

HARDWICK TOWNSHIP LAND USE/PLANNING BOARD
SPECIAL MEETING MINUTES
February 26, 2026
7:00 P.M.

Chairman McKim called the meeting to order at 7:00 p.m., and the flag salute was conducted.

Chairman McKim read the following statement:

“Adequate notice of this meeting has been provided in accordance with the Open Public Meeting Act, P.L. 1975. Notice of this meeting was posted on the township website and on the bulletin board of the municipal building at 40 Spring Valley Road.

ROLL CALL:

The following Board Members were present: Bob Hann, William Hughes, Jon Liegner, Christina Suyker, Alternate Jim Purpura, Alternate Cindy Keimel, Mayor Jacksic, and Chairman Jim McKim.

Absent: Fred Butcher, Lori Gold, Nichole Meuse, Alternate Ty Coronato, and Alternate Cynthia Caffrey

Board Secretary Kristin Shipps was also present.

NEW BUSINESS:

26-01 An Ordinance Amending Chapter 13, Article XII of the Zoning Ordinance of the Township of Hardwick to Address the Requirements of the Fair Housing Act (FHA) and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Township’s Affordable Housing Obligations.

26-02 an Ordinance of the Township of Hardwick, Warren County, Amending and Supplementing Certain Sections of Chapter 13, Article III Entitled “Zoning Districts, Rules and Regulations,” of the Township’s Code to Amend the Area and Bulk Regulations for the Low Density Residential (LD) Zone Districts.

Mayor Jacksic provided an overview of the Fourth Round Affordable Housing compliance framework and the methodology used to determine Hardwick Township's prospective needs of approximately 122 affordable units. Discussion ensued among Board members regarding the 20% cap applicable to builder remedy applications and the practical implications for the Township given its existing infrastructure limitations, minimum lot size requirements, and rural character.

Board members further discussed the role of water and sewer infrastructure as a practical barrier to large-scale development, and the Court judgment reducing the minimum lot size from three (3) acres to two (2) acres for affordable housing purposes. The Board Attorney confirmed that the Compliance Certification shall remain in effect for ten (10) years.

The Chairman noted that the Land Use Board's role is to recommend approval of the ordinance amendments to the Township Committee, which holds authority for final adoption. Hearing no further comment, the Chairman called for a motion.

Motion was made by Mayor Jacksic, second by Dr. Liegner and carried that the Board finds Ordinance 26-01 and Ordinance 26-02 to be in compliance with Chapter 13 of the Township of Hardwick Code and recommends that the Township Committee adopt both ordinances at their next Township Committee meeting.

PUBLIC COMMENT:

No public Present.

ADJOURNMENT

Motion made by Mr. Huges, second by Ms. Suyker and carried to adjourn the meeting at 7:25 pm.

Respectfully submitted,

Kristin Shipps Board Secretary
Hardwick Township