

**RESOLUTION TC 19-073
TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
FEBRUARY 25, 2019**

**RESOLUTION OF TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARDING ACCEPTING
THE TOWNSHIP OF HARDING PLANNING BOARD'S RECOMMENDATION AND DESIGNATING
BLOCK 27, LOT 2 AND BLOCK 34, LOT 1
AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "LRHL"), by Resolution No. 18-196 adopted on November 19, 2018, the Township Committee directed the Township Planning Board (hereinafter "Board") to undertake a preliminary study, conduct the necessary investigation, and to hold a public hearing to determine whether the real property located at 679 and 685 Mt. Kemble Avenue and designated on the Township Tax Map as Block 27, Lot 2 and Block 34, Lot 1, respectively, inclusive of any and all streets, "paper" streets, private drives and right of ways (hereinafter "Study Area") meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and

WHEREAS, Heyer, Gruel & Associates, planning consultants for the Township and Board, subsequently prepared a report entitled "Area in Need of Redevelopment Investigation Report" dated February 1, 2019 for the Study Area (hereinafter "Investigation Report") that was submitted to the Board; and

WHEREAS, on February 19, 2019, the Board conducted a public hearing on notice as provided for in *N.J.S.A. 40A:12A-6*, at which professional planners Susan Gruel, P.P. and McKinley Mertz, P.P., A.I.C.P., LEED Green Associate of Heyer, Gruel & Associates testified concerning the Investigation Report and presented their professional opinion based on substantive evidence that the Study Area meets the statutory criteria to be deemed an area in need of redevelopment; and

WHEREAS, at the public hearing, the Board considered testimony from the public and discussed the Investigation Report; and

WHEREAS, the Board, based upon the analysis set forth in the Investigation Report and the professional planning testimony presented by Susan Gruel, P.P. and McKinley Mertz, P.P., A.I.C.P., LEED Green Associate, determined that the Study Area meets the criteria set forth in the LRHL and is in need of redevelopment and therefore recommended to the Township Committee that the Study Areas be determined to be a redevelopment area consistent with the LRHL; and

WHEREAS, by Board Resolution adopted on February 19, 2019, the Board formalized its recommendation to the Township Committee; and

WHEREAS, the Township Committee has determined to accept the Planning Board's findings and recommendations and TO designate the Study Area as a non-condemnation redevelopment area in accordance with the LRHL.

BE IT RESOLVED, by the Township Committee of the Township of Harding that the Township Committee hereby accepts the Planning Board of Harding Township's findings and recommendation to designate the Study Area, comprised of the real property located at 679 and 685 Mt. Kemble Avenue and designated on the Township Tax Map as Block 27, Lot 2 and Block 34, Lot 1, respectively, inclusive of any and all streets, "paper" streets,

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private drives and right of ways as an area in need of redevelopment and hereby so designates the Study Area as a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary and Tax Assessor.

DATED: February 25, 2019

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 a meeting held on February 25, 2019.



Lisa A. Sharp, Municipal Clerk

Vote on Resolution:

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