

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67.05, Lot 1

Years covered: 1996 – 2025 | Parcel IDs: 67.05-1, 67.05-1-QFARM

Report generated: 2026-06-03 19:36



Parcel map: njparcels.com/property/1911/67.05/1/

1. Parcel Summary

Block 67.05, Lot 1 is a 12.39-acre parcel on RT 94 that has maintained B-1 zoning across 30 years of tax records from 1996 through 2025. The property shifted from Class 1 Vacant Land, assessed at \$254,900, to Class 3B Qualified Farm, assessed at \$1,500, with no improvement value recorded in either the earliest or most recent year. This represents a dramatic reduction in assessed value concurrent with the class change and the addition of a "QFARM" qualifier to the parcel identifier. The mailing address also changed from a Hamburg P.O. Box to a physical street address in Stockholm.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67.05-1	
67.05-1-QFARM	QFARM

Property Class History

- 1 -- Vacant Land: 1996–2014
- 3B -- Farm (Qualified): 2015–2025

2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1996	67.05-1	1	\$254,900	\$254,900	\$0	12.3900	B-1	\$6,798
1997	67.05-1	1	\$254,900	\$254,900	\$0	12.3900	B-1	\$7,443
1998	67.05-1	1	\$254,900	\$254,900	\$0	12.3900	B-1	\$7,290
1999	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,417
2000	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$5,935
2001	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$5,978
2002	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$6,282
2003	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$6,456
2004	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$6,956
2005	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,108
2006	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,152
2007	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,282
2008	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,282
2009	67.05-1	1	\$217,400	\$217,400	\$0	12.3900	B-1	\$7,150
2010	67.05-1	1	\$480,900	\$480,900	\$0	12.3900	B-1	\$7,232
2011	67.05-1	1	\$480,900	\$480,900	\$0	12.3900	B-1	\$10,339
2012	67.05-1	1	\$480,900	\$480,900	\$0	12.3900	B-1	\$10,704
2013	67.05-1	1	\$480,900	\$480,900	\$0	12.3900	B-1	\$10,998
2014	67.05-1	1	\$480,900	\$480,900	\$0	12.3900	B-1	\$11,416
2015	67.05-1-QFARM	3B	\$9,800	\$9,800	\$0	12.3900	B-1	\$12,445
2016	67.05-1-QFARM	3B	\$9,800	\$9,800	\$0	12.3900	B-1	\$255
2017	67.05-1-QFARM	3B	\$9,800	\$9,800	\$0	12.3900	B-1	\$261
2018	67.05-1-QFARM	3B	\$8,200	\$8,200	\$0	12.3900	B-1	\$269
2019	67.05-1-QFARM	3B	\$8,200	\$8,200	\$0	12.3900	B-1	\$229
2020	67.05-1-QFARM	3B	\$7,900	\$7,900	\$0	12.3900	B-1	\$232
2021	67.05-1-QFARM	3B	\$1,400	\$1,400	\$0	12.3900	B-1	\$228
2022	67.05-1-QFARM	3B	\$1,400	\$1,400	\$0	12.3900	B-1	\$41
2023	67.05-1-QFARM	3B	\$1,400	\$1,400	\$0	12.3900	B-1	—
2024	67.05-1-QFARM	3B	\$1,400	\$1,400	\$0	12.3900	B-1	—
2025	67.05-1-QFARM	3B	\$1,500	\$1,500	\$0	12.3900	B-1	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1997	67.05-1	1	\$254,900	\$254,900	+0.0%	1
1998	67.05-1	1	\$254,900	\$254,900	+0.0%	1
1999	67.05-1	1	\$217,400	\$254,900	-14.7%	1
2000	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2001	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2002	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2003	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2004	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2005	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2006	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2007	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2008	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2009	67.05-1	1	\$217,400	\$217,400	+0.0%	1
2010	67.05-1	1	\$480,900	\$217,400	+121.2%	1
2011	67.05-1	1	\$480,900	\$480,900	+0.0%	1
2012	67.05-1	1	\$480,900	\$480,900	+0.0%	1
2013	67.05-1	1	\$480,900	\$480,900	+0.0%	1
2014	67.05-1	1	\$480,900	\$480,900	+0.0%	1
2016	67.05-1-QFARM	3B	\$9,800	\$9,800	+0.0%	1
2017	67.05-1-QFARM	3B	\$9,800	\$9,800	+0.0%	1
2018	67.05-1-QFARM	3B	\$8,200	\$9,800	-16.3%	1
2019	67.05-1-QFARM	3B	\$8,200	\$8,200	+0.0%	1
2020	67.05-1-QFARM	3B	\$7,900	\$8,200	-3.7%	1
2021	67.05-1-QFARM	3B	\$1,400	\$7,900	-82.3%	1
2022	67.05-1-QFARM	3B	\$1,400	\$1,400	+0.0%	1
2023	67.05-1-QFARM	3B	\$1,400	\$1,400	+0.0%	1
2024	67.05-1-QFARM	3B	\$1,400	\$1,400	+0.0%	1
2025	67.05-1-QFARM	3B	\$1,500	\$1,400	+7.1%	1

4. Notable Changes & Flags

- [VALUE SWING] 67.05-1 (2010): 121.21% net value increase.
- [VALUE SWING] 67.05-1-QFARM (2021): -82.28% net value decrease.

5. Property Event Timeline

The property's recorded history begins with a November 23, 2009 Tax Sale Certificate naming HFH DEV Corp and Ciracle Frank, flagging a tax-delinquency distress event. On April 26, 2013, a Clerk filing labeled LIF names Cicerale Frank and HFH Development Corp, indicating continuing lien or litigation activity tied to the prior ownership era. Township meeting minutes dated January 1, 2020 reference adoption of an ordinance file denominated 2026-06, a date-number inconsistency that must be verified before any zoning correlation is made. An eleven-year instrument gap ensues until December 9, 2024, when Frank Cicerale Jr. executed a mortgage to DDG Ops. On August 8, 2025, Tanya Nicole Cicerale conveyed the property to Cicerale Farms for a nominal consideration of \$1, suggesting an intra-family or entity-shelving transfer. In sum, the timeline shows HFH-era tax distress and litigation filings in 2009 and 2013, a prolonged subsequent quiet period, and recent Cicerale-family financing and reorganization, though the precise deed transferring title to the Cicerales does not appear in this timeline.

Date	Type	Event	Source
2009-11-23	Tax Sale Certificate	[!] Tax Sale Certificate: HFH DEV CORP / CIRACLE FRANK [Blk:67.05 Lot:1]	CLERK
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67.05 Lot:1]	CLERK
2020-01-01	Meeting / Minutes	hardyston -- ordinance%202026-06 adopted.pdf	MEETING MINS
2020-01-01	Meeting / Minutes	hardyston -- ordinance%202026-06.pdf	MEETING MINS
2024-12-09	Mortgage	Mortgage: CICERALE FRANK JR (holder: DDG OPS) [Blk:67.05 Lot:1]	CLERK
2025-08-08	Ownership Transfer	Ownership Transfer: CICERALE TANYA NICOLE -> CICERALE FARMS (\$1) [Blk:67.05 Lot:1]	CLERK

6. Recorded Instruments (County Clerk)

4 instrument(s) found in the Sussex County Clerk database matching Block 67.05, Lot 1.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-11-23	3010273900	TCERT	HFH DEV CORP	CIRACLE FRANK	—	Blk:67.05 Lot:1
2013-04-26	6050009840	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67.05 Lot:1
2024-12-09	2024021156	NSS	CICERALE FRANK JR	DDG OPS	—	Blk:67.05 Lot:1
2025-08-08	2025014217	DEED	CICERALE TANYA NICOLE	CICERALE FARMS	\$1	Blk:67.05 Lot:1

7. Mailing Address & Ownership Trail

The mailing address is where the tax bill is sent. Changes in mailing address indicate transfers of ownership or changes in the owner's mailing address. No owner name is recorded in the MOD-IV data available for this report.

Physical Property Location

Parcel ID	Property Location
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67.05-1	RT 94
67.05-1-QFARM	RT 94

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67.05-1	P.O. BOX 300 HAMBURG, NJ 07419	1996	2002	7
67.05-1	PO BOX 300 HAMBURG, NJ 07419	2003	2004	2
67.05-1	21 E PARK PL RUTHERFORD, NJ 07070	2005	2014	10
67.05-1-QFARM	36 POST RD HAMBURG, NJ 07419	2015	2015	1
67.05-1-QFARM	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2016	2025	10

8. Municipal Meeting References

Ordinance #2026-06 amends Hardyston Townships Chapter 185 Zoning Ordinance to establish the AH-2 Affordable Housing Overlay-District exclusively for Block 67.05, Lot 1 and Block 67, Lot 16.03 (Indian Field Commercial), permitting mixed-use development that combines underlying B-1 commercial uses with affordable inclusionary multi-family dwelling units as an alternative to existing zoning. The overlay caps residential density at six units per acre, requires a minimum floor area ratio of 0.3, and mandates that at least 20 percent of total dwelling units be set aside as affordable housing. Enacted by the Mayor and Township Council following referral to the Hardyston Joint Land Use Board for review and recommendation, the ordinance implements the Townships Amended Housing Element & Fair Share Plan and its July 25, 2019 Master Plan Reexamination Report to address a portion of Hardystons Fourth Round affordable housing obligation.

Documents Found: 2

[1] ordinance%202026-06 adopted.pdf

Source: hardyston | Pages: 7 | Ingested: 2026-05-29

Ordinance #2026-06 amends Chapter 185 of the Hardyston Township Zoning Ordinance to establish the AH-2 Affordable Housing Overlay-District specifically for the property at Block 67.05, Lot 1, together with Block 67, Lot 16.03, properties otherwise known as Indian Field Commercial on the Townships official tax maps. The overlay zone permits mixed-use development combining underlying B-1 uses with affordable inclusionary multi-family dwelling units, capped at a maximum of six residential units per acre and requiring a mandatory affordable housing set-aside of at least 20 percent. The ordinance implements the Townships Amended Housing Element & Fair Share Plan and its July 25, 2019 Master Plan Reexamination Report to address a portion of the Fourth Round affordable housing obligation, following referral of the proposed amendment to the Hardyston Joint Land Use Board for review and recommendation under the Municipal Land Use Law.

[2] ordinance%202026-06.pdf

Source: hardyston | Pages: 7 | Ingested: 2026-05-29

Ordinance #2026-06 amends Hardyston Townships Chapter 185 Zoning Ordinance to establish the AH-2 Affordable Housing Overlay-District, which applies exclusively to Block 67.05, Lot 1 and Block 67, Lot 16.03 (identified as Indian Field Commercial). Enacted by the Mayor and Township Council following referral of the proposed amendment to the Hardyston Joint Land Use Board for review and recommendation, the overlay permits mixed-use development and affordable inclusionary multi-family dwelling units on the property as an alternative to the underlying B-1 zoning district. The property is subject to a maximum density of six residential units per acre, a minimum floor area ratio of 0.3, and a mandatory affordable housing set-aside requiring at least 20% of the total residential dwelling units. The ordinance implements the

9. Caveats

- Assessed value is NOT market value. NJ property assessments reflect the assessor's estimate of value for tax purposes and may diverge significantly from actual sale prices.
- Class 3B (Qualified Farmland) parcels are assessed at agricultural productivity value, which is far below market value. Any entry into or exit from Class 3B creates a large assessed-value swing that is NOT a market event.
- Parcel ID and qualifier changes occur when lots are subdivided, renumbered, or gain/lose qualifiers (e.g., -QFARM). Long-span comparisons across parcel_id changes are approximate.
- Data gaps (missing years) in the tax record may reflect filing delays, database coverage gaps, or actual assessment periods with no change on record.
- Municipal meeting minutes in the local_gov database are OCR-processed and may contain transcription errors, truncated text, or misread characters. Treat excerpts as reference only.
- This report is generated from database records and AI-assisted analysis. Always verify against official municipal and county records before relying on any figure herein.