

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67.29, Lot 1

Years covered: 2005 – 2025 | Parcel IDs: 67.29-1, 67.29-1-QFARM

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Parcel map: njparcels.com/property/1911/67.29/1/

1. Parcel Summary

Parcel 67.29-1 has been on the tax roll for 21 years (2005-2025) as a 14.53-acre property located at 3445 RT 94. The parcels classification shifted from Class 1 Vacant Land, with a 2005 net value of \$107,700 and R-4 zoning, to Class 3B Qualified Farm, with a 2025 net value of \$1,700 and B-1 zoning; improvement value was recorded as zero in both the earliest and latest years. The recorded street address also changed from 21 E Park Place, Rutherford, NJ to 36 Post Road, Hamburg, NJ, while the property location remained unchanged. By 2025, the parcel ID included a QFARM qualifier and no prior-year net value was listed.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67.29-1	
67.29-1-QFARM	QFARM

Property Class History

- 1 -- Vacant Land: 2005–2014
- 3B -- Farm (Qualified): 2015–2025

2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acreage	Zoning	Tax Billed (Prior Yr)
2005	67.29-1	1	\$107,700	\$107,700	\$0	14.5300	R-4	\$0
2006	67.29-1	1	\$107,700	\$107,700	\$0	14.5300	R-4	\$3,543
2007	67.29-1	1	\$320,000	\$320,000	\$0	14.5300	R-4	\$3,607
2008	67.29-1	1	\$320,000	\$320,000	\$0	14.5300	R-4	\$10,720
2009	67.29-1	1	\$320,000	\$320,000	\$0	14.5300	R-4	\$10,524
2010	67.29-1	1	\$640,000	\$640,000	\$0	14.5300	R-4	\$10,646
2011	67.29-1	1	\$640,000	\$640,000	\$0	14.5300	R-4	\$13,760
2012	67.29-1	1	\$640,000	\$640,000	\$0	14.5300	R-4	\$14,246
2013	67.29-1	1	\$640,000	\$640,000	\$0	14.5300	R-4	\$14,636
2014	67.29-1	1	\$640,000	\$640,000	\$0	14.5300	R-4	\$15,193
2015	67.29-1-QFARM	3B	\$11,500	\$11,500	\$0	14.5300	R-4	\$16,563
2016	67.29-1-QFARM	3B	\$11,500	\$11,500	\$0	14.5300	R-4	\$300
2017	67.29-1-QFARM	3B	\$11,500	\$11,500	\$0	14.5300	R-4	\$306
2018	67.29-1-QFARM	3B	\$9,600	\$9,600	\$0	14.5300	R-4	\$316
2019	67.29-1-QFARM	3B	\$9,600	\$9,600	\$0	14.5300	R-4	\$268
2020	67.29-1-QFARM	3B	\$9,300	\$9,300	\$0	14.5300	R-4	\$271
2021	67.29-1-QFARM	3B	\$1,600	\$1,600	\$0	14.5300	R-4	\$269
2022	67.29-1-QFARM	3B	\$1,600	\$1,600	\$0	14.5300	R-4	\$47
2023	67.29-1-QFARM	3B	\$1,600	\$1,600	\$0	14.5300	R-4	—
2024	67.29-1-QFARM	3B	\$1,700	\$1,700	\$0	14.5300	B-1	—
2025	67.29-1-QFARM	3B	\$1,700	\$1,700	\$0	14.5300	B-1	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2006	67.29-1	1	\$107,700	\$107,700	+0.0%	1
2007	67.29-1	1	\$320,000	\$107,700	+197.1%	1
2008	67.29-1	1	\$320,000	\$320,000	+0.0%	1
2009	67.29-1	1	\$320,000	\$320,000	+0.0%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2010	67.29-1	1	\$640,000	\$320,000	+100.0%	1
2011	67.29-1	1	\$640,000	\$640,000	+0.0%	1
2012	67.29-1	1	\$640,000	\$640,000	+0.0%	1
2013	67.29-1	1	\$640,000	\$640,000	+0.0%	1
2014	67.29-1	1	\$640,000	\$640,000	+0.0%	1
2016	67.29-1-QFARM	3B	\$11,500	\$11,500	+0.0%	1
2017	67.29-1-QFARM	3B	\$11,500	\$11,500	+0.0%	1
2018	67.29-1-QFARM	3B	\$9,600	\$11,500	-16.5%	1
2019	67.29-1-QFARM	3B	\$9,600	\$9,600	+0.0%	1
2020	67.29-1-QFARM	3B	\$9,300	\$9,600	-3.1%	1
2021	67.29-1-QFARM	3B	\$1,600	\$9,300	-82.8%	1
2022	67.29-1-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2023	67.29-1-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2024	67.29-1-QFARM	3B	\$1,700	\$1,600	+6.2%	1
2025	67.29-1-QFARM	3B	\$1,700	\$1,700	+0.0%	1

4. Notable Changes & Flags

- [VALUE SWING] 67.29-1 (2007): 197.12% net value increase.
- [VALUE SWING] 67.29-1 (2010): 100.00% net value increase.
- [VALUE SWING] 67.29-1-QFARM (2021): -82.80% net value decrease.

5. Property Event Timeline

Recorded instruments first identify HFH Development Corp as the party of record in 2009, when a municipal tax certificate was recorded with Hardyston Township, and a 2010 tax sale certificate names Frank Cicerale and Beshada Terry. Distress and litigation mark the transition period in 2013: a cancellation instrument between Cicerale and HFH Development Corp was recorded March 18, followed by two lis pendens filings naming the same parties on April 26. Notably, the timeline contains no recorded deed of acquisition from HFH Development Corp to Cicerale, leaving a chain-of-title gap between the 2013 litigation and Cicerale's subsequent ownership activity. On January 1, 2024, the tax database reflects a zoning change from R-4 to B-1; this occurred during Cicerale's ownership and roughly four years after January 1, 2020, township meeting minutes referenced an ordinance bearing the filename 2026-05. Cicerale mortgaged the property to Superior Frame in April 2024 and to Hardyston Land on January 3, 2025. He then conveyed the property to Hardyston Land on January 28, 2025, for \$870,000. The close timing of the January 2025 mortgage to Hardyston Land and the subsequent sale to that same entity warrants clarification on whether the loan served as purchase-money financing or a separate lien. Overall, the parcel exhibits an early pattern of tax-related distress and litigation, a long subsequent quiet period, and a recent repositioning through 2024 rezoning and a 2025 arms-length transfer.

Date	Type	Event	Source
2009-10-23	M TCERT	M TCERT: HFH DEV CORP / HARDYSTON TOWNSHIP OF [Blk:67.29 Lot:1]	CLERK
2010-10-19	Tax Sale Certificate	[!] Tax Sale Certificate: CICERALE FRANK / BESHADA TERRY [Blk:67.29 Lot:1]	CLERK
2013-03-07	MUN A-TCERT	MUN A-TCERT: CICERALE FRANK / HARDYSTON TOWNSHIP OF [Blk:67.29 Lot:1]	CLERK
2013-03-18	CAN	CAN: CICERALE FRANK / HFH DEV CORP [Blk:67.29 Lot:1]	CLERK
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67.29 Lot:1]	CLERK
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67.29 Lot:1]	CLERK
2020-01-01	Meeting / Minutes	hardyston -- ordinance%202026-05 adopted.pdf	MEETING MINS
2020-01-01	Meeting / Minutes	hardyston -- ordinance%202026-05.pdf	MEETING MINS
2024-01-01	Zoning Change	Zoning changed from R-4 -> B-1 (parcel 67.29-1-QFARM)	TAX DB
2024-04-19	Mortgage	Mortgage: CICERALE FRANK (holder: SUPERIOR FRAME) [Blk:67.29 Lot:1]	CLERK
2025-01-03	Mortgage	Mortgage: CICERALE FRANK (holder: HARDYSTON LAND) [Blk:67.29 Lot:1]	CLERK
2025-01-28	Ownership Transfer	Ownership Transfer: CICERALE FRANK -> HARDYSTON LAND (\$870,000) [Blk:67.29 Lot:1]	CLERK

6. Recorded Instruments (County Clerk)

9 instrument(s) found in the Sussex County Clerk database matching Block 67.29, Lot 1.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-10-23	3010250600	M TCERT	HFH DEV CORP	HARDYSTON TOWNSHIP OF	—	Blk:67.29 Lot:1
2010-10-19	9010205280	TCERT	CICERALE FRANK	BESHADA TERRY	—	Blk:67.29 Lot:1
2013-03-07	7010056730	MUN A-TCERT	CICERALE FRANK	HARDYSTON TOWNSHIP OF	—	Blk:67.29 Lot:1
2013-03-18	8010066470	CAN	CICERALE FRANK	HFH DEV CORP	—	Blk:67.29 Lot:1
2013-04-26	6050009820	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67.29 Lot:1
2013-04-26	6050009860	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67.29 Lot:1
2024-04-19	2024006553	NSS	CICERALE FRANK	SUPERIOR FRAME	—	Blk:67.29 Lot:1
2025-01-03	2025000138	NSS	CICERALE FRANK	HARDYSTON LAND	—	Blk:67.29 Lot:1
2025-01-28	2025001633	DEED	CICERALE FRANK	HARDYSTON LAND	\$870,000	Blk:67.29 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
67.29-1	3445 RT 94
67.29-1-QFARM	3445 RT 94

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67.29-1	21 E PARK PLACE RUTHERFORD, NJ 07070	2005	2006	2
67.29-1	21 E PARK PL RUTHERFORD, NJ 07070	2007	2014	8
67.29-1-QFARM	36 POST RD HAMBURG, NJ 07419	2015	2025	11

8. Municipal Meeting References

Ordinance #2026-05 establishes the AH-1 Affordable Housing Overlay District exclusively for Block 67.29, Lot 1 and Block 67, Lot 2.08 (respectively, the YMCA Front Tract and Indian Field Phase 5), superseding the underlying MIDD-3 and R-4 zoning to facilitate affordable housing in Hardyston Township. The ordinance permits attached single-family and quadruplex dwellings at a maximum density of six units per acre and a maximum building coverage of 20%, while mandating that at least 20 percent of all dwelling units be reserved for very-low, low, and moderate-income households. Adopted by the Mayor and Township Council, the action implements the Townships Amended Housing Element & Fair Share Plan and cites the Planning Boards Master Plan Reexamination Report adopted July 25, 2019. Both documents reflect a recurring theme of coordinated municipal review, with the Township Council and Hardyston Joint Land Use Board endorsing and reviewing the plan to advance dedicated affordable housing on these designated parcels.

Documents Found: 2

[1] ordinance%202026-05 adopted.pdf

Source: hardyston | Pages: 6 | Ingested: 2026-05-29

Ordinance #2026-05, adopted by the Mayor and Township Council of Hardyston Township, establishes the AH-1 Affordable Housing Overlay-District exclusively for Block 67.29, Lot 1 and Block 67, Lot 2.08, applying to these parcels as an alternative to their underlying MIDD-3 and R-4 zoning districts. The ordinance permits attached single-family and quadruplex dwellings with a maximum density of six residential units per acre and mandates that at least 20% of all dwelling units be restricted as affordable housing for very-low, low, and moderate-income households. The action implements the Townships Amended Housing Element & Fair Share Plan and the Hardyston Planning Boards Master Plan Reexamination Report adopted July 25, 2019, and the amendment was referred to the Hardyston Joint Land Use Board for review and recommendation prior to adoption.

[2] ordinance%202026-05.pdf

Source: hardyston | Pages: 6 | Ingested: 2026-05-29

Ordinance #2026-05 amends Hardyston Townships Chapter 185 Zoning Ordinance to establish the AH-1 Affordable Housing Overlay District, which applies exclusively to Block 67.29, Lot 1 and Block 67, Lot 2.08--properties otherwise known as the YMCA Front Tract and Indian Field Phase 5. For these parcels, the overlay supersedes the underlying MIDD-3 and R-4 zoning to facilitate affordable housing and requires that at least 20% of all dwelling units be set aside for very-low, low, and moderate-income households. The district permits attached single-family dwellings and quadruplex dwellings at a maximum density of six residential units per acre and a maximum building coverage of 20%. The ordinance cites the Township Planning Boards Master Plan Reexamination Report adopted July 25, 2019, and identifies the Hardyston Township Council and Hardyston Joint Land Use Board as the parties that endorsed and reviewed the

underlying affordable housing plan.

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.