

**RESOLUTION TC 23-079**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING**  
**MORRIS COUNTY, NEW JERSEY**  
**FEBRUARY 14, 2023**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARDING  
ACCEPTING THE HARDING TOWNSHIP PLANNING BOARD'S RECOMMENDATION AND  
DESIGNATING THE REAL PROPERTY LOCATED AT 508 TEMPE WICK ROAD AND  
IDENTIFIED ON THE TOWNSHIP TAX MAP AS BLOCK 34, LOT 1.01 AS A NON-  
CONDEMNATION "AREA IN NEED OF REDEVELOPMENT" UNDER 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**"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment"; and

**WHEREAS**, pursuant to the Redevelopment Law, by Resolution TC 22-206, adopted on December 12, 2022, the Township Committee of the Township of Harding (the "**Township Committee**") directed the Harding Township Planning Board (the "**Planning Board**") to undertake a preliminary study, conduct the necessary investigation, and to hold a public hearing to determine whether the real property located at 508 Tempe Wick Road, and identified on the Township of Harding Tax Map as Block 34, Lot 1.01, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "**Study Area**"), meets the criteria for designation as an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, Heyer, Gruel & Associates, planning consultants for the Township and the Planning Board, subsequently prepared a report entitled "Block 34, Lot 1.01 – Area in Need of Redevelopment Investigation Report" dated January 4, 2023 for the Study Area (hereinafter the "**Investigation Report**") that was submitted to the Planning Board; and

**WHEREAS**, on January 23, 2023, the Planning Board conducted a public hearing on notice as provided for in *N.J.S.A. 40A:12A-6*, at which professional planner M. McKinley Mertz, A.I.C.P., P.P. of Heyer, Gruel & Associates testified concerning the Investigation Report and presented her professional opinion based on substantive evidence that the Study Area meets the statutory criteria to be deemed an area in need of redevelopment (the "**Public Hearing**"); and

**WHEREAS**, at the Public Hearing, the Planning Board considered testimony from the public and discussed the Investigation Report; and

**WHEREAS**, the Planning Board, based upon the analysis set forth in the Investigation Report and the professional planning testimony presented by M. McKinley Mertz, A.I.C.P., P.P., determined that the Study Area meets the criteria set forth in the Redevelopment Law and is in need of redevelopment and therefore recommended to the Township Committee that the Study Area be determined to be a redevelopment area consistent with the Redevelopment Law; 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 Redevelopment Law.

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**BE IT RESOLVED**, by the Township Committee of the Township of Harding that the Township Committee hereby accepts the Harding Township Planning Board's findings and recommendation to designate the Study Area, comprised of the real property located at 508 Tempe Wick Road, and identified on the Township Tax Map as Block 34, Lot 1.01, inclusive of any and all streets, "paper" streets, 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, *N.J.S.A. 40A:12A-1 et seq.*; and

**DATED:** February 14, 2023

I, Lisa A. Sharp, Township 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 at the meeting held on February 14, 2023.



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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"/>
Dr. Lacz	1 <sup>st</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	2 <sup>nd</sup>	<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"/>