

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67, Lot 16.03

Years covered: 1991 – 2025 | Parcel IDs: 67-16.03, 67-16.03-QFARM

Report generated: 2026-06-03 19:35



Parcel map: njparcels.com/property/1911/67/16.03/

1. Parcel Summary

Parcel 67-16.03 has 29 years of tax records from 1991 through 2025, during which it shifted from Class 1 Vacant Land to Class 3B Farm (Qualified) and acquired a QFARM qualifier. Its net assessed value fell sharply from \$55,800 in 1991 to \$1,700 in 2025, while the improvement value has remained zero throughout the recorded period. Acreage has varied over time among 2.0000, 3.1800, and 5.1800, and the listed property location and mailing address moved from Cedar Grove to Hamburg, with the current site at 3437 RT 94 in B-1 zoning.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67-16.03	
67-16.03-QFARM	QFARM

Property Class History

- 1 -- Vacant Land: 1991–2019
- 3B -- Farm (Qualified): 2018–2025

2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1991	67-16.03	1	\$55,800	\$55,800	\$0	5.1800	—	\$0
1992	67-16.03	1	\$55,800	\$55,800	\$0	5.1800	—	\$2,460
1993	67-16.03	1	\$55,800	\$55,800	\$0	5.1800	—	\$2,499
1994	67-16.03	1	\$55,800	\$55,800	\$0	5.1800	—	\$2,695
1995	67-16.03	1	\$55,800	\$55,800	\$0	5.1800	—	\$2,873
1996	67-16.03	1	\$114,800	\$114,800	\$0	5.1800	B-1	\$2,968
1997	67-16.03	1	\$114,800	\$114,800	\$0	5.1800	B-1	\$3,352
1998	67-16.03	1	\$114,800	\$114,800	\$0	5.1800	B-1	\$3,283
1999	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$3,340
2000	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$2,222
2001	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$2,238
2002	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$2,352
2003	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$2,417
2004	67-16.03	1	\$81,400	\$81,400	\$0	5.1800	B-1	\$2,604
2011	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$0
2012	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$4,218
2013	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$4,333
2014	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$4,498
2015	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$4,904
2016	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$4,949
2017	67-16.03	1	\$189,500	\$189,500	\$0	5.1800	B-1	\$5,055
2018	67-16.03	1	\$110,000	\$110,000	\$0	2.0000	B-1	\$5,209
2018	67-16.03-QFARM	3B	\$400	\$400	\$0	3.1800	B-1	\$0
2019	67-16.03	1	\$110,000	\$110,000	\$0	2.0000	B-1	\$3,074
2019	67-16.03-QFARM	3B	\$400	\$400	\$0	3.1800	B-1	\$11
2020	67-16.03-QFARM	3B	\$1,600	\$1,600	\$0	5.1800	B-1	\$11
2021	67-16.03-QFARM	3B	\$1,600	\$1,600	\$0	5.1800	B-1	\$46
2022	67-16.03-QFARM	3B	\$1,600	\$1,600	\$0	5.1800	B-1	\$47
2023	67-16.03-QFARM	3B	\$1,600	\$1,600	\$0	5.1800	B-1	—
2024	67-16.03-QFARM	3B	\$1,700	\$1,700	\$0	5.1800	B-1	—

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2025	67-16.03-QFARM	3B	\$1,700	\$1,700	\$0	5.1800	B-1	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1992	67-16.03	1	\$55,800	\$55,800	+0.0%	1
1993	67-16.03	1	\$55,800	\$55,800	+0.0%	1
1994	67-16.03	1	\$55,800	\$55,800	+0.0%	1
1995	67-16.03	1	\$55,800	\$55,800	+0.0%	1
1996	67-16.03	1	\$114,800	\$55,800	+105.7%	1
1997	67-16.03	1	\$114,800	\$114,800	+0.0%	1
1998	67-16.03	1	\$114,800	\$114,800	+0.0%	1
1999	67-16.03	1	\$81,400	\$114,800	-29.1%	1
2000	67-16.03	1	\$81,400	\$81,400	+0.0%	1
2001	67-16.03	1	\$81,400	\$81,400	+0.0%	1
2002	67-16.03	1	\$81,400	\$81,400	+0.0%	1
2003	67-16.03	1	\$81,400	\$81,400	+0.0%	1
2004	67-16.03	1	\$81,400	\$81,400	+0.0%	1
2011	67-16.03	1	\$189,500	\$81,400	+132.8%	7
2012	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2013	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2014	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2015	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2016	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2017	67-16.03	1	\$189,500	\$189,500	+0.0%	1
2018	67-16.03	1	\$110,000	\$189,500	-42.0%	1
2019	67-16.03	1	\$110,000	\$110,000	+0.0%	1
2019	67-16.03-QFARM	3B	\$400	\$400	+0.0%	1
2020	67-16.03-QFARM	3B	\$1,600	\$400	+300.0%	1
2021	67-16.03-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2022	67-16.03-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2023	67-16.03-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2024	67-16.03-QFARM	3B	\$1,700	\$1,600	+6.2%	1
2025	67-16.03-QFARM	3B	\$1,700	\$1,700	+0.0%	1

4. Notable Changes & Flags

- [VALUE SWING] 67-16.03 (1996): 105.73% net value increase.
- [VALUE SWING] 67-16.03 (1999): -29.09% net value decrease.
- [DATA GAP] 67-16.03: 7-year gap ending 2011 -- data missing for intervening year(s).
- [VALUE SWING] 67-16.03 (2011): 132.80% net value increase.
- [VALUE SWING] 67-16.03 (2018): -41.95% net value decrease.
- [VALUE SWING] 67-16.03-QFARM (2020): 300.00% net value increase.

5. Property Event Timeline

Frank Cicerale was the record owner during a concentrated period of distress between 2012 and 2015. On October 22, 2012, a Tax Sale Certificate was recorded naming Cicerale and Hardyston Township, indicating municipal tax delinquency. A litigation pattern followed: a lis pendens (LIF) was filed in December 2014 naming Cicerale and HFH Development Corp, culminating in a final judgment (FIN-J) on August 19, 2015, between the same parties, suggesting a foreclosure or lien-enforcement action. No deeds, discharges, or tax-record zoning events appear in the timeline between that 2015 judgment and August 8, 2025, when Cicerale Vally M conveyed the property to Cicerale Farms for nominal consideration of \$1. The 2025 transfer implies an intra-party or entity reorganization, though the intervening chain of title is undocumented in this extract. Township meeting minutes dated January 1, 2020, reflect adoption of an ordinance, but the source filenames reference 2026-06, creating uncertainty about the ordinance number and exact adoption date; no assessment or zoning entries from the TAX DB are present to correlate with this ordinance or the ownership transfers. The absence of any recorded instruments between the 2015 final judgment and the 2025 transfer raises a material gap that should be investigated to verify lien satisfaction and the manner in which Vally M obtained title.

Date	Type	Event	Source
2012-10-22	Tax Sale Certificate	[!] Tax Sale Certificate: CICERALE FRANK / HARDYSTON TOWNSHIP OF [Blk:67 Lot:16.03]	CLERK
2014-12-02	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67 Lot:16.03]	CLERK
2015-08-19	FIN-J	FIN-J: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67 Lot:16.03]	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
2025-08-08	Ownership Transfer	Ownership Transfer: CICERALE VALLY M -> CICERALE FARMS (\$1) [Blk:67 Lot:16.03]	CLERK

6. Recorded Instruments (County Clerk)

4 instrument(s) found in the Sussex County Clerk database matching Block 67, Lot 16.03.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2012-10-22	2010234900	TCERT	CICERALE FRANK	HARDYSTON TOWNSHIP OF	—	Blk:67 Lot:16.03
2014-12-02	2050033010	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67 Lot:16.03

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2015-08-19	9010152450	FIN-J	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67 Lot:16.03
2025-08-08	2025014218	DEED	CICERALE VALLY M	CICERALE FARMS	\$1	Blk:67 Lot:16.03

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
67-16.03	RT 94
67-16.03-QFARM	3437 RT 94

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67-16.03	874 B2 POMPTON AVE CEDAR GROVE, NJ 07009	1991	1995	5
67-16.03	P.O. BOX 300 HAMBURG, NJ 07419	1996	2002	7
67-16.03	PO BOX 300 HAMBURG, NJ 07419	2003	2004	2
67-16.03	21 E PARK PL RUTHERFORD, NJ 07070	2011	2015	5
67-16.03	36 POST RD HAMBURG, NJ 07419	2016	2019	4
67-16.03-QFARM	36 POST RD HAMBURG, NJ 07419	2018	2025	8

8. Municipal Meeting References

Ordinance #2026-06 establishes the AH-2 Affordable Housing Overlay-District exclusively for Block 67, Lot 16.03 and Block 67.05, Lot 1 (Indian Field Commercial), creating a mixed-use alternative to the underlying B-1 zoning that permits inclusionary affordable multi-family dwelling units. The ordinance imposes specific development conditions, including a maximum density of six residential units per acre, a minimum floor area ratio of 0.3, and a mandatory affordable set-aside of at least 20 percent of total units. Enacted by the Mayor and Township Council following referral to the Hardyston Joint Land Use Board, the action implements the Townships Housing Element & Fair Share Plan and the Planning Boards July 25, 2019 Master Plan Reexamination Report. Both documents consistently frame this overlay as a targeted zoning mechanism to satisfy a portion of Hardyston Townships 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 Hardyston Townships Zoning Ordinance to establish the AH-2 Affordable Housing Overlay-District exclusively for Block 67, Lot 16.03 and Block 67.05, Lot 1 (designated Indian Field Commercial), as an

alternative to the underlying B-1 zoning. 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 the Planning Boards July 25, 2019 Master Plan Reexamination Report to address part of the Townships Fourth Round affordable housing obligation. The overlay permits mixed-use development with affordable inclusionary multi-family dwelling units and sets conditions including a maximum of six residential units per acre, a minimum floor area ratio of 0.3, and a mandatory affordable housing set-aside of at least 20% of total units.

[2] ordinance%202026-06.pdf

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

Ordinance #2026-06, enacted by the Mayor and Township Council of Hardyston Township, amends Chapter 185 of the municipal code to establish the AH-2 Affordable Housing Overlay-District exclusively for Block 67, Lot 16.03 and Block 67.05, Lot 1 (tax map designation Indian Field Commercial), creating an alternative to the underlying B-1 zoning district for those parcels. The overlay permits mixed-use development combining B-1 uses with affordable inclusionary multi-family dwelling units, subject to a maximum density of six residential units per acre and a minimum floor area ratio of 0.3. At least 20 percent of the total residential units constructed must be set aside as affordable housing, rounded up to the next whole unit, to address a portion of the Townships Fourth Round affordable housing obligation. The action implements the Townships Housing Element & Fair Share Plan and the Planning Boards Master Plan Reexamination Report adopted July 25, 2019, following referral to and review by the Hardyston Joint Land Use Board.

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.