

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

**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:**

Carl Miller – Present

Stanley Kula – Present

Gil Roessner – Present

Tony Alfano – Present

**ALSO PRESENT:**

Michael Vreeland, P.E., Township Engineer

Lino Santos, Dunkin Donuts Franchisee and owner of Maple Tree Plaza

Mr. Santos's team of professionals: Alec Bauman, P.E. (Civil Engineer) Nancy Lottinville Esq. (Attorney), Rosemary Chavez (Architect)

**APPROVAL OF MINUTES:** A motion was made by Kula seconded by Roessner to approve the minutes of the January 22, 2024 meeting. In favor, Miller, Kula, Roessner and Alfano.

**NEW BUSINESS:**

- a) Business Proposal for Dunkin Donuts Drive Thru at 2737 Route 23 in Stockholm – Mr. Santos and his team presented to the members a proposal to add a drive thru to the existing building in Maple Tree Plaza. Discussion amongst the commission members and township engineer including the best options for seeking land use board approval, health department considerations, parking and traffic impacts.
- b) Napa Auto Parts – being added to the other side of the plaza at Maple Tree Plaza (on the side where the post office is).
- c) Mr. Miller, Mr. Roessner and Ms. Kaufer met with the property owner regarding the property surrounding and up to the intersection by Milano's Restaurant. They had some ideas and would like to develop the property as residential. Had a good discussion and agreed to work with them.
- d) Mr. Alfano had a discussion with the CEO of Walgreens regarding getting a drug store in Hardyston. They don't typically build Walgreens within 5 miles from each other- since there is one in Franklin it isn't feasible. He (the Walgreens CEO) is part of another

private equity group that does investments so he said he would ask his other colleagues to look into other franchises like a Walgreens or a bank that could fit our town.

**OLD BUSINESS:**

Redevelopment projects the EDC has been discussing -

- a) Crystal Springs Village Center-they are in the final phase of the redevelopment plan. It was decided to take the commercial portion out of the original plan. Mr. Roessner had a developer interested in the property a while ago, but it didn't work out with him. He thought that might be a good prospect for the investors that Mr. Alfano discussed under New Business.
- b) Kamel Properties – Ms. Kaufer, Mr. Miller and Mr. Kaminski met with Kamel to discuss converting the old Cava Winery property into a distillery. Claremont Distillery will lease the property. They have submitted a change of use application with our Zoning Dept. Kamel has a plan for another set of stores to go in on the property also.

Other Projects -

- a.) Hardyston.com website – outdated. Mr. Miller, Ms. Kaufer and Ms. Vitz met with Bill Repasy (our website maintainer) to discuss the updates that we need. Bill has already started working on these updates to streamline the website.
- b.) Veterans Recognition – Upon Mr. Miller's suggestion, the EDC will sponsor a wreath for Memorial Day in remembrance of the residents in Hardyston who lost their lives defending our country. Ms. Vitz will order it through Petals Florist.

**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 8:32 pm. All in favor.

Respectfully submitted,  
*Dana Vitz*  
Commission Secretary