

**MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT
ADVISORY COMMISSION MEETING HELD SEPTEMBER 15, 2025**

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

Michael Restel - Present

ALSO PRESENT:

A prospective developer & team – regarding 2700 Rt. 23 (former Jorgensen's Restaurant)

APPROVAL OF MINUTES: A motion was made by Alfano seconded by Roessner to approve the minutes of the June 16, 2025 meeting. All in favor.

NEW BUSINESS:

- a) Property Discussion, 2700 Rt. 23 – The developer is under contract to purchase and wants to see what they can do with the property in the existing condition and what they can do with the property in the future.
 - a. Discussion amongst the commission members included the best options to successfully develop the site to the best of its use. Considerations included parking lot ownership, water discharge concerns and zoning restrictions that need to be updated for mixed use.
 - b. Mr. Miller's suggestions to the developer:
 - i. Contact Newark Watershed about the parking lot
 - ii. Return to the EDC with their professionals (engineer etc.) and we will invite the town engineer and town planner to discuss in finer detail what the next steps are.

OLD BUSINESS:

- a) Township Website Update – Per Mr. Miller, Ms. Kaufer has been looking at ways to update the website. No recent updates.

- b) Banner Program – Mr. Alfano has been looking into this. The proposed idea is to have seasonal banners, veteran recognition and graduation announcements. Possible challenges are the bracket costs (\$400) and installation logistics.
- c) National Fitness Campaign Fitness Court Sponsorships – Per Mr. Kula Phase II fundraising is underway; two possible locations discussed.
- d) North Church Technical Center Signage – Ms. Kaufer is looking to have the town engineer set up a potential sign easement. Town to fund basic sign; businesses may pay nominal fee for individual signage.
- e) Luxury Resort Hotel at Crystal Springs – Per Mr. Miller this has been bogged down in issues with water and funding and is in the courts right now.
- f) Lasinski Road Project – no updates, no applications on the horizon.
- g) Pilz Property – Interest from an individual company; redevelopment report nearly complete.
- h) Lasinski Road Solar – Located on old landfill; EPA monitoring required; approvals pending.
- i) Re-zoning Discussion, 12 Davis Road – per Mr. Miller the Town Council is open to rezoning; awaiting further action.
- j) Route 23 – Kamel Properties
 - a. Owns three properties in Stockholm.
 - b. Originally talked about his property at the entrance of Lake Tamarack to be a Green Life Market. May have abandoned that idea.
 - c. Two properties currently for lease.

BILLS:

There were no bills to approve.

CORRESPONDENCE:

DISCUSSION:

PUBLIC PARTICIPATION:

Mike Mornhineway, 24 Estell Drive-inquired about the Lasinski Road Project

Brian Toabachnick, 15 Sabine Lane-inquired about the Lasinski Road Project

Adjournment: Having no further business, a motion to adjourn was made by Mr. Miller and seconded by Mr. Alfano at 8:20 pm. All in favor.

Respectfully submitted,
Dana Vitz
Commission Secretary