MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL WORKSHOP MEETING HELD ON OCTOBER 14, 2026

The meeting was called to order by Deputy Mayor Alfano 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 Councilman Kaminski, Councilman Ceglia, Manager Carrine Piccolo-Kaufer, Clerk Jane Bakalarczyk, and Township Attorney Robert Rossmeissl of Dorsey & Semrau. Mayor Kula and Councilman Miller were absent from this meeting.

DISCUSSION ITEMS:

Township Manager and Council discussed the following items:

A. Interim Fire Subcode Official Agreement – Byram Township

Township Manager and Council discussed Byram Township's need for an interim Fire Subcode Official. The term of the agreement would expire on December 31, 2026.

B. Animal Control Shared Service Renewal – Vernon Township

Township Manager and Council discussed the increase in the shared service fees, and discussed increasing the township fees for dog licenses for 2027.

C. Municipal Court Shared Service Renewal – Franklin Borough

Township Manager stated that she has an upcoming meeting with the Court Administrator to discuss the renewal of the agreement.

D. Stonehedge Speed Limit – Title 39

Township Manager stated that she has been receiving complaints from residents that there are no posted speed limit signs in the neighborhood. She stated that she will have a discussion with the Township Engineer.

ORDINANCES
2nd READING:

2026-18

AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF HARDYSTON AUTHORIZING THE SALE OF REAL PROPERTY KNOWN AS BLOCK 67.07, LOT 1.11, AS PART OF THE TOWNSHIP'S MARKET TO AFFORDABLE HOUSING PROGRAM

Purpose Statement:

The purpose of this Ordinance shall be to authorize the sale of real property known as 22 Sundance Terrace, Block 67.07 Lot 1.11 in the Township of Hardyston to Buyer, Arlene Garcia, as part of the Township's market to affordable housing program.

WHEREAS, the Township owns Block 67.07 Lot 1.11, 22 Sundance Terrace ("the property") in the Township of Hardyston ("Township" or "Hardyston"); and

WHEREAS, the property is a moderate-income housing unit that the Township desires to convey to Arlene Garcia, 55 Franklin Street, 2nd Floor, Bloomfield, NJ 07003 ("the Buyer") as part of the Township's Market to Affordable Housing Program; and

MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL WORKSHOP MEETING HELD ON OCTOBER 14, 2026

WHEREAS, the Township Council has determined that it should convey the property to the Buyer as part of the Township's Market to Affordable Housing Program for the purpose of addressing the Township's affordable housing obligations pursuant to the Township's Housing Element and Fair Share Plan and the New Jersey Council on Affordable Housing ("COAH") Substantive Rules (N.J.A.C. 5:97-1 et seq).

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Hardyston that the Township shall convey Block 67.07 Lot 1.11, 22 Sundance Terrace in the Township of Hardyston to Buyer Arlene Garcia, for consideration in the amount of $158,246.00, and in accordance with the terms of a Contract for Sale to be executed by the Buyer and the Township.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Mayor and Council of the Township of Hardyston, the Township Manager and Clerk, the Township Housing Liason, and Thomas Collins of Price, Meese, Shulman & D'Arminio, P.C. as Special Counsel to the Township of Hardyston are hereby authorized to prepare and execute any and all documentation to effectuate the sale of the property described herein.

Severability.

If any section, paragraph, subdivision clause or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to that section, paragraph, sub-division, clause or provision and the remainder of the Ordinance shall be deemed valid and effective.

Effective Date.

This ordinance shall take effect after publication and passage in accordance with 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 Kaminski to approve Ordinance 2026-18 on second reading, seconded by Ceglia. All in favor. Motion carried.

NEW BUSINESS:

A. Resolution #91-26 – Resolution to authorize an agreement with Byram Township for the provision of Interim Fire Subcode Official

RESOLUTION #91-26

RESOLUTION AUTHORIZING THE EXECUTION OF THE FOLLOWING SHARED SERVICE AGREEMENT

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

1. Shared Service Agreement – Byram Township – Interim Fire Subcode Official

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

B. Resolution #92-26 – Resolution authorizing an Affordability Assistance Loan Repayment Agreement with the owner of an affordable housing unit located at 22 Sundance Terrace, Hardyston, New Jersey

RESOLUTION #92-26

RESOLUTION AUTHORIZING AN AFFORDABLILITY ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 22 SUNDANCE TERRACE, HARDYSTON, NEW JERSEY

WHEREAS, Arlene Garcia is purchasing property located at 22 Sundance Terrace, Block No. 67.07, Lot No. 1.11, 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 14th day of October, 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 22 Sundance Terrace, Block No. 67.07, Lot No. 1.11.

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 Ceglia to approve the resolution as presented, seconded by Kaminski. All in favor. Motion carried.

COUNCIL COMMENTS:

Deputy Mayor Alfano stated that he spoke with a representative from Planet Network and was told that they are ready to install fiber optic in Crystal Springs and that the work should be completed by the end of this year.

Deputy Mayor Alfano stated that he attended the Wallkill Valley Board of Education meeting as well as the Hardyston Board of Education meeting recently held and updated the Council on the mold remediation. He stated that October 26, 2026 is the projected date for the reopening of the elementary school.

Councilman Ceglia asked if there were any updates on the lighting issues at the Beaver Run Road quarry. Township Manager stated that she will follow up with the Township Engineer.

PUBLIC COMMENT (in accordance with P.L. 2002, c.80): A motion was made and seconded to open the meeting to the public. All in favor. Motion carried.

Resident Michele Van Allen asked if there were any updates on the refurbishment of the Wastewater Treatment Plant. Deputy Mayor Alfano stated that he has not received any further information at this time.

MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL WORKSHOP MEETING HELD ON OCTOBER 14, 2026

Resident Vally Cicerale asked if the Township accepts anonymous complaints. She asked if the Council would consider changing the ordinance to not allow the acceptance of anonymous complaints.

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

ADJOURNMENT: At approximately 6:48 p.m., a motion was made by Ceglia to adjourn seconded by Kaminski. All in favor. Motion carried.

_____
Jane Bakalarczyk, RMC/CMC
Municipal Clerk