

**MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD MARCH 9, 2026**

**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.

Richard L. Schneider, Esq., administered the *Oath of Allegiance* to newly appointed Board member Michael Davina and Board Planner Carrine Piccolo-Kaufer.

**ROLL CALL:**

Brian Kaminski – Present	Joshua Raff – Present
Carl Miller – Present	William Hickerson – Present
Jim Homa – Present	Vally Cicerale – Absent
Sally Goodson – Present	Ed Zinck – Present
James Caiazzo – Present	Savas Savidis – Present @7:07 p.m.
Carl Paladino –Present	Michael Davina – Present

**BOARD CONSULTANTS PRESENT:**

Richard L. Schneider, Esq., and Carrine Piccolo-Kaufer, P.P.

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Joint Land Use Board Reorganization Meeting Held January 12, 2026* – A motion to approve was made by Carl Miller and seconded by Brian Kaminski. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Jim Homa – yes, Sally Goodson – yes, James Caiazzo – yes, Joshua Raff – yes, Ed Zinck – yes, Savas Savidis – yes, Bill Hickerson – yes. The motion carried.

*Minutes of the Hardyston Township Joint Land Use Board Meeting Held January 12, 2026* – A motion to approve was made by Jim Homa and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, ham – yes, Sally Goodson – yes, James Caiazzo – yes, Joshua Raff – yes, Ed Zinck – yes, Savas Savidis – yes, Bill Hickerson – yes. The motion carried.

**REVIEWS/HEARINGS:**

Master Plan Consistency Review pursuant to N.J.S.A. 40:55D-31, *Wallkill Valley Regional High School Long-Range Facilities Plan 2025-2030*: Joshua Compton, A.I., and Joseph Hurley, School Secretary and Business Administrator appeared on behalf of the school. Mr. Compton was sworn. He presented an overview of a site plan showing scoreboard signage in proximity to Grumm Road.

Following discussion, Mr. Hurley confirmed that the review was limited to a review of a capital improvement under Section 31 relative to the scoreboards and not a review of the 5-year Long Range Facilities Plan. The Board had no comments on the proposed signage.

Hardyston Township 2026 Master Plan: *Amendment & Supplement to the 2025 Housing Element and Fair Share Plan March 2026* – Carrine Piccolo-Kaufer, P.P., provided an overview of the plan and explained the town entered a settlement with the court following a challenge to the previous plan. She stated the settlement terms included the township’s provision of a report regarding available sewer allocation, the creation of an overlay zone containing four parcels with a density of six units per acre with a 20% set-aside for affordable housing, and the creation of a plan to market municipal property and foreclosures for affordable development. Ms. Piccolo-Kaufer also presented the plan’s inclusion of an amendment to the Crystal Springs Redevelopment Plan’s affordable housing requirement to include affordable units on both sides of Rt. 94, which would mandate a 20% set aside. During discussion, a calculation error was corrected to show a total of 252 affordable units in the overlay zone.

There were no public comments. Following discussion, a motion to adopt the amendment with a correction to the overlay total number was made by Carl Miller and seconded by Brian Kaminski. Roll Call: Carl Miller – yes, Brian Kaminski – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

**ORDINANCE REFERRALS:** Board Planner Piccolo-Kaufer presented the ordinances listed below and explained the Board's duty to review them relevant to consistency with the Hardyston Township Master Plan. She stated the ordinances enable the achievement of the goals of the adopted Hardyston Township Fair Share Plan. No members of the public commented.

ORDINANCE #2026-04 -AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF HARDYSTON AMENDING CHAPTER 185 ENTITLED 'ZONING' OF THE CODE OF THE TOWNSHIP OF HARDYSTON TO DELETE THE EXISTING SECTION 185-90.1 ENTITLED VERY-LOW, LOW AND MODERATE INCOME HOUSING' AND TO REPLACE IT IN ITS ENTIRETY WITH A NEW SECTION 185-90.1 ENTITLED "AFFORDABLE HOUSING" AND TO MAKE OTHER AMENDMENTS - A motion to find the ordinance not inconsistent with the Master Plan and recommend its adoption by the Township Council was made by Sally Goodson and seconded by Carl Miller. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

ORDINANCE #2026-05 -AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 185, ZONING ORDINANCE OF THE TOWNSHIP OF HARDYSTON, TO ESTABLISH A NEW "AH-1 AFFORDABLE HOUSING OVERLAY-DISTRICT" FOR THE PROPERTY IDENTIFIED AS BLOCK 67 LOT 2.08 AND BLOCK 67.29 LOT 1 IN THE TOWNSHIP - A motion to find the ordinance not inconsistent with the Master Plan and recommend its adoption by the Township Council was made by Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

ORDINANCE #2026-06 -AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 185, ZONING ORDINANCE OF THE TOWNSHIP OF HARDYSTON, TO ESTABLISH A NEW "AH-2 AFFORDABLE HOUSING OVERLAY-DISTRICT" FOR THE PROPERTY IDENTIFIED AS BLOCK 67 LOT 16.03 AND BLOCK 67.05 LOT 1 IN THE TOWNSHIP - A motion to find the ordinance not inconsistent with the Master Plan and recommend its adoption by the Township Council was made by Brian Kaminski and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

ORDINANCE #2026-07 -AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY ADOPTING CERTAIN AMENDMENTS TO THE REDEVELOPMENT PLAN IDENTIFIED AS THE ROUTE 94 REDEVELOPMENT PLAN FOR BLOCK 16 LOT 8.01 & BLOCK 14 LOT 24.01- A motion to find the ordinance not inconsistent with the Master Plan and recommend its adoption by the Township Council was made by Carl Miller and seconded by Sally Goodson. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Michael Davina – yes, Bill Hickerson – yes. The motion carried.

**RESOLUTIONS:** *Township of Hardyston Joint Land Use Board Report on Site Plan, Subdivision, Variance Applications and Amendment Recommendations* – Board members reviewed the report. There were no comments. A motion to approve and adopt the resolution was made by Carl Miller and seconded by Brian Kaminski. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Savas Savidis – abstain, Bill Hickerson – yes. The motion carried.

**BILLS:** A motion to pay the bill as presented was made by Brian Kaminski and seconded by Jim Homa. Roll Call: Brian Kaminski – yes, Carl Miller – yes, Joshua Raff – yes, Jim Homa – yes, Sally Goodson – yes, Ed Zinck – yes, James Caiazzo – yes, Savas Savidis – yes, Carl Palladino – yes, Bill Hickerson – yes. The motion carried.

**PUBLIC COMMENT:** No members of the public addressed the Board.

**DISCUSSION:** There was no discussion.

**ADJOURNMENT:** A motion to adjourn was made by Savas Savidis. All were in favor. The motion carried. The meeting ended at 7:57 p.m.

Respectfully submitted by,

*Anne-Marie Wilhelm*

Anne-Marie Wilhelm  
Land Use Administrator