

MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON JULY 8, 2026

The meeting was called to order by Mayor Kula at approximately 6:00 P.M. with the opening statement that the meeting had been duly advertised and met all the requirements of the Sunshine Law. Also present were Deputy Mayor Alfano, Councilman Miller, Councilman Kaminski, Manager Carrine Piccolo-Kaufer and Deputy Clerk Dana Vitz. Township Attorneys Fred Semrau and Robert Rossmeissl of Dorsey & Semrau were in attendance via Microsoft Teams.

SALUTE THE FLAG

MOMENT OF SILENCE FOR THE PASSING OF COUNCILMAN CICERALE

CONSENT AGENDA: ALL MATTERS LISTED BELOW ARE CONSIDERED TO BE ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.

Monthly Reports:

1. Municipal Clerk Report – June 2026
2. Construction Certificate Activity Report – June 2026
3. Construction Permit Activity Report – Hardyston – June 2026
4. Construction Permit Activity Report – Hamburg – June 2026
5. Construction Permit Activity Report – Franklin – June 2026
6. Construction Permit Activity Report – Newton – June 2026
7. Construction Permit Activity Report – Sussex – June 2026
8. Construction Permit Activity Report – Wantage – June 2026
9. Police Department Report – June 2026
10. Municipal Court Report – June 2026
11. Land Use Report – June 2026
12. Zoning Officer Report – June 2026
13. Department of Public Works – June 2026

Minutes:

1. Workshop Minutes of 6/24/26
2. Regular Minutes of 6/24/26

Agreements/Applications/Licenses:

1. Raffles – The Nicholas Wihlborg Foundation
2. Raffles – St. Jude the Apostle Church

A motion was made by Kaminski to approve the consent agenda as presented, seconded by Miller. All in favor. Motion carried.

MANAGER’S REPORT

Township Manager reported and gave the Council updates on the following:

- Crystal Springs Liquor Licenses
- HTMUA member appointment
- RPM Ribbon cutting on 7/11/26
- Subcommittee for Redevelopment Site-Councilman Miller will take over for Councilman Cicerales
- Wheatsworth Playground
- National Fitness Court

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ORDINANCES
1ST READING:

2026-14

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF
SUSSEX, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING
CHAPTER 172, VEHICLES AND TRAFFIC, OF THE REVISED GENERAL
ORDINANCES REGARDING SILVER GROVE ROAD

WHEREAS, the Township Council of the Township of Hardyston has heard and discussed the concerns of Township residents regarding the speed limit of Silver Grove Road; and

WHEREAS, it appears to be the broad consensus of residents who reside on Silver Grove Road that the speed limit thereof should be lowered; and

WHEREAS, the Township Council has determined that it is appropriate to lower the speed limit along Silver Grove Road, and to make the speed limit consistent across the entire length of the road, at 30 miles per hour.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 172, Vehicles and Traffic, Section 172-27, Speed Limits, of the aforesaid Revised General Ordinances is hereby amended and supplemented with respect to the speed limit on Silver Grove Road to read as follows:

<u>Name of Street</u>	<u>Direction</u>	<u>Speed Limit</u>	<u>Location</u>
Silver Grove Road	Both	30 mph	Entire Length

SECTION 2. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

A motion was made by Miller to approve Ordinance 2026-14 on first reading, seconded by Kaminski. All in favor. Motion carried.

ORDINANCES
2nd READING:

None

OLD BUSINESS:

Township Manager reported and gave the Council updates on the following:

- A. 3490 Rt. 94 Redevelopment Site
- B. First Aid Squad Building
- C. Solar Project – Lasinski Road
- D. ADA Doors – Municipal Building
- E. Display of Hardystonite in Municipal Building
- F. 250th Celebration

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NEW BUSINESS:

- A. Resolution #62-26 – Resolution authorizing the public display of fireworks at Hardyston Day on September 25, 2026 (Rain Date September 26th)

RESOLUTON #62-26

**RESOLUTION AUTHORIZING THE PUBLIC DISPLAY OF FIREWORKS
AT HARDYSTON DAY ON SEPTEMBER 25, 2026 (RAIN DATE SEPTEMBER 26th)**

WHEREAS, the Hardyston Township Recreation Committee has submitted an application to the Hardyston Township Council for permission for the public display of fireworks on September 25, 2026 (rain date - September 26, 2026) in conjunction with the Township's Hardyston Day events; and

WHEREAS, the Township of Hardyston has adequate insurance coverage for the day of the event,

NOW, THEREFORE, BE IT RESOLVED by the Hardyston Township Council, in accordance with Chapter 94 of the Hardyston Township Code regarding "Fire Prevention" and the Uniform Fire Code, that permission is hereby granted to the Hardyston Township Recreation Committee for the public display of fireworks on September 25, 2026; and

BE IT FURTHER RESOLVED that the Hardyston Township Recreation Committee must obtain a permit from the Hardyston Township Fire Official and comply with all requirements imposed by the Hardyston Township Fire Official. Failure to obtain a permit or adhere to all of the said requirements will render this permission null and void and subject to enforcement proceedings, fines and penalties as permitted by law. A certified copy of this Resolution shall be provided to the Hardyston Township Fire Official.

A motion was made by Kaminski to approve the resolution as presented, seconded by Miller. All in favor. Motion carried.

- B. Resolution # 63-26 – Emerald Estates Developer's Agreement Amendment

RESOLUTION #63-26

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
HARDYSTON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY,
AUTHORIZING AN AMENDMENT TO THE DEVELOPER'S AGREEMENT
FOR EMERALD ESTATES DATED JULY 1, 2008 TO EXTEND THE TIME
TO COMPLETE THE SITE IMPROVEMENTS UNTIL JUNE 30, 2027**

WHEREAS, Emerald Estates subdivision, located at Block 64, Lot 27, originally received approval to complete the project by June 30, 2011; and

WHEREAS, on July 9, 2014, the Mayor and Township Council approved a second extension of time to complete the site improvements for this project, which was granted from July 1, 2014 through June 30, 2017; and

WHEREAS, on February 8, 2017, the Mayor and Township Council approved a third extension of time to complete the site improvements for this project, which was granted from July 1, 2017 through June 30, 2020; and

WHEREAS, on March 25, 2020, the Mayor and Township Council approved a fourth extension of time to complete the site improvements for this project, which was granted from July 1, 2020 through June 30, 2023; and

WHEREAS, on April 26, 2023, the Mayor and Township Council approved a fifth extension of time to complete the site improvements for this project, which was granted from July 1, 2023 through June 30, 2026; and

WHEREAS, the developer has adhered to the provision in the Township's resolution approving the fifth extension regarding the developer's plan to construct four two-bedroom units, to be built as permanent supportive housing for disabled veterans and marketed to qualified families as well as a payment in lieu of taxes agreement which is permitted pursuant to N.J.A.C. 5:80-26.1; and

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WHEREAS, the developer has now requested an additional extension of time to complete the remaining improvements of the development; and

WHEREAS, the Township Engineer has inspected the project and is of the opinion that the request for an extension to complete the improvements will not create any safety concerns to the general public; and

WHEREAS, the Township Engineer shall review the current performance bond associated with the site and recommends that an extension to complete this project for an additional year, to June 30, 2027 be conditioned upon ensuring the amount of the performance bond is sufficient to complete the remaining improvements based upon said review; and

WHEREAS, the Township Engineer has prepared a final schedule of obligations to be completed by the developer in connection with the project, to which the developer has agreed.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey, that the Township Manager is hereby authorized to extend the developer's agreement until; June 30, 2027, conditioned upon the Township Engineer's ensuring the amount of the performance bond is sufficient to complete the remaining improvements.

BE IT FURTHER RESOLVED, that the extension is subject to all other conditions of the current developer's agreement on file with the municipality.

A motion was made by Miller to approve the resolution as presented, seconded by Alfano. All in favor. Motion carried.

- C. Resolution #64-26 – Professional Services Agreement for Architectural Design Services -FC3 Architecture+Design, LLC

RESOLUTION #64-26

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, AND STATE
OF NEW JERSEY AUTHORIZING THE AWARD OF A
PROFESSIONAL SERVICES AGREEMENT WITHOUT
COMPETITIVE BIDDING TO FC3 ARCHITECTURE+DESIGN, LLC
FOR ARCHITECTURAL DESIGN SERVICES**

WHEREAS, the Township of Hardyston (Township') sought quotes for architectural design services in connection with the completion of the Township's Wheatsworth Community Recreation project ('Project'); and

WHEREAS, the Township has received a proposal from FC3 Architecture+Design, LLC ('FC3'), located at 6 Oxbow Lane, Hardyston, NJ, 07416, for architectural design services in connection with the Project; and

WHEREAS, the proposal submitted by FC3, attached as Exhibit A to this Resolution, addresses the Township's need for architectural design services in connection with the Project; and

WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. §40A:11-1 et seq.) authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:11-5; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for professional services and the contract itself must be made available for public inspection; and

WHEREAS, the Township wishes to award an agreement to FC3 for only Phases I and III of FC3's proposal, reserving the right to award an agreement to FC3 at a later date for additional work pursuant to the proposal, pending the availability of funds.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey, as follows:

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1. The Township of Hardyston hereby awards and authorizes the Township Clerk to execute a professional services agreement with FC3 Architecture+Design, LLC ('FC3'), located at 6 Oxbow Lane, Hardyston, NJ, 07416, to provide Architectural Design Services, pursuant to the terms of Phases I and III of FC3's proposal, attached as Exhibit A to this Resolution.
2. This agreement is awarded without competitive bidding as a professional service in accordance with the provisions of the Local Public Contracts Law because said service is performed by a person authorized by law to practice a recognized profession.
3. The total fee authorized for this agreement shall not exceed \$15,000 without the prior written approval of the Township Council.
4. Funds for this Project are a 2026 engineering operating expense, to come from Township Account #01-201-20-165-020.
5. The work undertaken by FC3 pursuant to this agreement shall be billed pursuant to Section V of FC3's proposal.
6. Notice of this action shall be published as required by law.
7. A copy of this Resolution shall be provided to FC3 Architecture+Design, LLC, located at 6 Oxbow Lane, Hardyston, NJ, 07416, for its information and guidance.
8. A copy of this Resolution shall be available for public inspection in the office of the Clerk of the Township of Hardyston.
9. Final execution of any agreement pursuant to this Resolution is subject to the review and approval of the Township Manager and Township Attorney.

A motion was made by Kaminski to approve the resolution as presented, seconded by Alfano. All in favor. Motion carried.

- D. Resolution #65-26 – Professional Services Agreement – Grant Writing Services-
Millenium Strategies LLC

RESOLUTION #65-26

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, AND STATE
OF NEW JERSEY AUTHORIZING THE AWARD OF A
PROFESSIONAL SERVICES AGREEMENT TO MILLENIUM
STRATEGIES LLC FOR GRANT WRITING SERVICES**

WHEREAS, the Township of Hardyston has a need for Grant Writing Services; and

WHEREAS, the Township has received a proposal for Grant Writing Services from Millenium Strategies LLC, with an address of 60 Columbia Road, Suite 230, Morristown NJ, 07960 ('Millenium'); and

WHEREAS, the proposal submitted by Millenium suits the Township's need for Grant Writing Services; and

WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. §40A:11-1 et seq.) authorizes the award of this contract without public bidding on the basis that the services are to be performed by persons who are recognized as licensed and regulated professionals and are specifically exempted under N.J.S.A. 40A:11-5; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for professional services and the contract itself must be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey, as follows:

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1. The Township of Hardyston hereby awards and authorizes the Township Clerk to execute a professional services agreement with Millenium Strategies LLC, located at 60 Columbia Road, Suite 230, Morristown NJ, 07960, to provide Grant Writing Services for a term of twelve (12) months, commencing July 9, 2026, pursuant to the fee schedule in Appendix A, attached to this Resolution.
2. This agreement is awarded without competitive bidding as a professional service in accordance with the provisions of the Local Public Contracts Law because said service is performed by a person authorized by law to practice a recognized profession.
3. The total fee authorized for this agreement shall not exceed \$5,000 without the prior written approval of the Township Council.
4. Funds for this Project are a 2026 general administration operating expense, to come from Township Account #01-201-20-100-021.
4. The work undertaken by Millenium Strategies LLC pursuant to this agreement shall be billed at \$180 per hour.
5. Notice of this action shall be published as required by law.
6. A copy of this Resolution shall be provided to Millenium Strategies LLC, located at 60 Columbia Road, Suite 230, Morristown NJ, 07960, for its information and guidance.
7. A copy of this Resolution shall be available for public inspection in the office of the Clerk of the Township of Hardyston.
8. Final execution of any agreement pursuant to this Resolution is subject to the review and approval of the Township Manager and Township Attorney.

A motion was made by Miller to approve the resolution as presented, seconded by Alfano. All in favor. Motion carried.

- E. Resolution #66-26 – Resolution Designating William R. Truran as the Official Township Historian

RESOLUTION #66-26

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
HARDYSTON DESIGNATING WILLIAM R. TRURAN AS THE OFFICIAL
TOWNSHIP HISTORIAN**

WHEREAS, the Township Council of the Township of Hardyston recognizes that preserving and promoting the history of the community is essential to understanding its heritage and ensuring that future generations appreciate the people, places, and events that have shaped the Township; and

WHEREAS, as the United States commemorates the 250th Anniversary of the signing of the Declaration of Independence, Hardyston Township recognizes the importance of celebrating and preserving its own unique history as part of this historic national milestone; and

WHEREAS, William Truran has devoted countless hours over many years to researching, documenting, preserving, and sharing the rich history of Hardyston Township and the surrounding region; and

WHEREAS, through his leadership and stewardship of the Hardyston Heritage Society, Mr. Truran has played an instrumental role in preserving the Township's historical resources, promoting local history, and encouraging community appreciation for Hardyston's heritage; and

WHEREAS, Mr. Truran has been integral to the preservation of the historic Monroe School House, ensuring that one of the Township's most significant historic landmarks continues to educate residents and visitors about Hardyston's past; and

WHEREAS, Mr. Truran further enriches the community through his monthly historical articles published in the Township's electronic newsletter, providing residents with engaging stories and valuable insight into the people, places, traditions, and events that have defined Hardyston Township throughout its history; and

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WHEREAS, Mr. Truran is the author of several published books and historical works chronicling the history of Hardyston Township, Sussex County, and the surrounding area, leaving a lasting educational resource for residents, students, historians, and future generations; and

WHEREAS, in recognition of his exceptional knowledge, dedication, and service to historical preservation, Mr. Truran has been appointed as the Sussex County Historian; and

WHEREAS, the Township Council wishes to formally recognize Mr. Truran's extraordinary contributions to the preservation of Hardyston's heritage by designating him as the Official Historian of the Township of Hardyston.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Hardyston, County of Sussex, State of New Jersey, that William R. Truran is hereby designated as the Official Historian of the Township of Hardyston.

BE IT FURTHER RESOLVED, that as Official Township Historian, Mr. Truran shall continue to serve as a resource to the Township by preserving and interpreting its history, supporting historical education and preservation efforts, advising the Township on matters relating to its historical resources, and assisting with commemorative initiatives and special events.

BE IT FURTHER RESOLVED, that the Township Council extends its sincere gratitude and appreciation to William Truran for his decades of dedicated volunteer service, scholarly contributions, and steadfast commitment to preserving Hardyston Township's history.

BE IT FURTHER RESOLVED, that the Township Council finds it especially fitting to make this designation during Hardyston Township's celebration of our Nation's 250th Anniversary, recognizing that the story of America is told not only through national events, but through the preservation of the rich local histories of communities such as Hardyston Township, made possible through the dedication of individuals like William R. Truran.

A motion was made by Miller to approve the resolution as presented, seconded by Kaminski. All in favor. Motion carried.

F. Correspondence

1. Fredon Township
2. Hampton Township
3. Vernon Township
4. Sparta Township
5. Sparta Township
6. EnviroTrac
7. NJDEP

A motion was made by Miller to approve the correspondence as presented, seconded by Alfano. All in favor. Motion carried.

COUNCIL COMMENTS: Deputy Mayor Alfano thanked Mayor Kula for his kind words regarding Councilman Cicerale. He also had questions about Crystal Springs Grand Cascades internal building modifications and Land Use requirements. Attorney Rossmeissl is looking into this matter. Mayor Kula asked about mourning bunting for the building in memoriam of the passing of Councilman Cicerale. Township Manager stated that she has already investigated ordering the black bunting. Councilman Kaminski also thanked Mayor Kula for his kind words regarding Councilman Cicerale.

BILLS TO BE PAID: A motion was made by Kaminski to approve the bill list of 7/8/26 in the amount of \$634,508.04 which includes payroll for pay-period ending 6/30/26 as presented, seconded by Alfano. All in favor. Motion carried.

PUBLIC PORTION: A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. Trevor Wassel of Hamburg thanked the Council for introducing the ordinance to reduce the speed limit on Silver Grove Road. He also asked who would have access to the new community center. He also mentioned that he was not in favor of having fireworks at Hardyston Day. Tony Ceglia, President of the Hardyston Volunteer Fire Department offered condolences from the entire Fire Department for the passing of Councilman Cicerale. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

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EXECUTIVE SESSION:

BE IT RESOLVED by the Township Council of the Township of Hardyston on the 8th day of July, 2026, that:

- 1. Prior to the conclusion of this **Regular Meeting**, the Township Council shall meet in Executive Session, from which the public shall be excluded, to discuss matters as permitted pursuant to N.J.S.A. 10:4-12, sub-section (s):

- 2.
 - () b. (1) Confidential or excluded matters, by express provision of Federal law or State statute or rule of court.

 - () b. (2) A matter in which the release of information would impair a right to receive funds from the Government of the United States.

 - () b. (3) Material the disclosure of which constitutes an unwarranted invasion of individual privacy.

 - () b. (4) A collective bargaining agreement including negotiations.

 - () b. (5) Purchase, lease or acquisition of real property, setting of banking rates or investment of public funds, where it could adversely affect the public interest if disclosed.

 - () b. (6) Tactics and techniques utilized in protecting the safety and property of the public, if disclosure could impair such protection. Investigation of violations of the law.

 - (X) b. (7) Pending or anticipated litigation or contract negotiations other than in subsection b. (4) herein or matters falling within the attorney-client privilege.

 - () b. (8) Personnel matters.

 - () b. (9) Deliberations after a public hearing that may result in penalties.

- 3. The time when the matter(s) discussed pursuant to Paragraph 1 hereof can be disclosed to the public is as soon as practicable after final resolution of the aforesaid matter(s).

Motion to adopt: Kaminski
Seconded by: Miller

MOTION	YES	NO	ABSTAIN	ABSENT
Kula	x			
Miller	x			
Kaminski	x			
Alfano	x			

A motion was made by Miller to come out of Executive Session, seconded by Kaminski. All in favor. Motion carried.

ADJOURNMENT: A motion was made by Alfano to adjourn at approximately 8:04 p.m., seconded by Miller. All in favor. Motion carried.

Dana Vitz
Municipal Deputy Clerk