



TOWNSHIP OF HARDYSTON

HARDYSTON, NEW JERSEY 07419

Carrine Piccolo-Kaufer, P.P.
Township Manager/Planner
149 Wheatsworth Road, Suite A
Hardyston, NJ 07419
(973) 823-7020
Extension: 9444
Fax: (973) 823-7021
Email: ckaufer@hardyston.com

May 14, 2026

Re: Important Information Regarding Fawn Lake Dam Repair and Potential Special Assessment

Dear Resident:

As you may be aware, the Deer Trail Lake Country Club Association has been working with the New Jersey Department of Environmental Protection (NJDEP) regarding necessary repairs to the Fawn Lake Dam. The NJDEP has classified the dam as a high-hazard structure requiring urgent rehabilitation to ensure continued public safety and regulatory compliance.

To fund the required improvements, the NJDEP has approved a dam restoration loan in the amount of \$2,420,000. In order for the Association to execute the loan agreement, the Township must serve as a co-borrower on the loan. The Township will only participate as a co-borrower if a special assessment is established to allocate the annual debt service payments over the 20-year loan term to the benefited properties within the Deer Trail Lake Country Club area.

On February 25, 2026, the Township adopted an ordinance authorizing the special assessment process. In addition, the Township retained Park Way Consulting, an independent real estate advisory firm, to conduct a preliminary risk analysis and valuation study of the affected properties. This study is intended to assist in determining the total enhanced value of the benefited properties and the estimated assessment allocation for each property owner. A copy of the report can be accessed using the following link - [PWC - Fawn Lake - RestrictedAppraisalwAddenda.pdf](#). The average special assessment is \$18,209, with assessments ranging from \$7,857 - \$40,330, to be paid annually over 20 years. The assessments are subject to change based on the final project cost, the total number of properties and other factors.

As the owner of property located within the Deer Trail Lake Country Club area, your property may be subject to a special assessment should the Association and Township proceed with the NJDEP dam restoration loan.

In the interest of transparency and public information, the Township invites you to attend an important informational meeting regarding the proposed Fawn Lake Dam restoration project, the special assessment process, and the findings of the consultant's preliminary risk analysis and valuation study.

Meeting Information

Wednesday May 27, 2026

5:00 p.m.

Hardyston Municipal Building

149 Wheatsworth Road

Hardyston, NJ 07419

Residents who are unable to attend in person may also participate virtually via Microsoft Teams using the following link:

<https://teams.microsoft.com/meet/292165164872282?p=5rITINivDqIKFallwf>

Meeting ID: 292 165 164 872 282

Passcode: iv9jw34x

The Township strongly encourages all affected property owners and residents to participate in this informational meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrine", with a stylized flourish extending to the right.

Carrine Piccolo-Kaufer
Township Manager