

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT  
ADVISORY COMMISSION MEETING HELD APRIL 21, 2025**

**CALL THE MEETING TO ORDER:** Chairman, Mr. Miller called the meeting to order at 7:04 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

Michael Restel - Present

**ALSO PRESENT:**

Carrine Kaufer – Township Manager

Kamel Yassin and his team of professionals - Owner of several properties along Rt 23 in Stockholm & one on Rt 94

**APPROVAL OF MINUTES:** A motion was made by Kula seconded by Roessner to approve the minutes of the January 14, 2025 meeting. In favor, Miller, Kula, Roessner and Alfano. Abstain, Restel.

**NEW BUSINESS:**

- a) Route 23 Properties – Discussion amongst the commission members and township manager included the best options to bring businesses to Stockholm along Rt 23 especially in the vacant buildings that Mr. Yassin owns. Considerations included parking, traffic, updating zoning requirements and fire suppression systems.

**OLD BUSINESS:**

- a) Township Website Update – this was not discussed.
- b) Banner Program – we have not made any headway on this project yet. Each bracket is \$400 according to the information that Mr. Alfano received from a vendor. Ms. Kaufer will look at the 2024 EDC account to see if this effort can be funded.
- c) National Fitness Campaign Fitness Court Sponsorships – Per Ms. Kaufer we received a grant from the Fitness Campaign for \$40K and we just received a grant from the DCA for \$60K, so we need to fundraise for \$50K. Ms. Kaufer and Mr. Kula are having a conference call this week with the Fitness Campaign to discuss fundraising options.

- d) North Church Technical Center Signage – this was not discussed.
- e) Luxury Resort Hotel at Crystal Springs – no updates.
- f) Lasinski Road Project – no updates. No proposals have been initiated with the Land Use Board.
- g) Pilz Property – Ms. Kaufer is working with the Township Engineer on a draft Redevelopment Plan. The plan needs to be reviewed.
- h) Lasinski Road Solar – the Township is working with the DEP for permitting.

**BILLS:**

There were no bills to approve.

**CORRESPONDENCE:**

- a) Monthly Zoning Reports-January, February and March

**DISCUSSION:**

**PUBLIC PARTICIPATION:**

There was no public participation.

**Adjournment:** Having no further business, a motion to adjourn was made by Mr. Kula and seconded by Mr. Roessner at 8:35 pm. All in favor.

Respectfully submitted,  
*Dana Vitz*  
Commission Secretary