

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT  
ADVISORY COMMISSION MEETING HELD JUNE 16, 2025**

**CALL THE MEETING TO ORDER:** Chairman, Mr. Miller called the meeting to order at 7:07 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

Eric Moerdler – Proposing to re-zone property at 12 Davis Road

**APPROVAL OF MINUTES:** A motion was made by Roessner seconded by Kula to approve the minutes of the April 21, 2025 meeting. All in favor.

**NEW BUSINESS:**

- a) Re-zoning Discussion, 12 Davis Road – The proposal from Mr. Moerdler is to consider a zoning change at 12 Davis Road from its current industrial designation to recreation use. This change would support the development of an innovative and environmentally conscious short course golf facility (10-18 par 3 holes) on approximately 83 acres. Greens and tee boxes to be constructed using advanced artificial turf to minimize maintenance and environmental impact. There also will be a clubhouse and a miniature golf area.
  - a. Discussion amongst the commission members and township manager included the best options to successfully change the zoning to bring this short golf course to Hardyston. Considerations included parking, signage, maintenance of the course and target audience.
  - b. Mr. Miller's suggestion to Mr. Moerdler is that he will bring the proposal to the council at the next town council meeting to get their support before we bring in the town engineer to discuss re-zoning.

**OLD BUSINESS:**

- a) Township Website Update – this was not discussed.

- b) Banner Program – this was not discussed.
- c) National Fitness Campaign Fitness Court Sponsorships – Per Ms. Kaufer, we have raised \$17,500 of the \$50,000 that we need. Ms. Kaufer and Mr. Kula continue to work 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.
- g) Pilz Property – Ms. Kaufer and the Township Engineer have worked on draft Redevelopment Plan. The plan needs to be reviewed with the sub-committee.
- h) Lasinski Road Solar – no updates.
- i) Route 23 – Kamel Properties
  - a. Kamel made an offer on the old Jorgensen's property, but he is not sure if it will be accepted and it is thought to go into foreclosure.
  - b. He may want his property at the entrance of Lake Tamarack to be a Green Life Market. More discussion needs to be had on the parking lot.
  - c. Kamel was asked to clean up his vacant properties on Rt 23. So far, he has cleaned up the property that was a tv repair shop and then a spa.

**BILLS:**

There were no bills to approve.

**CORRESPONDENCE:**

**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 at 8:18 pm. All in favor.

Respectfully submitted,  
*Dana Vitz*  
Commission Secretary