

**HARDWICK TOWNSHIP PLANNING BOARD
MARCH 13, 2008**

There was the regular meeting of the Hardwick Township Planning Board on Thursday, March 13, 2008. 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 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 Kevin Duffy, Richard Barrow, Cynthia Caffrey, Betty Jane Lindsay, Jim McKim, Al Carrazzone, and Walter Ribitzki. Board Member absent: Lori Gold. Also Present: Board Engineer Ted Rodman, Board Attorney Robert Morgenstern, and Board Secretary Alfia Schemm.

MINUTES APPROVED:

Copies of the minutes of the meeting of February 14, 2008 were distributed to all Board Members prior to the meeting. Mayor Duffy had two additional amendments to recommend regarding Dr. Commune's testimony in regards to his present hours of operation being outside the hours that were approved in the adopted Resolution and his plans to possibly have additional chiropractors working out of this home office.

Mr. Carrazzone made the motion to adopt the minutes as amended. Motion seconded by Ms. Lindsay. In a roll call vote, all were in favor.

OLD BUSINESS:

#07-003 Frank Commune, Block 101, Lot 3.12

The Board noted the requested adjournment from the Applicant's Attorney requesting that this matter be adjourned to the April 10th Planning Board meeting.

NEW BUSINESS:

#08-001 Happiness is Camping, Block 601, Lot 9

William Gold Esq. was present on behalf of the Applicant who was requesting a Minor Site Plan to allow for the construction of a gymnasium. Also present Richard Campbell, Executive Director of Happiness is Camping. Attorney Gold stated that there was a married couple, the Director of Nursing and a NYC Firefighter, who met at the Camp. The Firefighter was tragically killed in the World Trade Center and he stated that his wife is donating a portion of the death settlement to build the gymnasium. He went on to state that they did provide notice for tonight's hearing.

Richard Campbell was sworn in and both Attorney Gold and Mr. Campbell reviewed the conditions of the Conditional Use Ordinance and they stated that they agree with the Board Engineer's Report. They went on to state that the gymnasium will be utilized by the Camp for non-for-profit groups. They stated that there will be no running water, but there will be heat and air conditioning. They stated that they have applied for all of their necessary permits and Attorney Gold reviewed that the Camp had sold their development rights and they are allowed to continue as a non-for-profit camp. Board Attorney Morgenstern reviewed the remaining conditions of the Conditional Use Ordinance and he went on to review the possible conditions of an approval. He also noted that there was no public present.

Mr. Barrow made the motion to grant Conditional Use Approval. Motion seconded by Mr. McKim. In a roll call vote, all were in favor.

Mr. Carrazzone made the motion to grant Minor Site Plan Approval. Motion seconded by Ms. Lindsay. In a roll call vote, all were in favor.

In a motion made and seconded, the Board carried the hearing to the April 10th Board Meeting to adopt the Resolution.

Marcia Karrow Presentation

Chairman Ribitzki and Mr. McKim updated the Board on a meeting that they attended and they went on to review the presentation and the various topics that were discussed.

COAH Presentation

Mayor Duffy stated that the Township will be hosting a NJLM COAH Presentation next Wednesday.

BILLS: The following vouchers were submitted for payment:

NJLM-Education Classes	\$108.00
Dolan & Dolan-Commune	650.00
Dolan & Dolan-General	85.80
Dolan & Dolan- Happiness is Camping	217.50

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

OTHER:

Ms. Lindsay made a statement regarding the damage done to the earth with the use of snowmobiles, dirt bikes, quads...and she stated that the Township may wish to start regulating these things.

ADJOURNMENT:

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

Respectfully Submitted:

Alfia Schemm
Board Secretary