

**HARDWICK TOWNSHIP PLANNING BOARD  
FEBRUARY 20, 2014**

There was the reorganization meeting and regular meeting of the Hardwick Township Planning Board on Thursday, February 20, 2014. The meeting was called to order at 7:34 p.m. by Judith Fisher. She led the Board in the Pledge of Allegiance. She 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 Mayor James Perry, Kevin Duffy, George Fee, and Richard Matrisciano.

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Kevin Duffy, Lori Gold, Richard Matrisciano, George Fee, Richard Ohl, and Walter Ribitzki. Board Member absent: Robert Ferrante.

**REORGANIZATION:**

**Election of Chairman**

Ms. Fisher called for nominations for Chairman. Mayor Perry made the motion to nominate Walter Ribitzki. Motion seconded by Mr. McKim. Ms. Fisher asked if there were any other nominations. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of electing Walter Ribitzki as Chairman.

**Election of Vice Chairman**

Chairman Ribitzki made the motion to nominate James McKim as Vice Chairman. Motion seconded by Ms. Gold. Chairman Ribitzki asked if there were any other nominations. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of electing James McKim as Vice Chairman.

**Appointment of Board Professionals**

Chairman Ribitzki made the motion to appoint Robert Morgenstern, of Dolan & Dolan, as the Board Attorney; Ted Rodman, of Rodman & Associates, as the Board Engineer; Fred Heyer, of Heyer and Gruel, as the Board Planner. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

**Appointment of Board Secretary**

Chairman Ribitzki made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. Ohl. In a voice vote, all were in favor.

**Designation of Meeting Dates, Time and Place and the Official Newspaper**

The Board designated the 2<sup>nd</sup> Thursday of the month as the Board Meeting dates, commencing at 7:30 p.m., at the Hardwick Township Municipal Building and to designate the NJ HERALD as the official newspaper and the EXPRESS TIMES as the secondary newspaper.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of September 12, 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. In a voice vote, all were in favor, except for Mr. Matrisciano, who was not present at the Board's September meeting.

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

Mr. McKim made the motion to adopt the minutes. Motion seconded by Mr. Duffy. In a voice vote, all were in favor, except for Mr. Fee and Mr. Ohl, who were not present at the Board's October meeting.

**OTHER BUSINESS:**

**Master Plan**

Chairman Ribitzki stated that the Board's Master Plan needs to be reviewed and he wanted this meeting held so that the Board can be prepared to discuss the

Plan with Board Planner Heyer, who is scheduled to attend the Board's March meeting.

The Board reviewed the new Board Members that need to attend the mandatory Educational Class. The Board then went on to review the present Master Plan and the topics/items that may be included/addressed in a Reexamination Report. Mr. McKim stated that they would like to be able to set up a table at the election to survey residents in regards to the property that was recently acquired by the Municipality. The Board continued to review and discuss the Master Plan at great length. Chairman Ribitzki asked Board Members to jot down any other additional comments or questions that may come up after tonight's meeting, so that they can be discussed at the March meeting.

**Ordinance Review**

Board Engineer Rodman stated that he prepared and distributed an updated Ordinance Review memo, dated February 19, 2014, by reviewing the Ordinances passed and comparing it with his original memo dated July 11, 2012.

**Budget**

Mayor Perry said that the Township Committee already allocated a budget for the Planning Board and that any Master Plan expenditures can be spread out over the next three years.

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

Dolan & Dolan-General-December	102.30
Dolan & Dolan-General-October	155.00
Rodman-General-February	59.50
Rodman-General-August/September	178.50
NJPO	180.00
Alfia Schemm	39.26

Mr. Matrisciano made the motion to approve the bills. Motion seconded by Mr. Ohl. Discussion on the motion: Chairman Ribitzki questioned the Dolan and Dolan charge of \$51.15 for correspondence regarding the height limitation exemption to meet flood elevation standards. Board Attorney Morgenstern stated that he did prepare correspondence in regards to such. Chairman Ribitzki suggested that the item be flagged, until he has an opportunity to speak with Board Secretary Schemm. 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  
MARCH 13 , 2014**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, March 13, 2014. 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".

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Lori Gold, George Fee, and Walter Ribitzki. Board Member absent: Robert Ferrante, Kevin Duffy, Richard Matrisciano, and Richard Ohl. Also present: Robert Morgenstern, Esq. and Fred Heyer, PP.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of February 20, 2014, were distributed to all Board Members prior to the meeting.

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

**OTHER BUSINESS:**

**Master Plan**

Chairman Ribitzki stated that he had emailed with Board Planner Heyer, in regards to the discussion had at last month's Board meeting. The Board discussed the changes in the Township over the past 10 years and Mr. McKim noted the increase in Open Space and he stated that he can provide Board Planner Heyer with that information. The Board went on to discuss their goals. Board Attorney Morgenstern also reviewed some of the notes that he took at last month's meeting, which were reviewed and discussed by the Board and Board Planner Heyer. The Board then reviewed, with Board Planner Heyer, some of the topics/issues that the Board has been working on in the past few years (expansion of pre-existing non-conforming structures and agricultural structures on a lot with no primary residence). Board Planner Heyer stated that he can have a Master Plan draft to the Board within 6 weeks. Board Engineer Rodman questioned the definition of frontage on a corner lot, which the Board discussed. The Board thanked Board Planner Heyer for his insight.

**Other**

The Board then discussed and reviewed the height of structures to meet flood elevation standards and it was noted that the Board should adopt an Ordinance.

Mayor Perry made the motion to authorize Board Morgenstern to prepare an Ordinance. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

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

Dolan & Dolan-General	592.50
Rodman-General	178.50
Alfia Schemm	55.70

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

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:30 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
JULY 10, 2014**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, July 10, 2014. 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". Mayor Perry also called the Township Committee Meeting to Order.

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Lori Gold, George Fee, Robert Ferrante, Kevin Duffy, Richard Matrisciano, Richard Ohl and Walter Ribitzki. Also present: Robert Morgenstern Esq., Ted Rodman, and Shirley Bishop.

The following Township Committee Members were present: Mayor James Perry, Al Carrazzone and Kevin Duffy. Also present: Township Clerk Judith Fisher.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of March 13, 2014, were distributed to all Board Members prior to the meeting.

Mayor Perry made the motion to adopt the minutes. Motion seconded by Mr. McKim. In a roll call vote, all were in favor, except for Mr. Ferrante, Mr. Duffy, Mr. Matrisciano, and Mr. Ohl, who were not present at the March meeting, and they abstained.

**OTHER BUSINESS:**

**COAH**

Shirley Bishop was present and she reviewed the Township's obligations and the COAH regulations, which were discussed at great length with the Board and the Township Committee. She suggested that the Township OPRA the COAH data/information and then provide comments by August 1. Ms. Bishop stated that she will provide comments via email for the Board to review. She stated once the Township receives the GIS data, the County may be able to assist in reviewing the information.

**Other**

Chairman Ribitzki questioned the validity of a trailer that is sitting on a cinder block foundation. Board Attorney Morgenstern stated that he believes that the Township cannot discriminate over manufactured homes. Township Clerk Fisher stated that she has an email, which she will distribute and she believes that the it is a modular. The Board discussed whether it might be registered as a motor vehicle.

**Ordinance Review**

The Board reviewed the Ordinance prepared by Board Attorney Morgenstern dealing with the height of structures when it is required to be raised to meet the state or federal flood elevation standards.

Mayor Perry made the motion to recommend the Ordinance to the Governing Body. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**Master Plan**

Chairman Ribitzki stated that the Master Plan has been distributed to everyone and comments/questions/corrections will be sent to Board Planner Heyer for him to review. Mr. McKim distributed a memo outlining comments/corrections, which was discussed with the Board. The Board continued to review the draft Master Plan and several typographical errors were noted. Chairman Ribitzki discussed the Master Plan adoption procedure with Board Attorney Morgenstern. The Board then discussed the possibility of preserving the Hardwick School House. They went on to discuss the Master Plan Amendment along with the Master Plan Reexamination Report with Board Attorney Morgenstern. Chairman Ribitzki stated that he can always invite Board Planner Heyer back to the next meeting to address some of the issues raised this evening.

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

Dolan & Dolan-General	237.00
Dolan & Dolan-General	468.10
Rodman-General	238.00
Alfia Schemm	40.60

Mayor Perry asked that the Board Professionals bill separately for COAH, as there is funding set aside that can be applied to COAH billing.

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

**OTHER BUSINESS:**

The Board discussed whether the Board needs to meet next month if there are no applications. After a brief discussion, the Board agreed that they would not meet next month, if there were no other business.

Ms. Gold asked if there are any foreclosures within the Township that might fulfill the Township's COAH obligation.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:30 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary



**HARDWICK TOWNSHIP PLANNING BOARD  
OCTOBER 9, 2014**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, October 9, 2014. The meeting was called to order at 7:30 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, Lori Gold, George Fee, Robert Ferrante, Kevin Duffy, Richard Matrisciano, and Walter Ribitzki. Board Member Absent: Richard Ohl. Also present: Board Attorney Robert Morgenstern, Esq. and Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of July 10, 2014, were distributed to all Board Members prior to the meeting.

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

**OPEN TO THE PUBLIC:**

Laura Brill was present on behalf of Stefan Wiesing and they discussed a possible conceptual minor subdivision. The Board reviewed the access to the lots, the size of the lots, and the variances. Board Engineer Rodman also noted some possible configurations, which may limit the number of variances. It was also noted that the Applicant may wish to take into consideration the topography of the property, if they proceed and the Board reviewed the subdivision procedure.

**OTHER BUSINESS:**

**Public Hearing-Master Plan Amendment and Master Plan Reexamination Report**

Chairman Ribitzki reviewed the procedure, in which the Board reviewed and reexamined the Master Plan.

Mayor Perry made the motion to adopt the Master Plan Reexamination Report. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

The Board then noted the modifications that were made to the latest distributed Master Plan Amendment; which, incorporates Chairman Ribitzki's August 15, 2014 letter, where he summarized the Board's comments and concerns.

The hearing was opened to the public. With there being no public present, the hearing was closed to the public.

Mayor Perry made the motion to adopt the Master Plan Amendment. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

Mayor Perry made the motion to adopt the Resolution adopting the Master Plan Reexamination Report and the Master Plan Amendment. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**Hardwick House**

The Board discussed their concern with the Hardwick House and whether the Building Department can address the current situation. The Board discussed the prior communications between the Township and the Property Owner and what can be done to either recommend that the structure be repaired or torn down. They also discussed whether sending a letter or adopting a Resolution would be helpful.

Mayor Perry made the motion to adopt a Resolution, which Board Attorney Morgenstern will prepare, in which the Planning Board recommends that the Hardwick House be either rebuilt or demolished. Motion seconded by Chairman Ribitzki. In a roll call vote, all were in favor.

**Ordinance to Amend Regulations Pertaining to the Height of Structures**

Mr. McKim made the motion to recommend the Ordinance to the Governing Body, as it is consistent with the Master Plan. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**Other**

Chairman Ribitzki asked if Board Engineer Rodman can update his report; which, lists the issues and items, that the Board should address in the future.

Ms. Gold noted, for the record, that there are some minor errors in the adopted Master Plan; however, they do not change the intent of the Plan.

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

Dolan & Dolan-General-Bokman	170.64
Dolan & Dolan-General	266.44
Dolan & Dolan-General	210.14
Dolan & Dolan-COAH	289.14
Dolan & Dolan-Master Plan	368.14
Rodman-General	238.00
Heyer, Gruel & Associates	837.50
Heyer, Gruel & Associates	6936.25
Heyer, Gruel & Associates	340.00
Alfia Schemm	127.19

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

**OTHER:**

**COAH**

Mayor Perry updated the Board on the OPRA requests that were made on behalf of the Township and the status of the COAH rules and regulations. He stated that Bob Canace has drafted a preliminary map of what is considered to be developable land in Hardwick. The Board went on to discuss the possible options available to the Township.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:30 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

