

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT
ADVISORY COMMISSION MEETING HELD OCTOBER 23, 2023**

CALL THE MEETING TO ORDER: Chairman, Mr. Miller called the meeting to order at 7:00 p.m.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 has been made to the New Jersey Herald and is posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Tony Alfano - Present

Carl Miller – Present

Stanley Kula – Present

Gil Roessner – Absent

David Van Ginneken – Absent

APPROVAL OF MINUTES: A motion was made by Kula seconded by Alfano to approve the minutes of the March 20, 2023 meeting. In favor, Miller, Kula, and Alfano.

NEW BUSINESS:

Rich's Deli Accessory use discussion – Hardyston's Zoning Officer cited Rich's Deli for Cannabis sales. While he was there, he noticed a wood rack where cut wood was being sold from. He got the impression from the owner of the deli that the wood supplier owned the wood rack and was selling wood outside of Rich's deli, therefore two businesses using one property. Justin Choka, the wood supplier, was present at the meeting, but the owner of Rich's Deli could not make it. Mr. Choka explained that the new owner of the deli (he has owned it for about a year) was not aware that he owned the wood rack. Mr. Choka sells the wood to the owner of the deli and the owner of the sells the wood out of his own wood rack. Mr. Miller's opinion is that Rich's Deli is not in violation, but suggested that he call the town manager or zoning officer for further clarification.

OLD BUSINESS:

Mr. Miller went over some of the projects the EDC has been discussing with new members:

- a) Residential – Building continues in Crystal Springs. The next phase is the Ferndown, 18-unit condo buildings (7 additional buildings). Currently one under construction.
- b) Rehab properties – there are properties designated that are in need of rehabilitation. Mr. Miller discussed 4 of them.

- i) Old Landfill on Lasinski Road – solar is going in here, but the landfill needs to be closed first.
- ii) High Ridge property on 94 near SCMUA – the council wanted to put solar here also, but the solar companies that looked at the property didn't think it was doable with solar and the land should be developed in a different way. It is 66 acres of land zoned as industrial. Mr. Miller's opinion is that he thinks solar is a waste of good property and thinks a hotel might be a good use of the property. There was a discussion amongst the commission members on what would be a good use of the property.
- iii) Crystal Springs Village Center properties (at entrance to Crystal Springs) – Mr. Miller said the town manager is working with Mr. Mulvihill on a vision that could go there.
- iv) Another property on Lasinski Road owned by Garry Malzone – it's not flat, slopes up the hill. The land is rocky, and would need to be quarried which could take 10 years. Mr. Miller doesn't think it should be developed.

There was some discussion that the whole town should be branded. We need to distinguish ourselves as a special town.

BILLS:

There were no bills to approve.

CORRESPONDENCE:

There was no correspondence to review.

DISCUSSION:

The commission secretary brought up some issues regarding the 2024 calendar:

- a) We need to pick a new business for the new business section of the calendar. The Butcher's Grill (where the old Chappy's was) was discussed and will be brought to the attention of the town manager.
- b) We need to put together a meeting schedule for next year. Mr. Miller suggested 4 meetings next year (one per quarter), similar to 2023 but no joint meetings with Franklin.

PUBLIC PARTICIPATION:

There was no public participation.

Adjournment: Having no further business, a motion to adjourn was made by Mr. Miller and seconded by Mr. Alfano at 8:23 pm. All in favor.

Respectfully submitted,
Dana Vitz
Commission Secretary