

**TOWNSHIP OF HARDING
ORDINANCE #01-2023**

**ORDINANCE ADOPTING AN AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN**

WHEREAS, on November 19, 2018, the Township Committee of Harding Township (the “**Township Committee**”) adopted Resolution #18-196, directing the Harding Township Planning Board (the “**Planning Board**”) to undertake a preliminary investigation to determine whether the properties identified as Block 27, Lot 2, located at 679 Mt. Kemble Avenue (the “**Hurstmont Parcel**”) and Block 34, Lot 1, located at 685 Mt. Kemble Avenue (the “**Glen Alpin Parcel**”) (collectively referred to as the “**Redevelopment Study Area**”) qualify as a “non-condemnation” area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the “**Redevelopment Law**”); and

WHEREAS, on February 19, 2019, the Planning Board conducted a duly-noticed public hearing, pursuant to *N.J.S.A. 40A:12A-6*, during which the Planning Board considered the preliminary investigation report of Heyer, Gruel & Associates, dated February 1, 2019 (the “**Preliminary Investigation Report**”); and

WHEREAS, after the Planning Board hearing and consideration of the Preliminary Investigation Report, the Planning Board determined that the Redevelopment Study Area meets the criteria for designation as an area in need of redevelopment under the Redevelopment Law and recommended that the Township Committee designate the Redevelopment Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee accepted the recommendation of the Planning Board and, on February 25, 2019, approved Resolution TC 73-2019, to designate the Redevelopment Study Area as a “non-condemnation” redevelopment area; and

WHEREAS, HGA prepared a redevelopment plan for the Redevelopment Study Area, dated May 13, 2019 (the “**Hurstmont Redevelopment Plan**”), which was referred to the Planning Board for review and comment, pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, the Planning Board considered the Hurstmont Redevelopment Plan at its meeting of May 20, 2019, and determined such plan to be consistent with the Harding Township Master Plan and submitted a report, dated June 3, 2019, to the Township Committee; and

WHEREAS, On June 24, 2019, the Township Committee adopted a resolution to accept the Planning Board’s report; and

WHEREAS, on June 24, 2019, the Township Committee, after conducting a public hearing to review and consider the Hurstmont Redevelopment Plan and to determine whether the Hurstmont Redevelopment Plan was consistent with the Master Plan, adopted Ordinance #13-2019 to approve the Hurstmont Redevelopment Plan; and

WHEREAS, on June 24, 2019, the Township Committee designated Hurstmont Estate Acquisition, LLC as the “Redeveloper” (the “**Redeveloper**”) of the Redevelopment Study Area pursuant to Township Resolution TC 19-136; and

WHEREAS, on September 30, 2019, the Township Committee, after introduction on September 12, 2019 and review and comment from the Planning Board, approved an amendment to the Hurstmont Redevelopment Plan (now referred to as the “**Glen Alpin/Hurstmont Redevelopment Plan**”) by Ordinance #16-2019; and

WHEREAS, the Redeveloper has presented revised concept plans to the Township Committee; and

WHEREAS, M. McKinley Mertz, A.I.C.P., P.P. of Heyer, Gruel & Associates prepared an amendment to the Glen Alpin/Hurstmont Redevelopment Plan (the “**Amended Redevelopment Plan**”), dated January 13, 2023, to incorporate the Redeveloper’s revised concept plans; and

WHEREAS, on January 17, 2023, the Township Committee introduced this Ordinance 01-2023, and referred the Amended Redevelopment Plan to the Planning Board for review and comment pursuant to *N.J.S.A.* 40A:12A-7; and

WHEREAS, the Planning Board considered the Amended Redevelopment Plan at its meeting on January 23, 2023, and voted unanimously to recommend the Township Committee adopt the Amended Redevelopment Plan having found it to be consistent with the Township Master Plan; and

WHEREAS, on February 14, 2023, the Township Committee conducted a public hearing on the Amended Redevelopment Plan and this Ordinance 01-2023 (the “**Public Hearing**”); and

WHEREAS, at the Public Hearing, the Township Committee reviewed and considered the Amended Redevelopment Plan and the Planning Board recommendations, and has determined that it is consistent with the Township Master Plan; and

WHEREAS, the Township Committee desires to adopt this Ordinance 01-2023 to approve the Amended Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Harding as follows:

SECTION 1: That the amendment to the Glen Alpin/Hurstmont Redevelopment Plan prepared by Heyer, Gruel & Associates, dated January 13, 2023, a copy of which is attached to this Ordinance as Exhibit A, is hereby adopted.

SECTION 2: The Glen Alpin/Hurstmont Redevelopment Plan, as amended, shall supersede the development regulations of the Township’s Zoning Ordinance, to the extent set forth therein and the Township Zoning Map is hereby amended to conform with the provisions of the Glen Alpin/Hurstmont Redevelopment Plan, as amended.


SECTION 2: If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: This ordinance shall take effect after final passage and publication as prescribed by law.

ATTEST

TOWNSHIP OF HARDING



Lisa A. Sharp
Municipal Clerk



Timothy D. Jones
Mayor

INTRODUCED: January 17, 2023 **ADVERTISED:** January 26, 2023

PUBLIC HEARING: February 14, 2023

ADOPTED: February 14, 2023 **ADVERTISED:** February 23, 2023

Vote on Adoption:

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