



Affordable Housing Court Order

Redevelopment Steering Committee

Background

The TC has been approached by multiple parties with an interest in developing the Hurstmont property.

Each proposal was for a use and density not permitted in the zone.

Background

The Endeavor Group, the contract purchaser of the property, first approached the TC with a concept plan for an age-restricted development with significantly higher density than currently proposed and that plan was rejected by the TC with instructions to revise the plan at a lower density level.

Background

At a point during our negotiations with Fair Share Housing Center Fair Share learned of the Hurstmont proposal and from that point forward we had to treat Endeavor as a de facto intervenor. As a result 40 affordable units on that site were incorporated into Harding's plan.

Background

In order to maximize control over the development of the parcel the TC asked the planning board to determine if the parcel could be declared an area in need of redevelopment. After conducting the statutory study and review the planning board recommended declaring that parcel and the adjoining Glen Alpin site areas in need of redevelopment.

Court Order Conditions

4. The Township has implemented or will implement agreed-upon compliance mechanisms to address its Third Round obligations as set forth in the Settlement Agreement, and the 2018 HEFSP and implementing ordinances, as well as the following Conditions, as set forth in the Master's Report:

Court Order Conditions

- a. Provide for the modification of the bedroom composition of the two (2) new units to be constructed at the Farm at Harding 100% affordable project so that one is a two (2) bedroom unit and one is a three (3) bedroom unit to be in accordance with the requirements of the UHAC Regulations, N.J.A.C 5:80-26.3.

Court Order Conditions

b. Demonstrate that the Universal Institute group home meets the requirements for crediting under the applicable COAH rules, N.J.A.C. 5:93-1, et. seq.

c. Demonstrate that the Cerebral Palsy of North Jersey group home meets the requirements for crediting under the applicable COAH rules, N.J.A.C. 5:93-1, et. seq

Court Order Conditions

d. Adopt a redevelopment plan and enter into a redevelopment agreement for the Hurstmont /Glen Alpin Age Restricted development by October 31, 2019.

Court Order Conditions

5. The Township shall address the conditions set forth on the attached Master's Report on or before October 31, 2019, after which the Special Master shall submit a letter to the Court confirming compliance which shall enable the Court to enter a final unconditional judgment.

Steering Committee & Membership

May 13, 2019 - Steering Committee approval & appointments

June 20, 2019 - Steering Committee public information session #1

June 30, 2019 - Steering Committee public information session #2

July 15, 2019 - Township Committee approves revised Redevelopment Plan

July 16, 2019 - Send revised Redevelopment Plan to Affordable Housing Special Master

Steering Committee & Membership

August 12, 2019 - Township Committee review Hurstmont Concept Plan

August 26, 2019, - Send Hurstmont concept plan to Affordable Housing Special Master

September 9, 2019 - Review and approve revised Hurstmont Concept Plan

September 10, 2019 - Send revised Hurstmont Concept Plan to Special Master for submission to the Court