

**HARDWICK TOWNSHIP PLANNING BOARD  
JANUARY 8, 2015**

There was the reorganization meeting and regular meeting of the Hardwick Township Planning Board on Thursday, January 8, 2015. The meeting was called to order at 7:38 p.m. by Alfia Schemm. 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, Richard Matrisciano, John Lovell, Lori Gold, and Walter Ribitzki.

**ROLL CALL:**

The following Planning Board Members were present: Mayor James Perry, Jim McKim, Kevin Duffy, Lori Gold, Richard Matrisciano, George Fee, John Lovell, and Walter Ribitzki.

**REORGANIZATION:**

**Election of Chairman**

Ms. Schemm called for nominations for Chairman. Mayor Perry made the motion to nominate Walter Ribitzki. Motion seconded by Mr. McKim. Ms. Schemm asked if there were any other nominations. In a motion made by Mr. Fee and seconded by Mr. McKim, 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. 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, at the rate requested in Mr. Morgenstern's letter of December 31, 2014. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

Chairman Ribitzki made the motion to appoint Ted Rodman, of Rodman & Associates, as the Board Engineer, at the rate requested in Mr. Rodman's letter of January 6, 2015. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

Chairman Ribitzki made the motion to appoint 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. Fee. In a roll call vote, all were in favor.

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

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

**MINUTES APPROVED:**

Copies of the minutes of the meeting of October 9, 2014, were distributed to all Board Members prior to the meeting.

Mr. Fee made the motion to approve the minutes of October 9, 2014. Motion seconded by Mr. McKim. In a roll call vote, all were in favor, except for Mr. Lovell, who was not present at the October meeting.

**NEW BUSINESS:**

**#15-001 Stefan Wiesing, Block, Lot- Minor Subdivision**

Board Engineer Rodman reviewed his completeness report of January 8th and he suggested that the application be deemed complete.

Mr. Fee made the motion to deem the application complete. Motion seconded by Mr. Matrisciano. Discussion on the motion: Chairman Ribitzki commented on the width of Ward Road. In a roll call vote, all were in favor.

Chairman Ribitzki stated that the Applicant can notice for the Board's February meeting.

**OTHER BUSINESS:**

**Stormwater Ordinances**

Chairman Ribitzki asked that Board Engineer Rodman update the Board on the email that was received from Mahboubeh Darian of the DEP. The Board discussed where they left off several years ago. It was agreed that Board Engineer Rodman will respond back via email and will provide an update on the current status of the matter.

**COAH Update**

Mayor Perry updated the Board on the status of COAH, which was discussed with the Board.

**Hardwick House**

The Board discussed the status of the Hardwick House. It was noted that the owners will be invited to a Township Committee meeting to discuss the status of the situation and if there are any options available to assist them in rebuilding. The Board continued to discuss the pre-existing non-conforming use and the current Ordinance.

**Budget Discussion**

The Board discussed the Ordinance review that they wish to accomplish this year. After a lengthy discussion, it was agreed to request a budget of \$8,000.00 for this year.

Mr. McKim made the motion to recommend a budget of \$8,000.00 for 2015. Motion seconded by Ms. Gold. In a roll call vote, all were in favor.

**Ordinance Review**

Board Engineer Rodman reviewed the Ordinance Review list that he prepared, which was re-distributed again this evening. Chairman Ribitzki noted that there are conflicting ordinances in regards to trailers. The Board also touched on property maintenance and possibly reviewing the Ordinances to see if there are other Ordinances that may need to be eliminated or changed.

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

Dolan & Dolan-General-October	463.94
Dolan & Dolan-General-General	79.00
Dolan & Dolan-Master Plan	158.00
Rodman-General- October	178.50
NJPO	180.00

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

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:20 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
FEBRUARY 12, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, February 12, 2015. The meeting was called to order at 7:38 p.m. by Chairman 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, Kevin Duffy, Richard Matrisciano, John Lovell, and Walter Ribitzki. Board Members Absent: George Fee and Lori Gold. Also present: Board Engineer Ted Rodman and Substitute Attorney William Haggerty.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of January 8, 2015, were distributed to all Board Members prior to the meeting.

Mayor Perry made the motion to approve the minutes of January 8, 2015. Motion seconded by Mr. Matrisciano. In a roll call vote, all were in favor, of adopting the minutes.

**NEW BUSINESS:**

**#15-001 Stefan Wiesing, Block, Lot- Minor Subdivision**

Dominick Santini, Esq. was present on behalf of the Applicant. Also present Stefan Wiesing and Surveyor/Planner Laura Brill, who were both sworn in. Ms. Brill provided her qualifications as a Surveyor and Planner and she then displayed the plans and went on describe the proposed subdivision and the variances being requested. Board Secretary Schemm confirmed that notice was provided and she noted the variances being requested. Board Engineer Rodman distributed a photo sheet with 5 photos of the property and he reviewed his report, which was discussed with the Board.

In a motion made and seconded the hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Attorney Haggerty went on to summarize the proposal and he reviewed the possible conditions of an approval.

Mayor Perry made the motion to grant the subdivision as presented and discussed this evening. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

**Stormwater Ordinances**

Board Engineer Rodman updated the Board on the status of the emails that were sent to the DEP.

**Zoning Officer Memo**

Board Secretary Schemm reviewed her conversation with the Zoning Officer and the Codification Company. After a lengthy discussion, Board Engineer Rodman stated that he would review the issue with the Codification Company.

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

Dolan & Dolan-General	539.00
Dolan & Dolan-Wiesing	66.01
Dolan & Dolan-Wiesing	159.39
Express Times	90.45

The Board reviewed the vouchers and the Board was unsure if the Wiesing voucher for 66.01 is already addressed in the other Wiesing voucher. Attorney Haggerty stated that he will take it back to the office to make sure it is not a duplicate. Attorney Haggerty then left for the evening. The Board continued to review the vouchers and there were a few questions as to the items listed in the

General voucher. The Board agreed to defer the approval of the vouchers until next month.

Mayor Perry made the motion to pay the voucher for the Express Times. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor.

**OTHER:**

**COAH Update**

Mayor Perry updated the Board on the status of COAH, which was discussed with the Board.

**Ordinance Review**

Board Engineer Rodman reviewed the Ordinance Review list that he prepared, which was re-distributed again this evening. The Board discussed getting actual copies of the Ordinance pages so that all the Board Members can review the same, while the issue is being discussed. The Board discussed whether all Agriculture is considered Commercial Agriculture and whether the standards should be the monetary requirements for Farmland Assessment. Mayor Perry said the Township has a projector and maybe they should consider purchasing a white board/screen so that the Ordinances can be projected. He also asked if the Board should be looking at the Township Ordinances in general to see if they need to be modified or eliminated. Board Engineer Rodman stated that he will provide hard copies of the Ordinances that are being discussed.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:20 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

**HARDWICK TOWNSHIP PLANNING BOARD  
MARCH 12, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, March 12, 2015. The meeting was called to order at 7:40 p.m. by Chairman Ribitzki. He led the Board in the Pledge of Allegiance and he then asked for a moment of silence for Past Mayor/Planning Board Member George Kopp, who recently passed away. He then 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, Kevin Duffy, Lori Gold, John Lovell, and Walter Ribitzki. Board Members Absent: George Fee, and Richard Matrisciano. Also present: Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of February 12, 2015, were distributed to all Board Members prior to the meeting.

Mayor Perry made the motion to approve the minutes of February 12, 2015. Motion seconded by Mr. Lovell. In a roll call vote, all were in favor, of adopting the minutes, except for Ms. Gold, who was not present at the February meeting.

**MEMORIALIZING RESOLUTION:**

**#15-001 Stefan Wiesing, Block, Lot- Minor Subdivision**

Mayor Perry made the motion to adopt the Resolution. Motion seconded by Mr. McKim. In a roll call vote, all were in favor of adopting the Resolution, except for Ms. Gold, who was not present at the Board's February meeting.

The Board then reviewed the process with Mr. Wiesing, who was present at the meeting.

**OTHER BUSINESS:**

**COAH Update**

Mayor Perry updated the Board on the status of COAH.

**Stormwater Ordinances**

Chairman Ribitzki then updated the Board on the status of the Conference Call that was held with the DEP.

**Ordinance Review**

Chairman Ribitzki stated that he asked Board Engineer Rodman to update and amend his Ordinance Review Report, to include copies of the pertinent ordinance sections, along with possible solutions and/or recommendations. The Board discussed the Review Report, dated March 10, 2015, prepared by Board Engineer Rodman, at great length. It was noted that there are a few additional topics, that still need to be discussed, which are not included on the latest report. Board Secretary Schemm stated that she will send an email, outlining tonight's discussion.

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

Dolan & Dolan-General	539.00
Dolan & Dolan-Wiesing	66.01
Dolan & Dolan-Wiesing	159.39

Mayor Perry made the motion to approve last month's vouchers. Motion seconded by Mr. Lovell. In a roll call vote, all were in favor.

Dolan & Dolan-General	452.87
Dolan & Dolan-Wiesing	349.37
Rodman-General	465.00
NJPO	80.00

Mayor Perry made the motion to approve this month's vouchers. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor.

**OTHER:**

Chairman Ribitzki questioned the status of the Financial Disclosure Statements. Board Secretary Schemm stated that the information should be sent out by the end of the month.

Board Secretary Schemm also distributed a copy of the informational Camp NoBeBosco's TWA application.

**ADJOURNMENT:**

In a motion made and seconded, the meeting adjourned at 9:20 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary



**HARDWICK TOWNSHIP PLANNING BOARD  
MAY 14, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, May 14, 2015. The meeting was called to order at 7:35 p.m. by Chairman Ribitzki. He led the Board in the Pledge of Allegiance. He then 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, Kevin Duffy, George Fee, John Lovell, and Walter Ribitzki. Board Members Absent: Lori Gold and Richard Matrisciano. Also present: Board Attorney Morgenstern and Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of March 12, 2015, were distributed to all Board Members prior to the meeting.

Mr. Duffy made the motion to approve the minutes of March 12, 2015. Motion seconded by Mr. Lovell. In a roll call vote, all were in favor, of adopting the minutes, except for Mr. Fee, who was not present at the March meeting.

**OTHER BUSINESS:**

**COAH Update**

Shirley Bishop was present to address the Affordable Housing Obligation and Fair Share Housing Center numbers. The Board discussed having a vacant land assessment done, the next steps to take, and the filing of a Declaratory Judgment. Chairman Ribitzki stated that he can contact Fred Heyer to get a vacant lot assessment proposal. Ms. Bishop stated that she will need to prepare a certification that will need to be attached to the Declaratory Judgment. Mayor Perry stated that he has spoken to many people and it has been said that Hardwick has the best expert in Shirley Bishop.

Mr. McKim made the motion to recommend to the Township Committee that they pursue a Declaratory Judgment and Engineering Study to document the vacant land and give favorable consideration to hiring Fred Heyer's firm as they are very familiar with the Township. Motion seconded by Mr. Lovell. In a roll call vote, all were in favor.

**Stormwater Management**

Chairman Ribitzki noted the March 13th email that was received from Jim Murphy of the DEP in regards to the definition clarification and it was agreed that the Board will wait to hear back from them.

**Ordinance Review**

The Board reviewed and discussed Board Engineer Rodman's April 30th report and it was agreed that notice would not be required for a minor subdivision or site plan; however notice would be required for an interpretation, the Right to Farm Ordinances would be referenced in the LDO in 13.10.1, a definition of Residential Agriculture was discussed, use 13.9 (g) to reference the other hog section in the Ordinance, (Mayor Perry left for the evening) and the change from sod crops to seed crops.

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

Ted Rodman-General	558.00
Dolan & Dolan-General	161.00
Dolan & Dolan-Wiesing	362.25
Dolan & Dolan-Wiesing	80.50

Mr. Lovell made the motion to approve the vouchers. Motion seconded by Mr. McKim. 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  
SEPTEMBER 10, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, September 10, 2015. The meeting was called to order at 7:37 p.m. by Chairman Ribitzki. He led the Board in the Pledge of Allegiance and he then asked for a moment of silence for past Planning Board Member Stefan Wiesing, who recently passed away. He then 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, George Fee, Lori Gold, Richard Matrisciano and Walter Ribitzki. Board Members Absent: Kevin Duffy and John Lovell. Also present: Attorney William Haggerty and Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of May 14, 2015, were distributed to all Board Members prior to the meeting.

Mayor Perry made the motion to approve the minutes of May 15, 2015. Motion seconded by Mr. Fee. In a roll call vote, all were in favor, of adopting the minutes, except for Ms. Gold and Mr. Matrisciano, who were not present at the May meeting.

**NEW BUSINESS:**

**#15-002 Ridge and Valley Conservancy, Block 401, Lots 1, 3 & 32.01**

Mayor James Perry and Ms. Gold recused themselves and sat in the audience as they have conflicts.

Robert Canace was present and he displayed a drawing and reviewed the proposed lot line adjustment.

Michael Lavery Esq., Township Attorney, was present on behalf of the Township, who is a co-applicant on the application and he stated that tonight's presentation is a courtesy review. Attorney Haggerty concurred that the application is a courtesy review.

William Gold, Esq., was present on behalf of the Property Owners and he reviewed the proposal and the conservation easements. He stated that the subject property will link the Paulinskill Trail to the Appalachian Trail.

Board Engineer Rodman recommended that the Board waive the items on his September 4th Report for completeness.

Mr. McKim made the motion to waive the 10 items for completeness. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

Board Engineer Rodman reviewed the additional comments on his September 4th report, which was discussed with the Board and the Applicants. Mr. Canace stated that Lot 32 and 32.01 will be combined into a new lot 32. The Board also discussed the other land locked parcels, which are not the subject of the application and are accessed through the Applicant's other parcels. Mr. Canace went on to summarize the filing procedure. Board Engineer Rodman reviewed the possible conditions of an approval: #1 and #5 of his completeness comments, and #1, #3, #5, and #7 of his review comments. Attorney Gold stated that this proposal is a great addition to the Township's land preservation and passive recreational use. Ms. Hepburn thanked Mr. Canace for all of his assistance.

Attorney Haggerty then suggested that the Board recommend the lot line adjustment as conditioned and discussed this evening.

Mr. Matrisciano made the motion to approve the proposal as conditioned and discussed this evening. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**#15-003 YMCA Camp Ralph S. Mason, Block 17, Lot 201**

Ms. Gold recused herself and sat in the audience as she has a conflict.

William Gold, Esq. was present on behalf of the Applicant and he described the proposed addition to the Dining Hall. He stated that next month he will present and address the conditional use and the the minor site plan. Board Engineer Rodman reviewed his September 9th, 2015 report and the Board reviewed the requested waivers.

Mr. McKim made the motion to grant the waivers and to deem the application complete. Motions seconded by Mr. Fee. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

**Ordinance Review**

Carried

**Affordable Housing Update**

Mr. McKim updated the Board on the status of the Affordable Housing issue, which was discussed with the Board. The Board also discussed preparing the vacant land assessment. The Board continued to review the numbers and the Township's potential housing obligation.

**Hardwick House Update**

Mayor Perry stated that the Hardwick House is now considered an "unsafe structure" and the Board discussed the possible options. Mayor Perry stated that they tried to work with the property owner over the years and the site has become unsightly.

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

NJPO-Matrisciano Class	70.00
Ted Rodman-General	527.00
Dolan & Dolan-General	1,355.00

Mayor Perry suggested that the vouchers get circulated throughout the meeting so that the bill approval is more streamlined.

Mr. Fee made the motion to approve the vouchers. Motion seconded by Mayor Perry. 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 8, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, October 8, 2015. The meeting was called to order at 7:37 p.m. by Chairman Ribitzki. He led the Board in the Pledge of Allegiance. He then 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, George Fee, Lori Gold, Richard Matrisciano, Kevin Duffy, John Lovell, and Walter Ribitzki. Also present: Attorney Robert Morgenstern and Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of September 10, 2015, were distributed to all Board Members prior to the meeting.

Mayor Perry made the motion to approve the minutes of September 10, 2015. Motion seconded by Mr. McKim. Discussion on the motion: Chairman Ribitzki suggested a modification regarding the Affordable Housing Update, where the Board discussed preparing a vacant land assessment, instead of adjustment. In a roll call vote, all were in favor, of adopting the minutes as amended, except for Mr. Lovell and Mr. Duffy, who were not present at the September meeting.

**MEMORIALIZING RESOLUTIONS:**

**#15-002 Ridge and Valley Conservancy, Block 401, Lots 1, 3 & 32.01**

Mayor Perry, Mr. Duffy, and Ms. Gold recused themselves.

The Board reviewed the latest draft of the Resolution. William Gold, Esq. was present and he had a correction; he represents the property owners, not Ridge and Valley Conservancy.

Mr. Fee made the motion to approve the Resolution as amended. Motion seconded by Mr. Matrisciano. In a roll call vote, all were in favor, except for Mr. Lovell, who was not present at the September meeting.

Mayor Perry and Mr. Duffy resumed their position on the Board.

**NEW BUSINESS:**

**#15-003 YMCA Camp Ralph S. Mason, Block 17, Lot 201**

Ms. Gold recused herself and sat in the audience as she has a conflict.

William Gold, Esq. was present on behalf of the Applicant. Also present Joseph Modzelewski P.E. and Executive Director Keith Vanderzee, who were both sworn in. Engineer Modzelewski presented his qualifications and he testified that he prepared the drawings that were submitted.

Mr. Vanderzee reviewed the need for bathroom facilities in their Dining Hall. He stated that they received grant money and the project needs to be completed by December 31st. He stated that their Camp Store will also be located in the addition. He stated that have applied to the DEP and they are waiting to hear back.

Engineer Modzelewski displayed the drawings and he described the proposed addition. He stated that they did receive WCSCD approval and they provided a copy to Board Engineer Rodman.

Attorney Gold provided base line information for the Board and he reviewed the conditions of the Conditional Use Ordinance with Executive Director Vanderzee.

Board Engineer Rodman reviewed his comments and possible conditions of an approval.

Mr. Fee made the motion to grant conditional use approval and Minor Site Plan. Motion seconded by Perry. In a roll call vote, all were in favor.

Attorney Gold asked if the Board would communicate to the Construction Department that the approval has been granted this evening. Mr. Fee stated a concern over setting a precedent. Board Attorney Morgenstern stated that the Board could recommend that the Building Official issue a building permit and that the Applicant proceeds at their own risk. The Board continued to discuss the issue and Board Engineer Rodman stated that he can prepare a memo.

Mr. McKim made the motion to recommend that the Construction Official issue a building permit, prior to the adoption of a Resolution. Motion seconded by Mr. Lovell. In a roll call vote, all were in favor.

The Board discussed whether the Board wishes to memorialize the Resolution this evening and make the approval effective this evening.

Mr. Perry made the motion to memorialize the Resolution this evening. Motion seconded by Mr. Duffy. In a roll call vote, all were in favor, except for Mr. Fee, who voted in opposition.

Ms. Gold resumed her position on the Board

**OTHER BUSINESS:**

**Affordable Housing Update**

The Board discussed the status of the Township's position in regards to Affordable Housing submission and petitioning for an extension.

**Ordinance Review**

The Board discussed the draft Ordinance that was distributed this evening regarding property maintenance for bank owned properties. Mayor Perry stated that they just received the draft Ordinance. Board Secretary Schemm asked if the Ordinance is a Land Use Board Ordinance. It was suggested that the Board review it for the next meeting. Mr. McKim had some concerns over the intent of the Ordinance. The Board also discussed maintenance issues with non-banked owned properties.

The Board also discussed the draft Ordinance that was prepared that addresses the modifications that were discussed over the past months. Board Secretary Schemm highlighted the two items that were added: Residential Agriculture and Conditions pertaining to Conditional Uses. Mr. McKim noted a concern over Residential Agriculture and incidental income. The Board also discussed non-household animals. It was agreed that the Board should review the recommendations prior to the next meeting.

**Hardwick House Update**

Mayor Perry updated the Board on the status of the issue.

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

Ted Rodman-General	93.00
Ted Rodman-Camp Mason	372.00
Ted Rodman- Ridge & Valley	434.00
Dolan & Dolan-General	362.25
Dolan & Dolan-Ridge & Valley	347.76

Chairman Ribitzki stated a concern over the breakdown of the Dolan & Dolan vouchers. Board Engineer Rodman reviewed his time breakdown from last month. After a brief discussion, the Board deferred approving the Dolan & Dolan vouchers.

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

**OTHER:**

Ms. Gold questioned whether someone is living in the home on Millbrook-Stillwater Road or whether it is uninhabited.

**ADJOURNMENT:**

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

Respectfully Submitted:

Alfia Schemm  
Board Secretary



**HARDWICK TOWNSHIP PLANNING BOARD  
NOVEMBER 12, 2015**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, November 12, 2015. The meeting was called to order at 7:40 p.m. by Chairman Ribitzki. He led the Board in the Pledge of Allegiance. He then 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, George Fee, Lori Gold, Richard Matrisciano, and Walter Ribitzki. Board Members Absent: Kevin Duffy and John Lovell. Also present: Board Engineer Ted Rodman.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of October 8, 2015, were distributed to all Board Members prior to the meeting.

Mr. Fee made the motion to approve the minutes of October 8, 2015. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

**OLD BUSINESS:**

**#15-002 Ridge and Valley Conservancy, Block 401, Lots 1, 3 & 32.01**

William Gold, Esq. was present on behalf of the Applicant. He stated that he has deeds that he would like to have signed tonight, with the understanding that the Board Secretary will hold onto them, until a release letter is received from Board Attorney Morgenstern. He stated that they have requested, from the Township Committee, that the fee and escrow be refunded to the Ridge and Valley, as the Township is a co-applicant. The Board continued to discuss the project.

**OTHER BUSINESS:**

**Ordinance Review**

The Board reviewed the draft Ordinance that was drafted by Board Attorney Morgenstern. Mr. McKim recommended the following additional language in regards to Residential Agriculture: "Incidental Sales which are not principally directed towards generating a livelihood shall not invalidate a determination that an agricultural use is residential in nature" and it was agreed to strike the last 5 existing words "and not for commercial purposes". The Board continued to discuss the remainder of the draft Ordinance and it was agreed to remove section 9-General Checklist at this time and discuss it in 2016. The Board agreed to remove the word "only" in the flag lot definition and to add the new illustration. The illustration for Corner Lot does not need to be amended.

Mr. McKim made the motion to recommend the draft Ordinance Amendment as prepared by Board Attorney Morgenstern, as amended this evening. Motion seconded by Mr. Fee. In a roll call vote, all were in favor.

**Residential Maintenance Ordinance**

It was agreed that this matter is being deferred so that the Township Committee can review it.

**Hardwick House Update**

Mayor Perry updated the Board on the status of the issue.

**Affordable Housing Update**

The Board discussed the status of the Township's position in regards to the Affordable Housing submission and petitioning for an extension.

**Holiday Party**

Mayor Perry announced that the Holiday Party will be held on December 18, 2015.

**Other**

Chairman Ribitzki noted that Board Attorney Morgenstern notified him that he will not be seeking a reappointment for 2016. He stated that the Board will need

to look for a replacement and he asked that the Board get billable information from the past few years.

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

Ted Rodman-General	155.00
Ted Rodman-Camp Mason	93.00

Dolan & Dolan-General	264.50
Dolan & Dolan-Ridge & Valley	106.26
Dolan & Dolan-General	513.13
Dolan & Dolan-Ridge & Valley	411.70
Dolan & Dolan-Camp Mason	152.95
Dolan & Dolan-Camp Mason	349.37

Chairman Ribitzki reviewed the revised Dolan & Dolan bills.

Mr. Fee made the motion to approve the vouchers. Motion seconded by Mr. Matrisciano. 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

