



**Quality  
of  
Life...  
Hardyston**

# Hardyston Township Is A Great Place to Work and Play!



*"It is my sincere belief that Hardyston should be rated the number one town for starting a business. Everyone at Wild Turkey and Ballyowen wishes to express gratitude to the Hardyston Township Planning Board and officials, without whom groundbreaking for these new golf courses would have been years away."*

ANDY MULVIHILL

Andrew Mulvihill, President of Resort Development and Crystal Springs

*Hardyston Township is recreational living at its best. The surrounding area has unlimited leisure avenues for golf, skiing, camping, hiking, fishing and water sports.*

*Sussex County can easily be described as an oasis of peace and quiet. Spectacular mountains and lake views are everywhere. A full, pleasant lifestyle is available to all residents.*

*Whether you live or work or both in Hardyston, you'll never tire of the wonderful lifestyle you have the privilege of enjoying from morning to night.*

*From high tech manufacturing, assembly and distribution centers to research and development companies, Hardyston is ideal for new businesses and/or those in need of expanded facilities.*

*A "business-friendly" local government, through the Hardyston Township Economic Development Advisory Commission, stands ready to cooperate with you and your company in attaining the next step on your corporate growth ladder. Whatever your business plans you'll find Hardyston Township willing to work hard to help you succeed.*



Photo of Crystal Springs Golf Course courtesy of Terry Johnson. All other photos courtesy of Keith Utter.

# MISSION STATEMENT



***The Hardyston Township Economic Development Advisory Commission, composed of volunteer Hardyston residents, assists in attracting new business and industry as well as retaining established businesses. Our mission is to maintain the quality of life of our residents by stabilizing and expanding our local tax base.***

The commission is eager to meet with prospective businesses and help guide them through the process of locating in our town. The commission also meets periodically with the Franklin Borough Economic Development Committee and jointly hosts our Business Appreciation Breakfast as well as other activities.

For further information, please contact the Hardyston office at 973-823-7020.



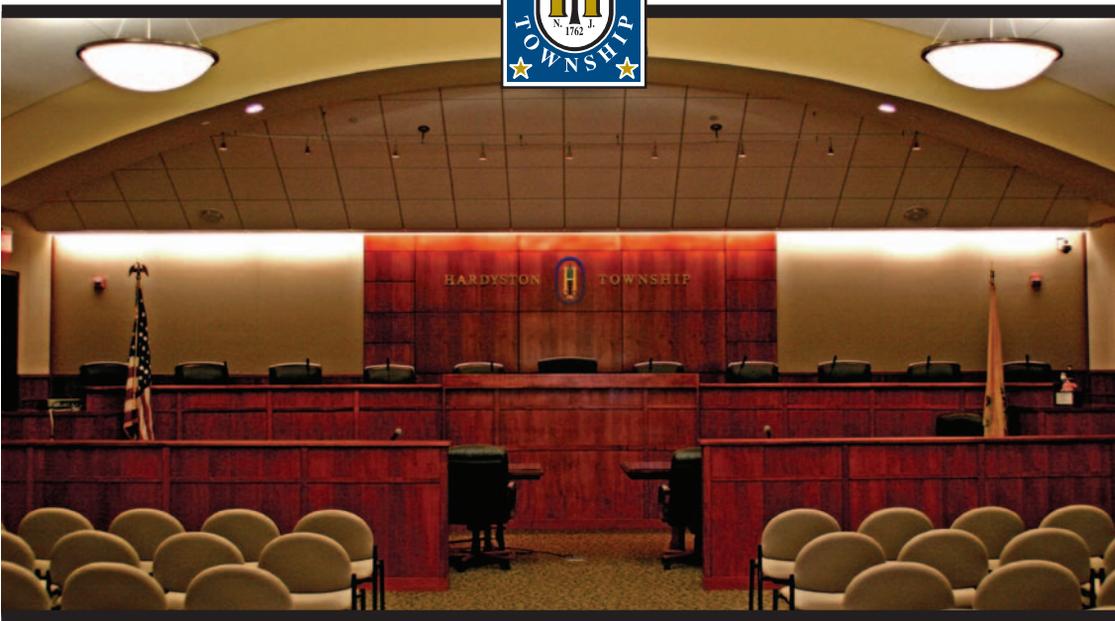
**E***stablished in 1762, Hardyston Township, a unique, diverse and progressive community, is a great place for people and businesses to locate. Below are some interesting highlights about the municipality:*

- **Population** – 8,283 (2006 U.S. Census Population Estimates)
- **Size** – 32.5 square miles
- **Government Structure** – The municipality is governed through a council-manager form of government. The Council is comprised of five elected officials who appoint a manager. The manager and the Council are dedicated to keeping the Township on the cutting edge of municipal services and land use planning, at the same time keeping the property tax rate low for local residents and business owners.
- **Police and Emergency Services** – The Township is served by the dedicated officers and members of the Hardyston Township Police Department, the volunteer fire department, and the volunteer first aid squad.
- **Municipal Building** – The Township recently completed a 28,000 square-foot municipal and police department complex. The building hosts the Township’s municipal administrative office operations, the Municipal Court, and the Police Department and Dispatch Center. The complex was built with both the present and future needs of the community in mind, reserving space for future expansion of operations.

*(please see reverse for more information)*

- **Schools** – Hardyston children can attend the Hardyston Elementary School (K-5), Hardyston Middle School (6-8), and the newly expanded Wallkill Valley Regional High School. Private and parochial schools are also available.
- **Open Space** – Approximately half of Hardyston is dedicated as open space, enhancing the overall quality of life for the community.
- **Village Center** – A pedestrian-friendly village center has been approved for development along Route 94. The center will include a brand-new commercial Main Street designed to create a strong sense of identity and community for the residents of Hardyston. The plans for the Village Center envision a vibrant commercial center where local parades and festivals, a farmers’ market, and entertainment for all ages can take place.

***It is Hardyston’s goal to continue to promote the quality of life for its residents by providing excellent services and opportunities while maintaining the rural character, natural beauty and integrity that define the community.***

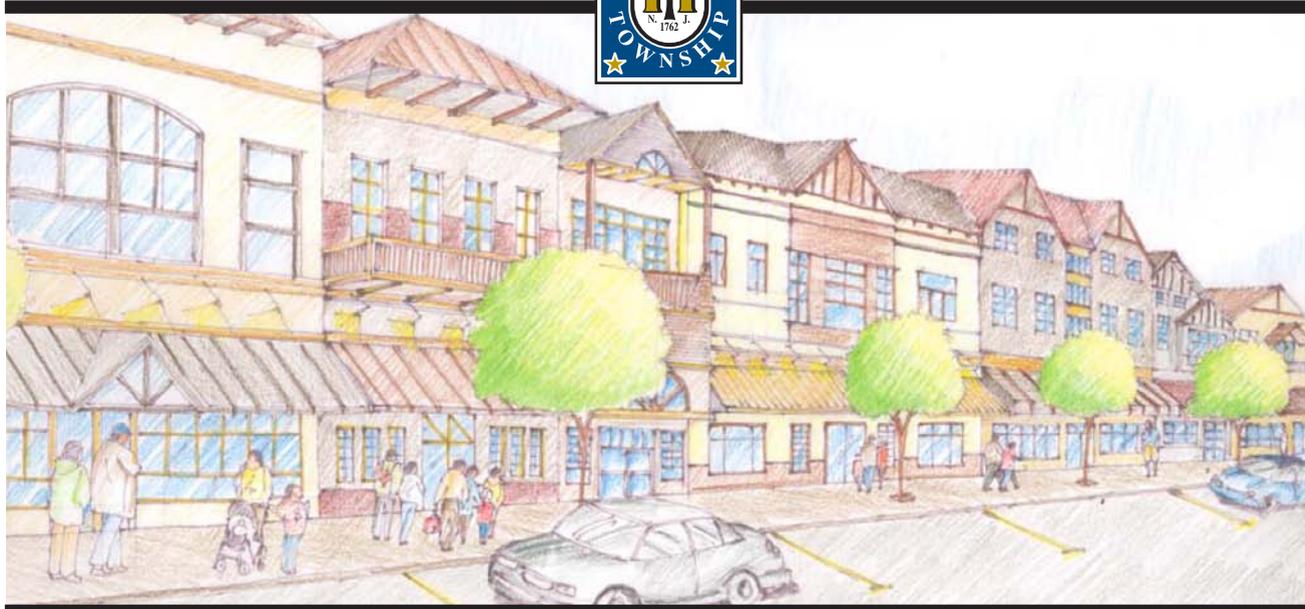


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***H*ardyston Township is widely committed to attracting and supporting quality business. The Township offers excellent municipal services to both its residential and commercial communities.**

The mission of the town's Economic Development Advisory Commission is to foster a business-friendly atmosphere by assisting existing and prospective businesses with a full range of services, from providing pertinent information to arranging meetings with the appropriate professional staff.

The Commission maintains a database of industrial and business properties available within the Township. If your project fits our community, we would be pleased to support you in finding a suitable location. Should you have a conceptual plan for a new business or for the expansion of an existing business, we invite you to come before the commission to discuss your ideas.



***Hardyston Township's land use practices are guided by the decisions and recommendations of two municipal boards – the Planning Board and Zoning Board of Adjustment. Each is regulated by the New Jersey Municipal Land Use Law and guided by the land use ordinances of Hardyston Township.***

The Planning Board is responsible for evaluating and rendering decisions on applications for development that do not include a use variance. The Planning Board has reviewed a wide array of applications ranging from high-tech industrial development and state-of-the-art golf courses to the establishment of a retail, commercial and residential town center.

The Zoning Board of Adjustment acts as a quasi-judicial body, interpreting the land use laws and requests for variances from the land use ordinances.

***The Planning Board and Zoning Board of Adjustment meet monthly.***



**H**ardyston Township, located within Sussex County, offers many recreational opportunities in a setting of spectacular mountains and lakes. Within this exceptional setting, golf, skiing, hiking, bird-watching, horseback riding, ice-skating, and much more are available.

The Township hosts activities at the following locations:

- Thirty-acre Park Complex – Ten different sports fields, playground, pavilion/concession area, and walking trail
- Littell Community Center – A full-size gymnasium, meeting rooms, game room and kitchen facility

Many recreational organizations and businesses have decided to make Hardyston their home:

- The Crystal Springs Resort, a world-class destination featuring luxury accommodations, including The Grand Cascades Lodge, Crystal Springs Clubhouse, 12 resort restaurants, award-winning spas, a 54,000-bottle wine cellar, sports clubs, seven championship golf courses, 50,000-square-feet of event space, a biosphere that hosts an indoor pool complex consisting of vortex pools, caves, a water slide, a sunken aquarium, two heated pools, outdoor pools, a chef’s garden and more.
- The David Glenz Golf Academy, a nationally rated golf instruction facility.
- The Sussex County YMCA, with an indoor swimming pool program, fitness center, dance studio, multipurpose meeting rooms, childcare facility, and activities for all age groups.
- Skyland’s Iceworld, providing year-round ice hockey, figure skating, and recreational skating opportunities on two ice rinks.
- The Wallkill Wildlife Refuge and other state parks for hiking, biking, exploring, fishing, camping and other outstanding outdoor activities.

*(please see reverse for more information)*

- Skiing, snowboarding, and a summer water park within five minutes of Hardyston's border at Mountain Creek.
- A full range of dining preferences and experiences from family-style restaurants to four-star rated dining.
- Shopping opportunities ranging from specialized boutiques to factory outlets.

***Sussex County also is host to the Sussex County Farm & Horse Show/New Jersey State Fair, a professional baseball stadium, Skylands Park, more than 20 golf courses, six state parks, two national parks and a wide variety of restaurants and dining choices. With New York City and other metropolitan venues within driving distance, theatrical, professional sports and cultural recreational opportunities are endless.***

# *Experience the Versatility of Hardyston Township Ideally Located in Northwestern New Jersey*

*Located in the northwestern corner of New Jersey, Hardyston serves as the "Gateway to Sussex County." Two state highways, Routes 23 and 94, run through the town and connect with I-84 and I-80 for east/west access. These two interstate highways are direct links to I-287, the New Jersey Turnpike and the Garden State Parkway, making Newark, LaGuardia, and Kennedy Airports within easy reach. Additional commuter transportation to the New York metropolitan area is available by New Jersey Transit bus service, which has a park-and-ride center in town.*



*For further information,  
contact our Township Manager:  
Hardyston Municipal Building  
149 Wheatsworth Road, Suite A  
Hardyston, NJ 07419*

973-823-7020