

**AGENDA  
HARDYSTON TOWNSHIP  
JOINT LAND USE BOARD  
MARCH 9, 2026  
7:00 P.M.**

**CALL THE MEETING TO ORDER:**

**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:** Brian Kaminski (Class I,) Carl Miller (Class III,) Joshua Raff (Class II,) James Caiazzo (Class IV,) Vally Cicerale (Class IV,) Sally Goodsen (Class IV,) Ed Zinck (Class IV,) Vice Chairman: James Homa (Class IV,) Chairman: William Hickerson (Class IV,) Michael Davina (Alt. 1,) Savas Savidis (Alt. 2,) Carl Paladino (Alt. 4)

**BOARD PROFESSIONALS:** Michael G. Vreeland, P.E, P.P.; Richard Schneider, Esq., Carrine Piccolo-Kaufner, P.P., Thomas F. Collins, Esq.

**FLAG SALUTE:**

**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*

Hardyston Township 2026 Master Plan: *Amendment & Supplement To The 2025 Housing Element and Fair Share Plan March 2026*

**ORDINANCE REFERRALS:**

**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

**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

**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

**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

**RESOLUTIONS:** *Township of Hardyston Joint Land Use Board Report on Site Plan, Subdivision, Variance Applications and Amendment Recommendations*

**MINUTES:**

*Minutes of the Hardyston Township Joint Land Use Board Reorganization Meeting Held January 12, 2026*

*Minutes of the Hardyston Township Joint Land Use Board Meeting Held January 12, 2026*

**PUBLIC COMMENT:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**DISCUSSION:**

**BILLS:**

**ADJOURNMENT:**