

**HARDWICK TOWNSHIP PLANNING/LAND USE BOARD  
JANUARY 12, 2023**

There was a reorganization and regular meeting of the Hardwick Township Planning/Land Use Board on Thursday, January 12, 2023. The meeting was called to order at 7:01 p.m. by Attorney Gavan. He led the Board in the Pledge of Allegiance and he stated that proper notice of this meeting has been given in compliance with the "Open Public Meetings Act". The following Board Members were sworn in: Chris Jacksic, Nichole Meuse, Cynthia Caffrey, William Hughes, Lori Gold and Robert Hann,

**ROLL CALL:**

The following Planning Board Members were present: Jim McKim, Cynthia Caffrey, Nichole Meuse, Mayor Chris Jacksic, Fred Butcher, William Hughes, Lori Gold, Robert Hann. Also present: Attorney Gavan and Engineer Williams

**REORGANIZATION:**

**Election of Chairman**

Attorney Gavan called for nominations for Chairman. Mr. Hughes made the motion to nominate Jim McKim. Motion seconded by Mr. Butcher. Attorney Gavan 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 Jim McKim as Chairman.

**Election of Vice Chairman**

Chairman McKim made the motion to nominate Bill Hughes for Vice Chairman. Motion seconded by Ms. Meuse. In a roll call vote, all were in favor of electing William Hughes as Vice Chairman.

**Appointment of Board Professionals/Board Secretary/Designation of Meeting Dates, Time and Place/Official Newspapers**

Mayor Jacksic made the motion to appoint Glenn Gavan as the Board Attorney, French and Parrello as the Board Engineer, Heyer Gruel as the Board Planner, Kristin Shipp as the Board Secretary, to designate the 2nd Thursday of the month as the Board meeting dates, commencing at 7:00 p.m. at the Township Municipal Building, the NJ HERALD and EXPRESS TIMES, as the official newspapers, the same as the Governing Body. Motion seconded by Mr. Hughes. In a roll call vote, all were in favor.

**MINUTES APPROVED:**

Copies of the minutes of the meeting of November 10, 2022, were distributed to all Board Members prior to the meeting.

Mayor Jacksic made the motion to approve the minutes. Motion seconded by Mr. Hughes. In a roll call vote, all were in favor, except for Ms. Caffery, Ms. Meuse & Mr. Hahn, who abstained.

**OLD BUSINESS:**

**NEW BUSINESS:**

**#22-007 Bryan Rybicki, Block 301, Lot 14.01-Completeness**

Engineer Williams referenced her October 10, 2022, memo that she created since documents have not been formally submitted since the memo.

Motion made by Hughes, second by Caffrey and deemed complete with the waivers subject to hearing by roll call vote: Butcher—yes, Caffrey—yes, Gold—yes, Hann—yes, Hughes—yes, Jacksic—yes, Meuse —yes, McKim—yes.

**#22-009 Princeton Blairstown Center, Block 401, Lot 7- Hearing**

Attorney Roger Thomas represented the applicant Princeton Blairstown Center. A revised plan has been submitted since the last French & Parrello report.

Jody Zengulis Vice President of Princeton Blairstown Center was sworn in. Mr. Zengulis stated that the purpose of the application was to construct a 45 X 60 maintenance shed which will be a pole barn with a metal roof, board and back siding, concrete floor and windows all around for natural light. The shed will be used for season purpose to store equipment, canoes and paddle boards in the winter months. The shed will be built near an existing building that has a natural driveway and in a location that will not interrupt any camps that are taking place when equipment is needed and will have no utilities in the building. A motioned solar light will be over the man door that will not be facing towards any residential property that is not owned by Princeton Blairstown Center or main roadway.

Chairman McKim asked the board if there were any questions.

Vice- Chairman Hughes did not know which wall was what from the orientation. Mr. Zengulis pointed out where the garage doors.

Engineer Williams asked how many trees will be taken down. Mr. Zengulis responded that 24 trees will be taken down. 12 are either dead or ash trees. The other 12 will be replaced.

Motion made by Hughes, second by Meuse and carried to open for public comment.

No public comment

Public comment was closed.

Princeton Blairstown Engineer Daniel Davis owner operator of Davis Engineering in Newton was sworn in.

Mr. Davis stated that drywells will be installed that will eliminate storm water runoff. Mr. Davis showed the board from pictures he had displayed where the garage doors and man doors will be located.

Township Engineer asked if the shed was within any wetland area? Mr. Davis stated that it was not.

Chairman McKim asked if and fill will be brought in for this project. Mr. Davis stated that there is enough fill on the property.

Motion made by Jacksic, second by Hughes and carried to open to public comment.

No public comment.

Motion made by Hughes, second by Meuse and carried to close public comment.

Motion made by Jacksic, second by Butcher and approved by roll call vote: Butcher—yes, Caffrey—yes, Gold—yes, Hann—yes, Hughes—yes, Jacksic—yes, Meuse—yes, McKim—yes approval of Princeton Blairstown Center application.

**MEMORIALIZING RESOLUTIONS:**

**OTHER BUSINESS:**

Mayor Jacksic congratulated Deputy Mayor Meuse on her new position.

**PUBLIC SESSION:**

**No public**

**CORRESPONDENCE:**

No Correspondence

**PAYMENT OF BILLS:**

Motion made by Hughes, second by Caffery and approved by roll call vote: Butcher—yes, Caffrey—yes, Gold—yes, Hahn—yes, Hughes—yes, Jacksic—yes, Meuse—yes, McKim—yes, French & Parrello bill totaling \$300 for Blairstown Princeton application which will be taken out of the applicant's escrow. NJ Planning Official that does come out of Land Use Board budget totaling \$325.

**ADJOURNMENT:**

Motion made by Jacksic, second by Meuse and carried to adjourn at 8:01 p.m.

Respectfully Submitted:

Kristin Shipps  
Board Secretary  
2/10/22

