to authorize the drafting of an Ordinance as discussed this evening. Discussion on the motion: The Board discussed the proposal and Ms. Schemm stated her concern with the proposed setbacks and the possible impact of Commercial Agricultural Buildings on a Residential Area. Motion seconded by Mr. Fee. Roll call vote, all were in favor.

Ms. Gold left for the evening.

**Other:**

Board Engineer Rodman stated that Committeeman Carrazzone brought up whether the Planning Board would consider making Alina Lodge a Conditional Use

The Board then went back to discussing the setbacks for the Commercial Agriculture Accessory Buildings and it was suggested that a 100 feet setback be recommended for the front yard.

**BILLS:** The following vouchers were submitted for payment:

Dolan & Dolan-Nature Conservancy	540.95
Dolan & Dolan-Nature Conservancy	38.75
Dolan & Dolan-Nature Conservancy	51.15
Dolan & Dolan-Nature Conservancy	77.50
Dolan & Dolan-General	451.40
Dolan & Dolan-General	55.40
Dolan & Dolan-General	102.30
Dolan & Dolan-Bokman	77.50
Rodman-Nature Conservancy	357.00
Rodman-General	208.25

Mr. Perry made the motion to approve the bills. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

Mayor Perry asked if the Zoning Board of Adjustment has reorganized for the year. Board Secretary Schemm stated that the Zoning Board of Adjustment did reorganize already.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
SEPTEMBER 12, 2013**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, September 12, 2013. The meeting was called to order at 7:37 p.m. by Chairman Walter Ribitzki. He led the Board in the Pledge of Allegiance. He stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act".

**ROLL CALL:**

The following Planning Board Members were present: Committeeman Carrazzone (sitting in for Mayor Perry), Jim McKim, Richard Ohl, George Fee, Lori Gold, Kevin Duffy, and Walter Ribitzki. Absent: Richard Matrisciano, and Robert Ferrante. Also Present: Board Attorney Robert Morgenstern, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

Chairman Ribitzki welcomed the Boy Scouts and Boy Scouts Leaders to tonight's meeting. He then gave a brief description of the responsibilities of the Planning Board.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of July 11, 2013, were distributed to all Board Members prior to the meeting.

Mr. McKim made the motion to adopt the minutes. Motion seconded by Mr. Fee. In a roll call vote, all were in favor, except for Mr. Carrazzone, who is ineligible to vote on this matter and he abstained.

**OLD BUSINESS:**

**Ordinance Discussion:**

**Swine Ordinance**

It was noted that there has been some discussion on the Township Committee level regarding whether there are currently state standards in place that would supersede any Township Ordinances. Mr. McKim stated that he did search the internet to see if there was anything available and he could not find anything. After a brief discussion, it was agreed that the Board would defer discussion on this matter, until the time, when additional information may be submitted.

**Enlargement of Nonconforming Principle Structure**

The Board reviewed the draft Ordinance that was prepared by Board Attorney Morgenstern in his July 26th letter. After a brief discussion it was agreed that the draft Ordinance is appropriate.

Mr. Fee made the motion to recommend the Ordinance to the Governing Body for their consideration. Motion seconded by Mr. Duffy. Discussion on the motion: Mr. Carrazzone asked if he could have a few minutes to read the draft. In a roll call vote, all were in favor.

**Accessory Buildings**

The Board discussed at great length the draft Ordinance that was prepared by Board Attorney Morgenstern. Mr. McKim distributed and reviewed a drawing/diagram that he prepared, which the Board went on to discuss. The Board also discussed Commercial Agriculture and Farm Stands.

Mr. Ohl made the motion to recommend the draft Ordinance to the Township Committee for their consideration. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor, except for Mr. Fee, who abstained.

**Other:**

The Board discussed Alina Lodge and whether the Board would want to consider making Alina Lodge a Conditional Use. The Board discussed the site plan procedure vs. the variance procedure. It was suggested that Alina Lodge, be invited, to discuss the issue. After a brief discussion, it was agreed that Chairman Ribitzki will contact them via telephone.

**OPEN TO THE PUBLIC:**

Chairman Ribitzki opened the meeting to the public.

A Boy Scout had a question regarding the Board's discussion this evening, which the Board then addressed.

With there being no further comments or questions, the meeting was closed to the public.

**BILLS:** The following vouchers were submitted for payment:

Dolan & Dolan-General	283.65
Dolan & Dolan-General	455.60
Rodman-General	238.00

Mr. Fee made the motion to approve the bills. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

Mr. Ohl stated his concern over the swine ordinance. The Board then discussed whether the Board needs to meet next month and whether the Board can make their Ordinance recommendation, at this time, indicating that the proposed Ordinances are consistent with the Master Plan, so that there would not be a need to meet only to make that recommendation between first and second reading of the Ordinances.

Mr. McKim made the motion to indicate that the two Ordinances, recommended this evening, are consistent with the Township Master Plan. Motion seconded by Chairman Ribitzki. In a roll call vote, all were in favor.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
OCTOBER 10, 2013**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, October 10, 2013. The meeting was called to order at 7:37 p.m. by Chairman Walter Ribitzki. He led the Board in the Pledge of Allegiance. He stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act".

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Richard Matrisciano, Kevin Duffy, Lori Gold (arriving at 7:37) and Walter Ribitzki. Absent: George Fee, Richard Ohl, and Robert Ferrante.

**OLD BUSINESS:**

**Ordinance Discussion:**

**Swine Ordinance**

Chairman Ribitzki is going to recommend that this item be removed off of the agenda.

**Enlargement of Nonconforming Principle Structure**

Chairman Ribitzki stated that he was advised that there was a question raised in regards to enlargement on the side. (Ms. Gold arrived). Mr. Duffy reviewed some language recommended by Board Engineer Rodman and the Board continued to discuss modifications.

Ms. Gold made the motion to recommend the Ordinance as modified and discussed this evening. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor.

**Alina Lodge**

Chairman Ribitzki stated that he spoke with Don Yurga, of Alina Lodge, and he stated that will attend a future Planning Board meeting.

**Accessory Buildings**

The Board discussed the various versions of the proposed Ordinance at great length and Mr. McKim reviewed the diagrams that he prepared. He stated that he can provide the information to Board Attorney Morgenstern and Board Secretary Schemm.

Mr. Duffy made the motion to recommend the Ordinance, conditioned upon the modifications and labeling of the Diagrams: Example one-Non-Compliant and Example two-Compliant and the addition of the table, as discussed this evening. Motion seconded by Mr. Matrisciano. In a roll call vote, all were in favor.

**BILLS:** The following vouchers were submitted for payment:

Dolan & Dolan-General	443.20
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Mayor Perry made the motion to approve the bills. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

Mayor Perry asked if Mr. McKim can meet with the Zoning Officer to review the proposed Accessory Building Ordinance. Mr. McKim stated that he can.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
(transcribed via audio)