MINUTES OF THE HARDYSTON TOWNSHIP JOINT LAND USE BOARD MEETING HELD OCTOBER 13, 2026

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 p.m., read the Statement of Compliance, 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 – Absent	Joshua Raff – Present
Carl Miller – Absent	William Hickerson – Present
Jim Homa – Present	Vally Cicerale – Present
Sally Goodson – Present	Ed Zinck – Present
James Caiazzo – Present	Savas Savidis – Present
Carl Paladino – Absent	Michael Davina – Present

BOARD CONSULTANTS PRESENT: Michael G. Vreeland, P.E, P.P., and Richard L. Schneider, Esq.

APPROVAL OF MINUTES: *Minutes of the Hardyston Township Joint Land Use Board Meeting Held September 14, 2026* – A motion to approve was made by Sally Goodson and seconded by James Caiazzo. Roll Call: Sally Goodson – yes, James Caiazzo – yes, Bill Hickerson – yes, Vally Cicerale – yes, Savas Savidis – yes, Michael Davina – yes. The motion carried.

RESOLUTIONS: There were no matters scheduled.

HEARINGS: LB-8-26-2, CSR Golf Company, Extension of Approval- *Crystal Springs New Event Building*, Block 16, Lots 1, 1.09, and 6.02. Bernd E. Hefele, Esq., appeared on behalf of the Applicant. He presented the approval was eligible for three one-year extensions. He stated the facility was not built as the sale of the resort was anticipated. He stated the new owners would like to proceed. He noted the extension would, if approved, end the period of statutory protection on 3/22/27.

Mr. Hefele was advised that the prior conditions of approval would carry over and there was a concern about parking. No members of the public addressed the Board on the matter. A motion to approve the request was made by Sally Goodson and seconded by Vally Cicerale. Roll Call: Joshua Raff – yes, James Caiazzo – yes, Sally Goodson – yes, Ed Zinck – yes, Jim Homa – yes, Bill Hickerson – yes. The motion carried.

LB-9-26-1, AQUA NJ Inc., Conditional Use D Variance, C Variances, Preliminary and Final Site Plan, Block 67 Lot 51.01, Block 67.12 Lot 1: Board members deemed the matter complete, and notice was determined to be satisfactory. Richard T. Wells, Esq., appeared on behalf of the Applicant. He presented an overview of the application stating the proposal is to allow for the installation of PFAS Water Treatment equipment centralized at Well #3. He stated the Applicant seeks the replacement of the existing pump house building on Wits End Road with a 518SF pump house and water treatment facility and the installation of a linear utility connection at Well #2 on Rolling Brook Way to Well #3 at Wits End Road. Mr. Wells identified necessary bulk variance approval for minimum lot area and a front yard setback of 53.69 ft, where a 54.37 ft. front yard setback exists and 100ft is required. It was presented that wetlands constraints prohibit alternative placement and moving Wellhouse #3 forward onto an already paved driveway creates less disturbance. Mr. Wells noted a D(3) variance is required as the applicant does not meet the setback requirement and consequently does not meet all the requirements of a Conditional Use. He distributed a Witness and Exhibit List packet. The Exhibit list follows.

A-1: Witness & Exhibit List
A-2: Aerial Site Photograph
A-3: Walden Village/Wallkill Distribution Map
A-4: Existing Conditions Plan (Sheet C10)
A-5: Proposed Site Plan (Sheet C200)
A-6: Mechanical Floor Plan (Sheet M300)
A-7: Proposed Building Elevations – Well #3 (Sheet A200)
A-8: Photo Log Excerpts (Photos 4 & 5)

A-9: Lighting Plan (Sheet LAL 100)
A-10: Flood Hazard Permitting Plan (sheet CE201)

Elias Bahash, Engineering Manager, was sworn, qualified, and accepted as an expert witness. He presented the two wells would encompass one treatment facility for DEP PFAS compliance requirements. He stated there would be no prolonged disruption of service, and he confirmed security measures were incorporated in the design. The Applicant confirmed there is no lag time on the alarms as the system is connected to a central system via a closed one-way system.

Michael K. McAloon, P.E., was sworn, qualified, and accepted as an expert witness. Referring to the exhibits, he discussed existing site conditions, identified the locations of wetlands, and opined Well #3 is a better location for the treatment system as Well #2 is located by a playground and parking area. He noted that the PFAS contaminants in the water, currently at 14 parts per trillion, would exceed regulatory limits of 4 parts per trillion scheduled for establishment in 2030.

Mr. McAloon described the system layout featuring 459 service connections that service over 1000 people. He noted the Well #3 facility, which is proposed at 20ft tall to the eaves, would be constructed with a similar footprint and expanded to accommodate the treatment mechanisms. Mr. McAloon confirmed the lighting is minimal with the intention of ensuring safe operations. He confirmed no explosive chemicals would be stored on site, and the treatment mechanism would be contained within a double-wall container with a secondary containment structure. He noted the media is expected to last approximately two years and is replaced utilizing tanker trucks. Mr. McAloon stated the facility is unmanned and alarmed. He stated incidental trash would be taken out by the operators. He stated no additional noise will result from the improvements.

Regarding the linear connection between well houses, Mr. McAloon stated the connection would allow raw water transmission from Well #2 to Well #3 with no connections off-line. The Applicant agreed to work with the HOA that would like to see the connection installed before the HOA paves. The applicant stated the project would take about one year to complete.

Regarding the mechanical floor plan, the Applicant agreed to correct the plan so that all pipes allow for the movement of water to the drains. The Applicant affirmed that all water is treated through the system. It was noted that there are no emergency generators. The Applicant stated portable generators are utilized in emergencies.

A question was raised regarding an emergency interconnect and if the adjoining system had the proposed type of treatment facility. The applicant stated they did not know. Additionally, a question was asked about landscaping. The Applicant indicated there was no existing landscaping and none proposed. The Applicant agreed to work with the Board engineer to provide screening.

Joseph D. Phil, PLS, PP, CFS, was sworn, qualified, and accepted as an expert witness. He reviewed the proposal and stated the granting of the variances would advance planning objectives a, m, and j. Mr. Phil opined the variances could be granted without substantial detriment to the public good or negative impact on the zone plan and ordinance.

The meeting was opened to the public. Mr. Joe Ionta expressed concern about future road cuts and the ability of local fire trucks to utilize the roadway during construction of the interconnect. The Applicant advised that road plates would be installed during construction. Ms. Michelle Van Allen reviewed the distribution map and expressed concern about the rising cost of utilities in the area. Ms. Ellen Cullen asked when the connection would be completed as the HOA intends to pave the roadway. The Applicant advised they would schedule this portion of the project to avoid conflicts with the HOA project. No other members of the public addressed the Board.

A motion to approve the application with special conditions was made by Jim Homa and seconded by Ed Zinck. Roll Call: Joshua Raff – yes, James Caiazzo – yes, Vally Cicerale – abstain, Sally Goodson – yes, Ed Zinck – yes, Jim Homa – yes, Bill Hickerson – yes. The motion carried. The special conditions noted were the provision of a landscaping plan; the exterior of the replacement building will be constructed with neutral colored split-faced textured block; a site meeting will occur to review outdoor lighting subject to the Board Engineer's approval; and the Applicant will correct Exhibit A-6 to show proper directional flows on the mechanical plan.

OLD BUSINESS: There were no comments.

NEW BUSINESS: There was no discussion**.**

DISCUSSION: There was no discussion.

ADJOURNMENT: A motion to adjourn was made by Jim Homa and seconded by Sally Goodson. All were in favor. The meeting concluded at 8:25 p.m.

Respectfully submitted,

Anne-Marie Wilhelm
Anne-Marie Wilhelm
Land Use Administrator