

MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON AUGUST 26, 2026

The meeting was called to order by Mayor Kula at approximately 7:00 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, Clerk Jane Bakalarczyk, and Township Attorney Robert Rossmeissl of Dorsey & Semrau. Councilman Ceglia was absent from this meeting.

SALUTE THE FLAG

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 – July 2026
2. Tax Collector Report – June 2026
3. Tax Collector Report – July 2026
4. Construction Certificate Activity Report – July 2026
5. Construction Permit Activity Report – Hardyston – July 2026
6. Construction Permit Activity Report – Hamburg – July 2026
7. Construction Permit Activity Report – Franklin – July 2026
8. Construction Permit Activity Report – Newton – July 2026
9. Construction Permit Activity Report – Sussex – July 2026
10. Construction Permit Activity Report – Wantage – July 2026
11. Police Department Report – July 2026
12. Municipal Court Report – July 2026
13. Land Use Report – July 2026
14. Zoning Officer Report – July 2026
15. Sussex County Health Department Report – June 2026
16. Sussex County Health Department Report – July 2026

Minutes:

1. Regular Minutes of 7/8/26
2. Executive Minutes of 7/8/26
3. Special Minutes of 8/4/26
4. Executive Minutes of 8/4/26

Agreements/Applications/Licenses:

1. Raffles – Birth Haven, Inc.
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:

- FEMA Training for Township Council
- 250th Celebration Time Capsule
- Stavola Beaver Run Quarry – Temporary Operating Hours Request
- NJDOT 10 Ton Weight Limit – Rt. 23 – Beaver Lake Area
- Fawn Lake Dam Replacement Project

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PUBLIC PORTION: A motion was made and seconded to open the meeting to the public for comments relating to the Fawn Lake Dam Replacement Project. All in favor. Motion carried. Several residents were present and expressed their support in favor of the dam repair. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

**ORDINANCES
1ST READING:**

2026-15

**ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF
SUSSEX, STATE OF NEW JERSEY, AMENDING THE HARDYSTON
TOWNSHIP CHARTER OF 1985 AND CHAPTER 3 OF THE
MUNICIPAL CODE OF THE TOWNSHIP OF HARDYSTON TO
REFLECT THE ORGANIZATION OF THE HARDYSTON TOWNSHIP
COUNCIL**

WHEREAS, Section 3 of the Hardyston Township Charter of 1985 (the ‘Charter’) and Section 3-2 of the Township Municipal Code continue to refer to a three-member Township Council; and

WHEREAS, the Mayor and Township Council of the Township of Hardyston are aware that these provisions of the Charter and the Municipal Code no longer reflect the Township's governmental organization and that it is necessary to conform the Charter and Code to the Township's longstanding form of government.

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

1. Section 3 of the Hardyston Township Charter of 1985 is amended to read as follows:

"The municipal council shall consist of five members who shall serve for terms of three years beginning on the first day of January next following their election."
2. Section 3-2 of the Municipal Code of the Township of Hardyston is amended to read:

"The Township Council shall consist of five members who shall be elected at large and by the voters of the Township at the regular municipal election and who shall serve for terms of three years on a staggered basis, pursuant to the Charter, on the first day of January next following their election. Council members shall receive such compensation as may be provided by ordinance and shall be entitled to any expenses of office which they incur."
3. This ordinance is intended to conform the Hardyston Township Charter of 1985 and the Township Municipal Code to the Township's existing governmental organization and longstanding municipal practice.
4. The Mayor, Township Manager, Township Attorney, Township Clerk, and/or such other Township Officials as the law may provide, are hereby authorized to prepare and execute any documents as may be required to effectuate the implementation of this Ordinance.
5. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, and they shall remain in full force and effect.
6. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hardyston, the provisions hereof shall be determined to govern.

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7. This Ordinance shall take effect immediately upon final passage and publication according to law.

A motion was made by Miller to approve Ordinance 2026-15 on first reading, seconded by Kaminski. All in favor. Motion carried.

2026-16

**ORDINANCE OF THE TOWNSHIP OF HARDYSTON, IN THE COUNTY
OF SUSSEX AND STATE OF NEW JERSEY, AUTHORIZING THE SALE
OF CERTAIN PROPERTY NOT NEEDED FOR PUBLIC PURPOSES**

WHEREAS, the Township of Hardyston ('Township') is the owner of the property located at Lot 44, Block 79 on the Township tax map ('Subject Property'); and

WHEREAS, the Subject Property is smaller than the minimum lot size required for development, and currently contains no capital improvements; and

WHEREAS, the Subject Property is not needed for public purposes; and

WHEREAS, the Township wishes to convey the Subject Property to the owner of a property contiguous to the Subject Property; and

WHEREAS, the Township Tax Assessor has determined that the Fair Market Value of the Subject Property is \$20,000.00, which price shall be the minimum price for which the Township shall convey the Subject Property to the owner of a contiguous property; and

WHEREAS, the Township has complied and will comply with all other relevant provisions of N.J.S.A. 40A:12-13(b)(5) in connection with the sale of the Subject Property to the owner of a contiguous property; and

WHEREAS, should the Township reach an agreement, for the sale of the Subject Property to the owner of a contiguous property, pursuant to this Ordinance, such agreement shall be subject to the approval and ratification of the Hardyston Township Council.

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

1. The Township Council hereby declares that the property located at Lot 44, Block 79 on the Township tax map ('Subject Property') is neither used presently nor needed in the future for the Township's public purposes.
2. The Township Council does hereby, pursuant to N.J.S.A. 40A:12-13(b)(5), authorize a sale of the Subject Property, for the consideration of no less than \$20,000.00 to the owner of a property contiguous to the Subject Property.
3. The Mayor, Township Manager, Township Attorney, Township Clerk, and/or such other Township Officials as the law may provide, are hereby authorized to negotiate the sale of the Subject Property for the consideration of no less than \$20,000.00 to the owner of a property contiguous to the Subject Property, in accordance with the terms of this Ordinance, N.J.S.A. 40A:12-13, and all relevant law, and to prepare an agreement for such sale, subject to the further approval of the Township Council.
4. The conveyance of the Subject Property shall be strictly 'as is.' No representation shall be made by the Township as to the utility, usability or, generally, the condition of the Subject Property.

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5. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
6. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hardyston, the provisions hereof shall be determined to govern.
7. The Township shall publish and publicly post notice of this Ordinance as required by N.J.S.A. 40A:12-13.
8. This Ordinance shall take effect immediately upon final passage and publication according to law.

A motion was made by Alfano to approve Ordinance 2026-16 on first reading, seconded by Miller. All in favor. Motion carried.

2026-17

**ORDINANCE OF THE TOWNSHIP OF HARDYSTON, IN THE COUNTY OF SUSSEX
AND STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A
CORRECTIVE QUITCLAIM DEED TO RICHARD S. POPPER FOR THE PROPERTY
DESIGNATED AS BLOCK 15, LOT 15 ON THE TAX MAP OF THE TOWNSHIP OF
HARDYSTON**

WHEREAS, the Township of Hardyston ('Township') on November 1, 1982 took ownership of Tax Sale Certificate No. 82-4 (the 'Tax Sale Certificate'), for delinquent taxes concerning the property located at Block 15, Lot 15 on the tax map of the Township of Hardyston (the 'Property'), owned at the time by Pleasant Valley Lake, Inc.; and

WHEREAS, the Township subsequently initiated a foreclosure action on the Tax Sale Certificate in the Superior Court of New Jersey, Chancery Division, Sussex County, under Docket No. F-5607-86 (the "Foreclosure Proceeding"); and

WHEREAS, on February 9, 1987, the Township obtained final judgment in the Foreclosure Proceeding; and

WHEREAS, by deed dated February 9, 1987, Pleasant Valley Lake, Inc. sold the property in question to Richard S. Popper, said Deed being recorded on February 23, 1987 in Deed Book 1435 at page 104; and

WHEREAS, on February 6, 1987, payment had been made to the Township, in the amount of \$15,459, for the redemption of the Tax Sale Certificate; and

WHEREAS, the Township had accepted payment for the redemption of the Tax Sale Certificate, yet failed to either record cancellation of the Tax Sale Certificate or intervene in the Foreclosure Proceeding to prevent the entry of final judgment; and

WHEREAS, the Township's Tax Collector confirms that the Township's current records indicate that Richard S. Popper is listed as the owner of the Property and that all real estate taxes are and have been paid and up to date; and

WHEREAS, the Township processed the redemption of the Tax Sale Certificate, honored the deed of February 9, 1987, and accepted Richard S. Popper's ownership of the Property; and

WHEREAS, Richard S. Popper has applied to the Township for the execution of a quitclaim deed formally conveying ownership of the Property from the Township to Mr. Popper, for purposes of clarifying his ownership in the Property's chain of title; and

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WHEREAS, the Township Tax Collector, Township Manager, and Township Attorney have reviewed this matter and recommend that the Township Council authorize the execution of a quitclaim deed to Richard S. Popper for the property known as Block 15, Lot 15 on the tax map of the Township of Hardyston.

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

1. The Township Attorney is hereby authorized to prepare a quitclaim deed conveying the property located at Block 15, Lot 15 on the Township tax map to Richard S. Popper, for execution by the Township (the ‘Conveyance’).
2. The Mayor, Township Manager, Township Attorney, Township Clerk, and all other relevant Township Officials are authorized to take all necessary steps in order to effectuate the Conveyance.
3. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hardyston, the provisions hereof shall be determined to govern.
5. This Ordinance shall take effect immediately upon final passage and publication according to law.

A motion was made by Miller to approve Ordinance 2026-17 on first reading, seconded by Alfano. All in favor. Motion carried.

ORDINANCES
2nd 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

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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 and seconded to open the meeting to the public. All in favor. Motion carried. No public comment. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried. A motion was made by Alfano to approve Ordinance 2026-14 on second reading, seconded by Kaminski. All in favor. Motion carried.

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

NEW BUSINESS:

- A. Tax Collector Resolutions

- 1. Resolution #68-26 – Overpayment Refund – 2 Post Oak Ct – Block 16.02, Lot 20

RESOLUTION #68-26

WHEREAS, Block 16.02 Lot 20 also known as 2 Post Oak Court owned by Stephen and Andrea Czerniczenko, and

WHEREAS, Mr. and Mrs. Czerniczenko paid third quarter taxes online in the amount of \$2,631.19 on August 3, 2026 and then again on August 5, 2026, and

WHEREAS Mr. and Mrs. Czerniczenko now have an excess of \$2,631.19 on their account creating an overpayment and a financial hardship.

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be authorized to refund Stephen and Andrea Czerniczenko in the amount of \$2,631.19.

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

- 2. Resolution #69-26 – Overpayment Refund – 35 Lam Drive – Block 16.32, Lot 1.34

RESOLUTION #69-26

WHEREAS, Block 16.32 Lot 1.34 also known as 35 Lam Drive owned by Eyal Bar, and

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WHEREAS, Mr. Bar paid third quarter taxes in the amount of \$2,700.00 on July 29, 2026 and,

WHEREAS, Corelogic on behalf of Mr. Bar's lender also paid third quarter taxes in the amount of \$2,698.05 on August 10, 2026 and,

WHEREAS Mr. Bar now has an excess of \$2,700.00 on his account creating an overpayment.

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be authorized to refund Eyal Bar in the amount of \$2,700.00.

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

3. Resolution #70-26 – Overpayment Refund – 26 White Birch Road – Block 8, Lot 1

RESOLUTION #70-26

WHEREAS, Block 8 Lot 1 also known as 26 White Birch Road owned by Elias and Casey Sayad, and

WHEREAS, Mr. and Mrs. Sayad paid third quarter taxes in the amount of \$13.09 on July 10, 2026 and,

WHEREAS, Corelogic on behalf of Mr. and Mrs. Sayad's lender also paid third quarter taxes in the amount of \$13.09 and,

WHEREAS Mr. and Mrs. Sayad now have an excess of \$13.09 on their account creating an overpayment.

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be authorized to refund Elias and Casey Sayad in the amount of \$13.09.

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

- B. Resolution #71-26 – Certification of Annual Audit

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT
FORM OF RESOLUTION #71-26**

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the *Municipal Clerk* pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

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WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the *Township Council* of the Township of Hardyston, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

C. Resolution #72-26 – Resolution approving a Corrective Action Plan for the 2025 Audit

RESOLUTION #72-26

RESOLUTION APPROVING A CORRECTIVE ACTION PLAN FOR THE 2025 AUDIT

WHEREAS, the New Jersey Budget and Fiscal Affairs laws require all local governments to prepare and submit a Corrective Action Plan as part of their annual audit process; and

WHEREAS, the Corrective Action Plan, which was prepared by the Chief Financial Officer and placed on file with the Township Clerk within 60 days from the date the audit report was received by the governing body, outlines action the Township of Hardyston will take to correct the recommendations listed in the Comments and Recommendations section of the 2025 Audit Report; and

WHEREAS, the governing body is required to review and approve the Corrective Action Plan; and

WHEREAS, herein listed is the Corrective Action Plan for the Township of Hardyston, County of Sussex, New Jersey, for the year ended December 31, 2025.

Recommendation:

1. Municipal Court tickets assigned but not issued over 180 days be recalled/reissued

Corrective Action Recommendation:

Tickets assigned but not issued over 180 days will be evaluated and recalled/reissued when necessary.

2. The appropriate approvals be obtained before all purchases.

Corrective Action Recommendation:

A meeting will take place to reenforce the purchasing law and purchasing policy to assure that all appropriate approvals are obtained prior to purchases being made.

3. A resolution awarding noncompetitive contracts include not-to-exceed language and indicate the line-item(s) intended to be charged.

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Corrective Action Recommendation:

Resolutions awarding noncompetitive contracts will include the language establishing a not-to-exceed amount, and will also include the account line to be charged.

4. The annual debt statement be amended and re-filed.

Corrective Action Recommendation:

The annual debt statement will be amended and re-filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Hardyston that they hereby approve the Corrective Action Plan prepared by the Chief Financial Officer in response to the 2025 Audit Report.

This resolution shall take effect immediately.

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

- D. Resolution #73-26 - NJDEP Treatment Works Application – Consent By Governing Body – Rock Lodge - Block 59, Lot 6.04 – 119 Rock Lodge Road –Septic System

RESOLUTION #73-26

BE IT RESOLVED by the Township Council of the Township of Hardyston that the execution of the following is hereby authorized:

- **NJDEP Treatment Works Application – Consent By Governing Body – Rock Lodge - Block 59, Lot 6.04 – 119 Rock Lodge Road –Septic System**

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

- E. Resolution #74-26 – Resolution authorizing an agreement with the International Brotherhood of Teamsters Local 125 DPW Unit

RESOLUTION #74-26

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, AND
STATE OF NEW JERSEY, AUTHORIZING AN AGREEMENT
WITH THE INTERNATIONAL BROTHERHOOD OF
TEAMSTERS LOCAL 125 DPW UNIT**

WHEREAS, the Township seeks to enter into a Rider Agreement with Teamsters Local 125, to provide a stipend to a covered bargaining unit employee to provide an annual stipend to employee for work performed beyond the employee's existing title and in consideration of welding work he performs for the Township; and

WHEREAS, the Township and Teamsters Local 125 have entered into a Collective Negotiation Agreement ("CNA") ; and

WHEREAS, the Rider Agreement sets forth the terms of such stipend, payable in the amount of \$5,000 per year for the duration of the CNA, and contingent upon employee continuing to work beyond the existing title and job responsibilities, attached herein at "Exhibit A"; and

WHEREAS, the employee's position of laborer is subject to the terms and conditions of a Collective Negotiation Agreement (hereinafter "CNA") entered between the parties, and attached herein as "Exhibit B." and

WHEREAS, the Mayor and Township Council of the Township of Hardyston, upon the recommendation of the Township Manager and the Director of Public Works, believe it appropriate to pay this annual stipend; and

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WHEREAS, neither the bargaining unit employee nor Local 125 has any objection to such annual stipend, and the CNA as executed between the Township and Local 125 remains in full force and effect through December 31, 2027; and

WHEREAS, the parties agree that these actions shall not serve as future precedent, nor have any precedential value moving forward; and

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:

1. The Township Council hereby authorizes the Mayor or such other delegate to enter into an agreement with The International Brotherhood of Teamsters Local 125 DPW Unit and employee, and to take all necessary other actions in contemplation of the above actions.

2. This resolution and agreement shall be available for public inspection in the office of the Township Clerk.

This Resolution shall take effect immediately upon adoption.

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

- F. Resolution #75-26 – Resolution authorizing an Affordability Assistance Loan Repayment Agreement with the owner of an affordable housing unit located at 8 Mulberry Lane, Hardyston, New Jersey

RESOLUTION #75-26

**RESOLUTION AUTHORIZING AN AFFORDABILITY ASSISTANCE LOAN REPAYMENT AGREEMENT
WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 8 MULBERRY LANE,
HARDYSTON, NEW JERSEY**

WHEREAS, Wilfredo Reyes is purchasing property located at 8 Mulberry Lane, Block No. 67.24, Lot No. 15, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the property owner has requested an Affordability Assistance Program loan from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a loan to the property owner in the amount of five thousand dollars (\$5,000).

WHEREAS, it is appropriate for the Township to enter into an Agreement with the property owner setting forth the terms of the agreement at this time;

NOW THEREFORE BE IT RESOLVED on this 26th day of August, 2026, by the Township Council of Hardyston, County of Sussex, State of New Jersey, that:

1. The Mayor, Manager, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program Agreement with the owner of an Affordable Housing unit located at 8 Mulberry Lane, Block No. 67.24, Lot No. 15.

2. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent.

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

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G. Authorization to obtain bids for Recycling 2027

A motion was made by Miller to authorize the Township Manager to obtain bids for recycling, seconded by Kaminski. All in favor. Motion carried.

H. HTMUA Appointment

A motion was made by Alfano to appoint Joseph Branco to the Hardyston Township Municipal Utilities Authority as Alternate 2 with a term expiring 1/31/30.

I. Stavola Beaver Run Quarry – Temporary Operating Hours Request

A motion was made by Miller to approve the request by Stavola Beaver Run Quarry for a modification of operating hours, subject to approval by Lafayette Township, and as long as they are in compliance with NJDOT rules, and also that the modification is approved for 30 days from the start of the project and activity is limited to loading and transport of materials only, seconded by Alfano. All in favor. Motion carried.

J. Correspondence

1. Hampton Township
2. Sandyston Township
3. Fredon Township
4. Hopatcong Borough
5. Lafayette Township
6. Lafayette Township
7. Lafayette Township
8. Lafayette Township
9. Lafayette Township
10. Lafayette Township
11. County of Sussex
12. State of NJ
13. State of NJ
14. State of NJ
15. State of NJ
16. State of NJ
17. State of NJ
18. State of NJ
19. New Jersey General Assembly
20. The New Jersey School of Conservation
21. Aqua
22. Elizabethtown Gas Company

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

COUNCIL COMMENTS: Councilman Miller asked the Township Manager if there was any word about the sale of the old Jorgensen property on Rt. 23 in Stockholm. He also asked when brush trimming along Rock Lodge Road would begin. Councilman Kaminski asked the Township Manager to send the letter expressing the Township's concerns regarding the Upper Wallkill WWTP Rehabilitation Project to the Board of Commissioners as soon as possible. He also stated that he and Deputy Mayor Alfano will be attending the September 9, 2026 Board of County Commissioners public meeting regarding the project. Deputy Mayor Alfano thanked the DPW Director for doing a great job with the recent paving project in town, and also thanked the OEM Coordinator for all of the information that was provided at the recent OEM meeting and for all of his hard work throughout the year.

BILLS TO BE PAID: A motion was made by Kaminski to approve the bill list of 8/12/26 in the amount of \$2,531,077.86, which includes payroll for pay-period ending 7/30/26, and the bill list of 8/26/26 in the amount of \$2,162,515.50 which includes payroll for pay-period ending 8/15/26 as presented, seconded by Miller. All in favor. Motion carried.

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PUBLIC PORTION: A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. Resident Michele VanAllen asked for clarification as to when and where the Board of County Commissioners public meeting was being held. She also expressed her concerns regarding landscaping overgrowth in Ridgefield Commons which is creating an obstruction to traffic. She stated that she was pleased that the Township has Affordable Housing Units. She also had some questions regarding the new appointment to the Hardyston Township Municipal Utilities Authority.

William Hickerson, OEM Coordinator and a member of the Hardyston Township Fire Department asked the Council to consider lowering the weight limit on Wheatsworth Road.

Ed Zinck, resident and member of the Hardyston Township Fire Department thanked the Council and the DPW Director for the great job that was done paving Wheatsworth Road.

A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

EXECUTIVE SESSION:

BE IT RESOLVED by the Township Council of the Township of Hardyston on the 26th day of August, 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: Alfano
Seconded by: Miller

MOTION	YES	NO	ABSTAIN	ABSENT
Kula	X			
Miller	X			
Kaminski	X			
Alfano	X			
Ceglia				X

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
AUGUST 26, 2026**

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

ADJOURNMENT: A motion was made by Miller to adjourn at approximately 9:46 p.m., seconded by Alfano. All in favor. Motion carried.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk