

**RESOLUTION TC 23-116**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING**  
**MORRIS COUNTY, NEW JERSEY**  
**RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT**  
**AGREEMENT, DATED MAY 11, 2020, WITH HURSTMONT ESTATE ACQUISITION LLC**  
**FOR THE HURSTMONT PROPERTY PURSUANT TO THE LOCAL REDEVELOPMENT AND**  
**HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

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**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as being in need of redevelopment; and

**WHEREAS**, the Township Committee of the Township of Harding (the "**Township**") in its capacity as the municipal governing body (the "**Governing Body**") is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Redevelopment Law; and

**WHEREAS**, on November 19, 2018, the Governing Body adopted Resolution TC 18-196 directing the Planning Board of the Township of Harding (hereinafter the "**Planning Board**") to undertake a preliminary investigation to determine, in part, whether the real property located at 679 Mt. Kemble Avenue and designated as Block 27, Lot 2 on the official tax maps of the Township, also known as the Hurstmont Estate (the "**Property**"), qualified as a "non- condemnation" area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, on February 25, 2019, following the preliminary investigation conducted by the Planning Board, including the public hearing, the Governing Body adopted Resolution TC 73- 2019 designating the Property as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on June 24, 2019, the Governing Body adopted Ordinance #12-2019 approving a redevelopment plan for the Property entitled the "*Glen Alpin/Hurstmont Redevelopment Plan*," dated May 13, 2019 (the "**Initial Redevelopment Plan**"); and

**WHEREAS**, on September 30, 2019, the Governing Body adopted Ordinance #16-2019 to amend the Initial Redevelopment Plan ("**Amended Redevelopment Plan**"); and

**WHEREAS**, on September 30, 2019, the Governing Body determined that it was in the best interest of the Township to designate Redeveloper as the redeveloper of the Property and adopted Resolution TC 20-094 approving a redevelopment agreement and authorizing the Mayor to execute on behalf of the Township; and

**WHEREAS**, on May 11, 2020, the Township and the Redeveloper entered into a Redevelopment Agreement setting forth the rights and obligations of the Parties with respect to the development, financing, and construction of the Property (the "**Redevelopment Agreement**"); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Redeveloper agreed to redevelop the Property in two separate phases, consisting of the following: (i) the northerly portion of the Property would be redeveloped with no more than 125 Apartment Style Independent Living Units and no more than 85 units designated as Assisted Living Residences and/or units located within the

Dementia Care Home, all as defined in the Redevelopment Plan, (the "**AL/IL Project Phase**") and (ii) the southernly portion of the Property would be redeveloped with no more than 40 Townhouses, all as defined in

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the Amended Initial Redevelopment Plan (the "**Townhome Project Phase**"). The Townhome Project Phase with the AL/IL Project Phase is collectively referred to as the "**Project**"; and

**WHEREAS**, the AL/IL Project Phase will include 40 Affordable Housing Units to be located within the Independent Living Units, Assisted Living Units and Dementia Care Home; and

**WHEREAS**, on February 14, 2023, the Governing Body adopted Ordinance #01-2023, to amend the Amended Redevelopment Plan with a redevelopment plan, dated January 13, 2023, entitled "*Glen Alpin/Hurstmont Redevelopment Plan*," (as may be further amended and supplemented, the "**Redevelopment Plan**") to, among other things, plan for and promote the redevelopment of the Property as envisioned by the Parties; and

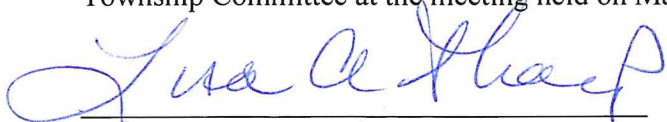
**WHEREAS**, the Parties desire to enter into an Amended Redevelopment Agreement to set forth the rights and obligations of the Parties with respect to the redevelopment of the Property.

**BE IT RESOLVED**, by the Township Committee of the Township of Harding, County of Morris and the State of New Jersey, as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.
2. The Amended Redevelopment Agreement is hereby approved, and the Mayor is hereby authorized to sign the Amended Redevelopment Agreement and take such other actions as are necessary to implement the Amended Redevelopment Agreement.

**DATED:** May 15, 2023

I, Lisa A. Sharp, Municipal Clerk of the Township of Harding, County of Morris, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at the meeting held on May 15, 2023.



Lisa A. Sharp, Municipal Clerk

**Vote on Resolution:**

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. Chipperson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Lacz	1 <sup>st</sup> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	2 <sup>nd</sup> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>