

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT
ADVISORY COMMISSION MEETING HELD JANUARY 22, 2024**

CALL THE MEETING TO ORDER: Chairman, Mr. Miller called the meeting to order at 7:08 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:

Carl Miller – Present

Stanley Kula – Present

Gil Roessner – Present

Tony Alfano - Present

APPROVAL OF MINUTES: A motion was made by Kula seconded by Alfano to approve the minutes of the October 23, 2023 meeting. In favor, Miller, Kula, Roessner and Alfano.

OLD BUSINESS:

Redevelopment projects the EDC has been discussing -

- a) Crystal Springs Village Center-they are in the final phase of the redevelopment plan. Andy Mulhivill, Brian Kaminski, Carrine Kaufer and Carl Miller had a meeting. It was decided to take the commercial portion out of the original plan. Another hotel or possibly a supermarket were discussed.
- b) Crystal Springs -The Golf Villas that were discussed are controversial, and it was agreed that they need to keep them away from regular housing.
- c) Old Landfill on Lasinski Road – solar is going in here, but the landfill needs to be closed first. They are in contract with a solar company for this.
- d) Pilz Property – not suitable for solar. Mr. Millers idea is that they should develop the land, sell it and get the tax revenues. There are 65 acres to develop.
- e) Lasinski Road Redevelopment - Someone approached the town about the Old Lasinski Farm. It's zoned as industrial, but it is not flat. They want to level the property and add large warehouses. Correction from last meeting: the land is rocky, and would need to be quarried which could take 10 years. Mr. Miller doesn't think it should be quarried, but does think that it should be developed. This needs to come before the planning board to be approved.
- f) Kamel Properties – The Township Manager has a meeting scheduled with him and engineers about the old Cava Winery property. He owns three other properties in the town, but he has some ideas of what he wants to do with the winery property.

Liquor license legislation – Mr. Miller said to make a note of the Crystal Springs pocket license-given new changes.

North Church Industrial Park – Mr. Miller said there are two applications before the planning board for new businesses with flex space, but no tenant yet.

Mr Roessner's idea – create an ice-skating rink outside for the kids (by the recreation fields).

EDC Signage – Signage for the town is in limbo. Mr. Alfano wants signage in the whole town instead of the industrial center. Per Mr. Miller, we have a budget, so there was some discussion that the whole town should be branded. We need to distinguish ourselves as a special and unique town.

NEW BUSINESS:

- a) Constant Contact - Mr. Miller mentioned that the EDC has an opportunity to feature a Hardyston Business quarterly in the Constant Contact email that goes to Hardyston residents who have subscribed.
- b) The Advertiser News South – Mr. Alfano suggested contacting The Advertiser and ask for a monthly article in the paper (possibly “The Mayors Corner”) featuring different events and goings on in Hardyston. He said he would contact the paper if needed.
- c) Projects for 2024
 - a. Hardyston.com website – outdated. Per Mr. Miller, funds in the budget so he suggested that we update the website. Mr. Kula suggested getting an App created with a QR code. The commission would like to have Bill Repasy (the website maintainer) come in and give a presentation at our next meeting to help us streamline the whole site.
 - b. Veterans Recognition – Mr. Miller would like to sponsor a wreath for Memorial Day in remembrance of the residents in Hardyston who lost their live defending our country.

BILLS:

There were no bills to approve.

CORRESPONDENCE:

There was no correspondence to review.

DISCUSSION:

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. Kula 8:20 pm. All in favor.

Respectfully submitted,
Dana Vitz
Commission Secretary