

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD
NOVEMBER 10, 2025**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 p.m., read the *Statement of Compliance* inserted below, and led the Flag Salute.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Brian Kaminski – Present	Joshua Raff – Present
Carl Miller – Present	William Hickerson – Present
James Homa – Present	Vally Cicerale – Present
Sally Goodson – Present	Ed Zinck – Present
James Caiazzo – Present	Tony Alfano (Alt. 1) – Present
Savas Savidis (Alt. 2) –Absent	Carl Palladino (Alt. 4) – Absent

OTHERS PRESENT: Richard L. Schneider, Esq., via phone; Michael G. Vreeland, P.E, P.P

MINUTES: *Minutes of the Hardyston Township Joint Land Use Board Meeting Held September 8, 2025:*
A motion to adopt was made by Jim Homa and seconded by Sally Goodsen. There was no discussion. Roll Call: Brian Kaminski – yes, Jim Homa – yes, Sally Goodsen – yes, Ed Zinck – yes, Bill Hickerson – yes, Tony Alfano – yes. The motion carried.

Minutes of the Hardyston Township Joint Land Use Board Executive Session Held October 24, 2023:
A motion to adopt was made by Tony Alfano and seconded by Vally Cicerale. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodsen – yes, James Caiazzo – yes, Vally Cicerale – yes, Tony Alfano – yes. The motion carried.

Minutes of the Hardyston Township Joint Land Use Board Executive Session Held December 11, 2023:
A motion to adopt was made by Vally Cicerale and seconded by Tony Alfano. There was no discussion. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodsen – yes, James Caiazzo – yes, Vally Cicerale – yes, Tony Alfano – yes. The motion carried.

ORDINANCE REFERRAL: *Redevelopment Plan Amendment Draft For Block 63 Lot 1.01 and Block 75 Lot 55, Township of Hardyston, Sussex County, New Jersey.* Board members reviewed and discussed the plan prepared by Allison J. Fahey, PP, AICP dated October 27, 2025. Richard L. Schneider, Esq., and Michael G. Vreeland, P.E, P.P, provided input regarding jurisdiction and redevelopment strategies. Carl Miller provided a history of development efforts to date. Brian Kaminski informed the Board that the creation of the new zone is intended to further encourage development of the properties. He noted that development of solar projects on land that is not considered a brownfields site is not viable.

The Board formulated and unanimously recommended revisions to the plan as follows: §185-136 A(9) - eliminate; add shopping centers and hotels to list of permitted uses; §185-136 C(2) – add toxic materials; §185-136 C(3) – add toxic materials; and §185-136 C – add quarrying to the list of prohibited uses.

The matter was opened to the public for comment, and no members of the public addressed the Board.

The Board discussed the plan’s consistency with the Hardyston Township Master Plan. A motion to find the plan not inconsistent with the Hardyston Township Master Plan and recommend adoption of the plan by the Township Council was made by Tony Alfano and seconded by Vally Cicerale. Roll Call: Brian Kaminski – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodsen – yes, James Caiazzo – yes, Carl Miller – yes, Bill Hickerson – yes, Vally Cicerale – yes, Tony Alfano – yes, Ed Zinck- yes. The motion carried.

RESOLUTIONS: There were no matters scheduled.

HEARINGS: There were no matters scheduled.

BILLS: There were no bills reviewed.

PUBLIC COMMENT: Chairman Hickerson opened the meeting to the public. Mr. Brian Copachnick stated the Hardyston Township Master Plan was old and a full update would benefit the town. No other members of the public addressed the Board. The meeting was closed to the public.

DISCUSSION: Board members agreed to cancel the December meeting if no matters needed immediate attention.

EXECUTIVE SESSION: A motion to enter Executive Session to discuss matters as permitted pursuant to N.J.S.A. 10:4-12b (7) was made by Jim Homa and seconded by Vally Cicerale. Board members Kaminski, Miller, Zinck, and Hickerson recused and left the meeting for evening. The Board entered the session at 7:35 p.m. and concluded said session at 7:50 p.m.

ADJOURNMENT: A motion to adjourn was made by Vally Cicerale. All were in favor. The meeting ended at 7:52 p.m.

Respectfully submitted by,
Anne-Marie Wilhelm
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Land Use Administrator