

TOWNSHIP OF HARDING
ORDINANCE #16-2023
ORDINANCE ADOPTING AN AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN

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 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 (the “**Planning Board**”) to undertake a preliminary investigation to determine whether the real 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**”) qualified as a “non-condemnation” area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on February 25, 2019, the Governing Body adopted Resolution TC 73-2019 designating the Hurstmont Parcel and the Glen Alpin Parcel as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, Heyer, Gruel & Associates (“**HG&A**”) prepared a redevelopment plan, dated May 13, 2019, for the Hurstmont Parcel and the Glen Alpin Parcel entitled the “*Glen Alpin/Hurstmont Redevelopment Plan*” (the “**Redevelopment Plan**”); and

WHEREAS, on June 24, 2019, the Governing Body adopted Ordinance #12-2019 to approve the Redevelopment Plan; and

WHEREAS, on September 30, 2019, the Governing Body adopted Ordinance #16-2019 to amend the Redevelopment Plan; and

WHEREAS, on December 12, 2022, the Governing Body adopted Resolution TC 22-206 directing the Planning Board to undertake a preliminary investigation to determine whether the real property identified as Block 34, Lot 1.01, located at 508 Tempe Wick Road (the “**McAlpin Gardens Parcel**”), qualified as a “non-condemnation” area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on February 14, 2023, the Governing Body adopted Resolution TC 23-079 designating the McAlpin Gardens Parcel as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, on February 14, 2023, the Governing Body adopted Ordinance #01-2023 to further amend the Redevelopment Plan; and

WHEREAS, HG&A, as directed by the Governing Body, prepared a third amendment to the Redevelopment Plan, dated November 2, 2023, to incorporate the McAlpin Gardens Parcel into the Redevelopment Plan and to modify certain standards with respect to the Glen Alpin Parcel; and

WHEREAS, the Governing Body desires to adopt the third amendment to the Redevelopment Plan; and

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WHEREAS, the Township Clerk, immediately following the introduction of this Ordinance, is hereby directed to refer this Ordinance and the proposed third amendment to the Redevelopment Plan to the Planning Board for its review and recommendations pursuant to the Redevelopment Law, which review shall take place within forty-five (45) days of the referral.

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

SECTION 1: That the third amendment to the Glen Alpin/Hurstmont Redevelopment Plan prepared by Heyer, Gruel & Associates, dated November 2, 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.

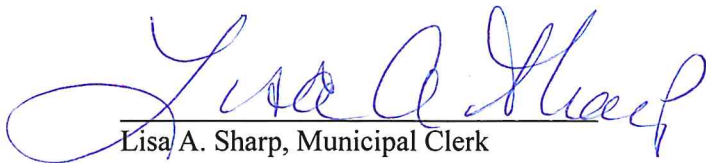
SECTION 3: If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

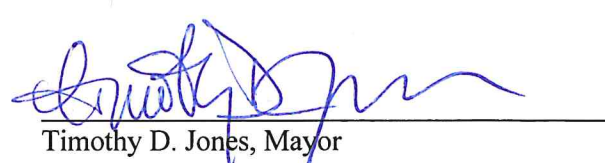
SECTION 5: This ordinance shall take effect after final passage and publication as prescribed by law.

ATTEST

TOWNSHIP OF HARDING



Lisa A. Sharp, Municipal Clerk



Timothy D. Jones, Mayor

INTRODUCED: November 13, 2023

ADVERTISED: November 16, 2023

Vote on Introduction:

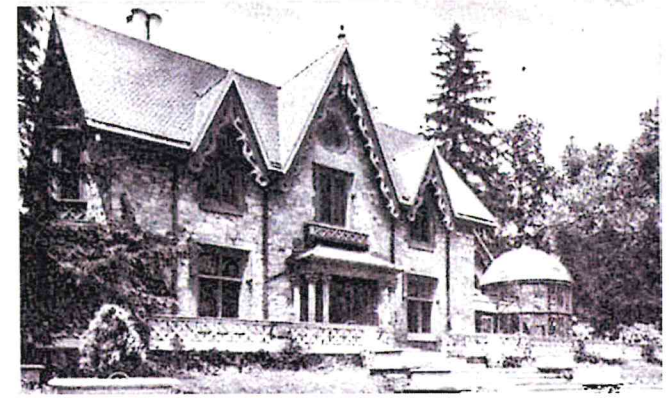
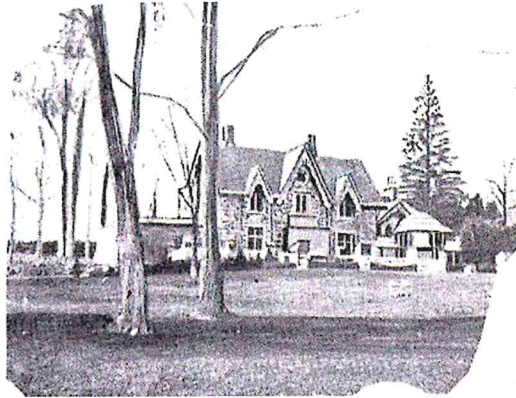
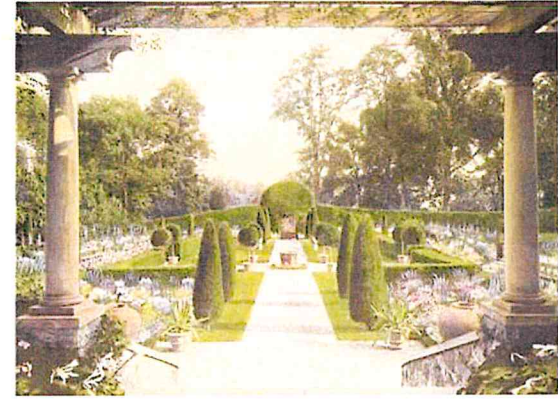
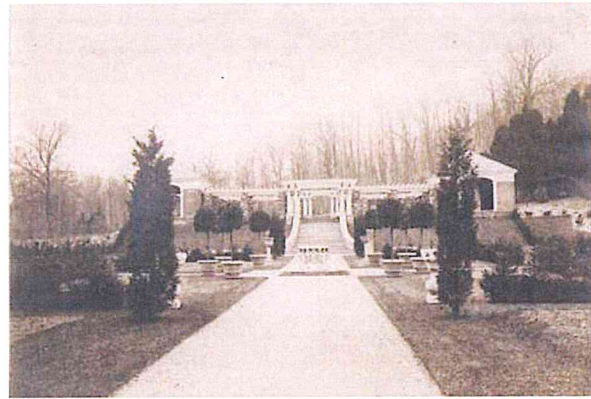
	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. Chipperson	1st	☒	☐	☐
Dr. Lacz		☒	☐	☐
Mr. Platt		☒	☐	☐
Mr. Yates	2nd	☒	☐	☐
Mr. Jones		☒	☐	☐

EXHIBIT A

1. Amendment to the Glen Alpin/Hurstmont Redevelopment Plan

GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN

Township of Harding, County of Morris



Adopted June 24, 2019
Amended and Adopted September 30, 2019
Amended January 17, 2023 and adopted February 14, 2023
Amended November 2, 2023 and adopted _____ 2023
Prepared by:

HGA

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street
Red Bank, NJ 07701
732-741-2900

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.


M. McKinley Mertz, AICP, P.P. #6368


Susan S. Gruel, P.P. #1955

ACKNOWLEDGMENTS

Township Committee

Timothy Jones, Mayor
Rita Chipperson, Deputy Mayor
Christopher Yates
Nicolas Platt
Nicole Lacz

2019 Redevelopment Steering Committee

Nik Bjorkedal, Resident
Gwenn Claytor, Resident
Richard Clew, Resident
Thomas dePoortere, Resident
Kim Foley, Resident
Timothy Jones, Mayor
Lawrence Weppler, Resident
Christopher Yates, Deputy Mayor
Hurstmont Representatives

Robert Falzarano, Township Administrator
Vince DeNave, Assistant Township Administrator
Robert Goldsmith, Special Council
John Hague, Special Council
Susan S. Gruel, Township Planner

Township Planning Board

Richard Clew, Chair
David Chipperson, Vice Chair
Gwenn Claytor
Tracy Walters
Thomas dePoortere
Robert J. Edgar
Alf Newlin
Timothy Jones
Christopher Yates

Darren Burns, Alt. #1
Frank Rosato, Alt. #2

Special Thanks To

Mary Prendergast and the Harding
Township Historical Society
and the
Glen Alpin Conservancy

Heyer, Gruel & Associates

M. McKinley Mertz, PP, AICP, LEED Green Associate
Susan S. Gruel, PP
Bailey Surbrook, Associate Planner

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INTRODUCTION

The Township of Harding's Glen Alpin/Hurstmont Redevelopment Area, herein referred to as the "Area" or "Redevelopment Area," is approximately 35.5 acres in size and consists of Block 34 Lots 1 and 1.02 (685 Mt. Kemble Avenue (Route 202) – "Glen Alpin"). Block 27 Lot 2 (679 Mt. Kemble Avenue – "Hurstmont"), and Block 34 Lot 1.01 (508 Tempe Wick Road - "McAlpin Gardens"). The Area is located on the west side of Route 202, on the northwest corner of the Tempe Wick Road – Route 202 intersection. The Area is bordered by residential properties to the north and west, as well as Morristown National Historical Park to the northwest.

On November 19, 2018, the Township Committee adopted Resolution 18-196 to direct the Harding Township Planning Board to investigate the Glen Alpin and Hurstmont properties to determine if they qualified as a non-condemnation "area in need of redevelopment" per the statutory criteria of the Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A, et seq. An investigation report, entitled "685 Mt. Kemble Avenue ("Glen Alpin") 679 Mt. Kemble Avenue ("Hurstmont") Area in Need of Redevelopment Investigation Report" ("2019 Study") dated February 1, 2019, was prepared. On February 19, 2019, the Township Planning Board adopted a resolution recommending the properties be designated as a non-condemnation area in need of redevelopment. The Township Committee took action at its February 25, 2019 meeting, designating the properties as an area in need of redevelopment through Resolution 17-073.

The Glen Alpin and Hurstmont sections of the Redevelopment Area are components of the Court-approved settlement agreement between the Township and Fair Share Housing Center (FSHC). The settlement agreement was approved by the Court at a November 2, 2018 Fairness Hearing. These sections of the Area are also part of the Township's Housing Element and Fair Share Plan (HEFSP), adopted by the Planning Board on December 17, 2018. At a Compliance Hearing on March 1, 2019, the Court declared the land use regulations and affirmative measures

within the HEFSP will satisfy the Township's constitutional obligation to provide its fair share of the region's affordable housing under the Mount Laurel doctrine.

At the March 1, 2019 Compliance Hearing, the Township was issued a Conditional Declaratory Judgment of Compliance and Repose (JOR), with one of the conditions being the adoption of a Redevelopment Plan for the Glen Alpin/Hurstmont Redevelopment Area. The Court-approved settlement agreement determined that development within the Redevelopment Area shall produce no less than 40 affordable housing units. The adopted HEFSP concluded that the Hurstmont property is appropriate for an age-restricted community, consisting of up to 250 units with the mandatory set-aside of 40 units. This Plan implements the provisions of the HEFSP, the Court-approved settlement agreement, and one of the conditions of the Conditional JOR.

Subsequent to the Compliance hearing, a Redevelopment Plan was prepared for the Glen Alpin and Hurstmont land use districts and adopted by the Township Committee on June 24, 2019 after significant public input. The Township Committee also designated Hurstmont Estate Acquisition, LLC as the redeveloper of Block 27 Lot 2 (the Hurstmont site). An Amended Redevelopment Plan was adopted in September 2019.



*Hurstmont Mansion, 1907
From the June 1907 issue
of American Homes and
Gardens*



In 2022, the adjacent lot, Lot 1.01 of Block 34, became available to study as a potential addition to the Glen Alpin/Hurstmont Redevelopment Area. As discussed later in this Plan, Lot 1.01 contains valuable cultural resources and was once part of the larger tract of land that also included the Glen Alpin and Hurstmont properties. On December 12, 2022, the Township Committee adopted Resolution 22-206 directing the Planning Board to conduct an investigation of Lot 1.01 to determine whether the property met the statutory criteria to include it in the already established redevelopment area.

An investigation report, entitled "Block 34, Lot 1.01 Area in Need of Redevelopment Investigation Report," ("2023 Study") dated January 4, 2023 was prepared. In a report dated January 25, 2023, the Planning Board recommended the property be designated as a non-condemnation area in need of redevelopment and added to the Glen Alpin/Hurstmont Redevelopment Area. On February 14, 2023, the Township Committee adopted Resolution 23-079 designating Lot 1.01 as an area in need of redevelopment.

Because Lot 1.01 is not within State Planning Areas 1 or 2, the determination the Township Committee made in its Resolution 23-079 could not take effect until the Commissioner of the Department of Community Affairs (DCA) reviewed and approved the designation. Upon submission of Resolution 23-079 to the DCA, the Township received a letter, dated March 10, 2023 stating that the designation was not approved. The Township subsequently appealed the determination and submitted supplemental material to the DCA to review. In a letter from the DCA dated May 23, 2023, Lot 1.01 was recognized for its "historical and physical relationship" with the Glen Alpin and Hurstmont properties and was approved for a redevelopment designation.

This Amended Redevelopment Plan includes additional standards and regulations incorporating Lot 1.01 (herein after referred to as the "McAlpin Gardens property") into the Glen Alpin / Hurstmont Redevelopment Area. The core of the Plan principles and Plan goals remain essentially

unchanged and consistent with the HEFSP and the settlement agreement with FSHC.

STATUTORY CRITERIA

The Redevelopment Plan is a formal planning document for the Redevelopment Area. According to the Local Redevelopment and Housing Law (NJSA 40A:12A-7), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

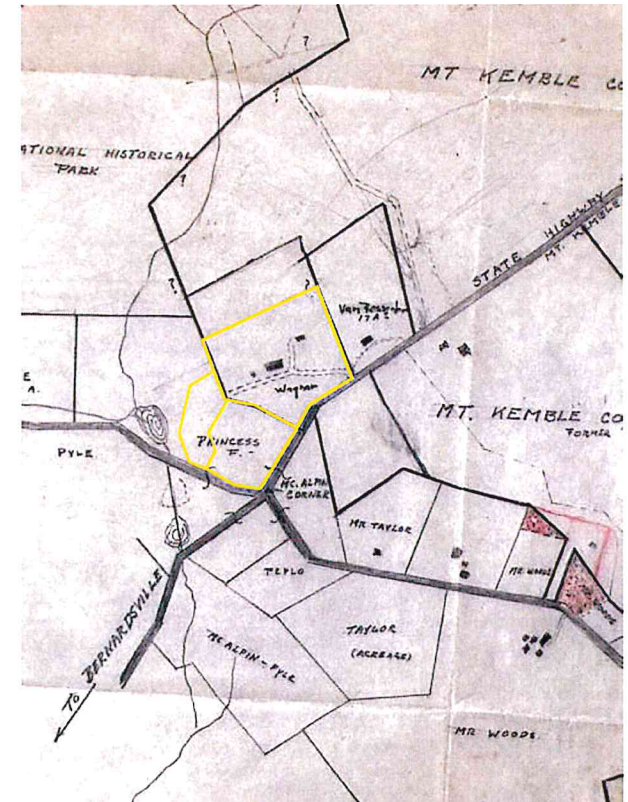
1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;



Glen Alpin Mansion, 1942

*Photo courtesy of the Harding Township
Historical Society*

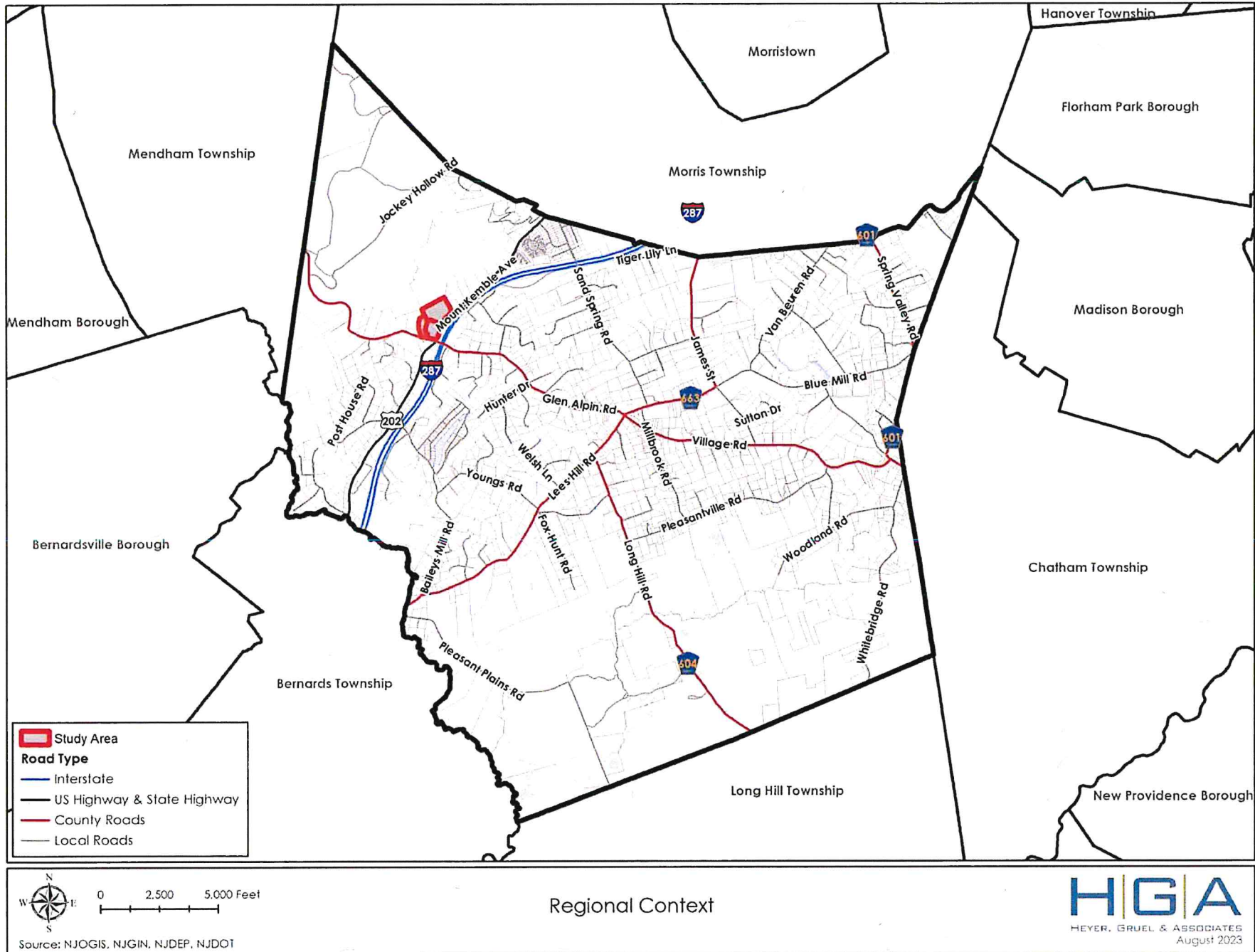
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities;
 - b. The master plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.



Historic Map of Redevelopment Area and its Surroundings

Photo courtesy of the Harding Township Historical Society

 Indicates current Redevelopment Area boundaries



PLANNING CONTEXT

Area Location

The Township of Harding is a community of approximately 3,887 residents,¹ comprising 20.4 square miles of land in the southeastern portion of Morris County. The Township is bordered by Long Hill Township to the south, Chatham Township to the east, Morris Township to the north, Mendham Township to the west, and Bernardsville Borough and Bernards Township to the southwest.

The predominant land use in the Township is single-family residential and farmland, as well as some commercial clusters along Route 202 and in the Historic Village Business District. There are two publicly owned parks in Harding that make up a significant amount of preserved land: Morristown National Historical Park in the northwest and the Great Swamp National Wildlife Refuge in the southeastern portions of the Township. I-287 and Route 202 run north-south through the western portion of the Township, but no interchanges or access points to I-287 are within Harding's municipal boundary.

Primrose Brook is a waterway located west of the Redevelopment Area that flows into the Great Swamp National Wildlife Refuge and Passaic River. Three tributaries make up Primrose Brook, the second of which originates in the Morristown National Historical Park's Jockey Hollow and is classified by the NJDEP as a Category 1 Trout Production Stream. It is considered the most protected and pristine waterway in the Primrose Brook subwatershed by the Great Swamp Watershed Association.

The Redevelopment Area is located in the northwestern portion of the Township, immediately southwest of the Morristown National Historical Park and at the intersection of Route 202 (Mt. Kemble Avenue) and Tempe Wick Road. Surrounding the Area are single-family residences as well as the Morristown Seventh-Day Adventist Church. The Redevelopment Area is comprised of Block 34 Lot 1 and 1.02², known as the "Glen Alpin property," Block 27 Lot 2, known as the "Hurstmont property," and Block 34 Lot 1.01, known as the "McAlpin Gardens property." Together the three properties make up approximately 35.5 acres of land, with the Glen Alpin property comprising 9.57 acres, the Hurstmont property comprising 19.87 acres, and the McAlpin Gardens property comprising 6 acres. The Glen Alpin property is a historic site with an existing historic structure that is now solely owned by the Township³.



Glen Alpin Mansion, January 2019

¹ 2013-2017 American Community Survey 5-Year Estimates

² In 2021, the Glen Alpin property was subdivided into lots 1 and 1.02 pursuant to the diversion process.

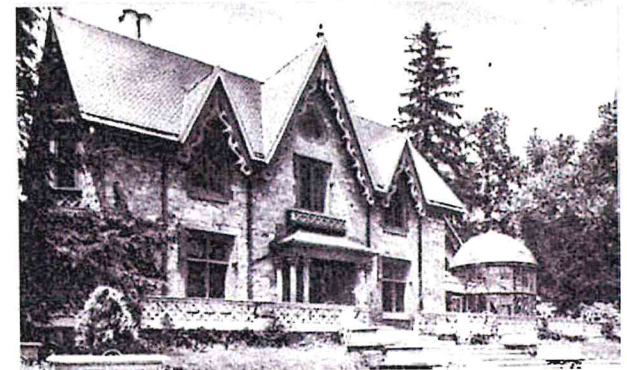
³ In October 2022, the Land Trust conveyed their portion of the Glen Alpin property (14.29%) to the Township of Harding, who now maintains 100% ownership of the property.

Area Description

The Hurstmont property was previously developed with a 17,000 square foot, single-family home, along with a one-story structure called the “playhouse” near Mt. Kemble Avenue and a two-story barn-like structure known as the “carriage home” in the rear of the property. The principal dwelling was originally constructed in 1903. In 2011, the owner received demolition permits from the Township to demolish structures on the property, but the demolition was not completed, leaving the structures in a state of partial demolition for years, until the demolition was completed in 2021/2022. On July 31, 2023, the Township Planning Board granted Preliminary and Final Major Site Plan approval and Minor Subdivision approval in accordance with the provisions of this Redevelopment Plan.

The Glen Alpin property is developed with a 14,000 square foot, three floor, gothic-revival single-family home set back approximately 500 feet from Mt. Kemble Avenue (Route 202) and 370 feet from Tempe Wick Road. There is a small burial ground south of the dwelling, and to the north is a six-bay, single story, cement block garage. The property has two driveway entrances onto Mt. Kemble Avenue. The first entrance being at the intersection of Mt. Kemble Avenue and Tempe Wick Road, and the second being approximately 500 feet north of the intersection. Since 2004, the Township has invested a significant amount to renovate the principal dwelling in an effort to preserve its functionality and historic character, but the structure still shows signs of deterioration.

The McAlpin Gardens property is currently developed with a 7,000 square foot single-family dwelling that was constructed in the latter half of the 20th century, as well as the remaining structures of a stone garden that were built at the turn of the 20th century by Charles McAlpin. The gardens were formerly part of the Glen Alpin property and still contain stairs that lead directly to the rear of the Glen Alpin mansion. There is also a direct pathway and set of stairs that connects the gardens to the Hurstmont property. In the approved Planning Board application for the Hurstmont property, these stairs are proposed to be preserved and maintained as an access point to the walking trail. The gardens take inspiration from English and Italian garden design and contain a formal garden divided into four parts by walkways and an elevated pergola structure built into the grade of the property. The pergola consists of brick structures and columns that create a central green. A stone fountain and several stone sculptures also remain.



Glen Alpin Mansion, 1940s

*Photo courtesy of the Harding Township
Historical Society*

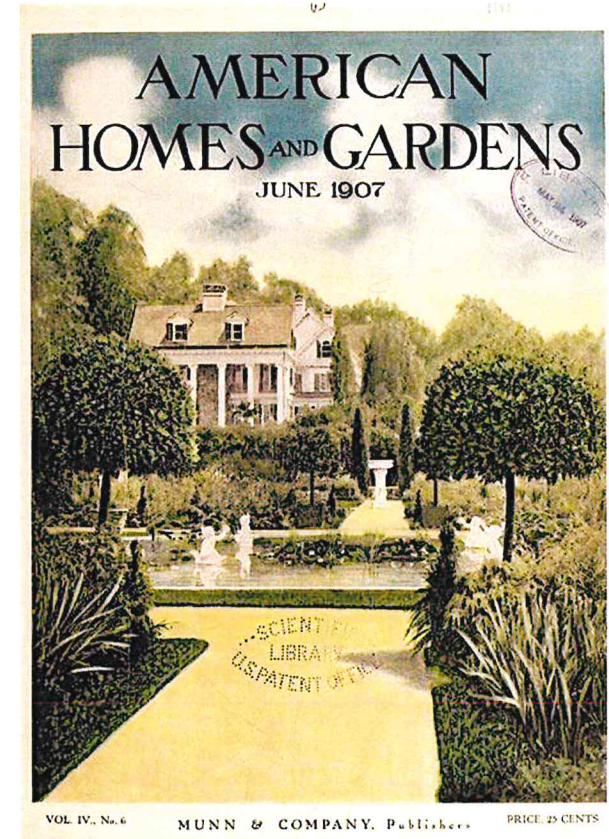
The primary environmental constraint on the Area is the presence of steep slopes, located predominantly on the Hurstmont property. The Glen Alpin property slopes moderately upwards from the southeast corner to the northwest corner abutting the Hurstmont property. The McAlpin Gardens property contains slopes along its northern boundary with the Hurstmont site as well as central and south toward its neighbor to the west and Tempe Wick Road. The entire Redevelopment Area is located outside the sewer service area.

Given their historical and cultural significance, all three properties are included in the Tempe Wick Road/Washington Corners Historic District. The Tempe Wick Road/Washington Corners Historic District was placed on the New Jersey Register of Historical Places on June 26, 2000 and on the National Register of Historic Places on August 24, 2000. The Glen Alpin Mansion is a "key contributing" property and Hurstmont is a "contributing" property to the Tempe Wick Road/Washington Corners Historic District. While the McAlpin Gardens site is within the historic district, the late 20th century residence is identified as "non-contributing."

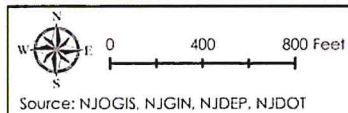
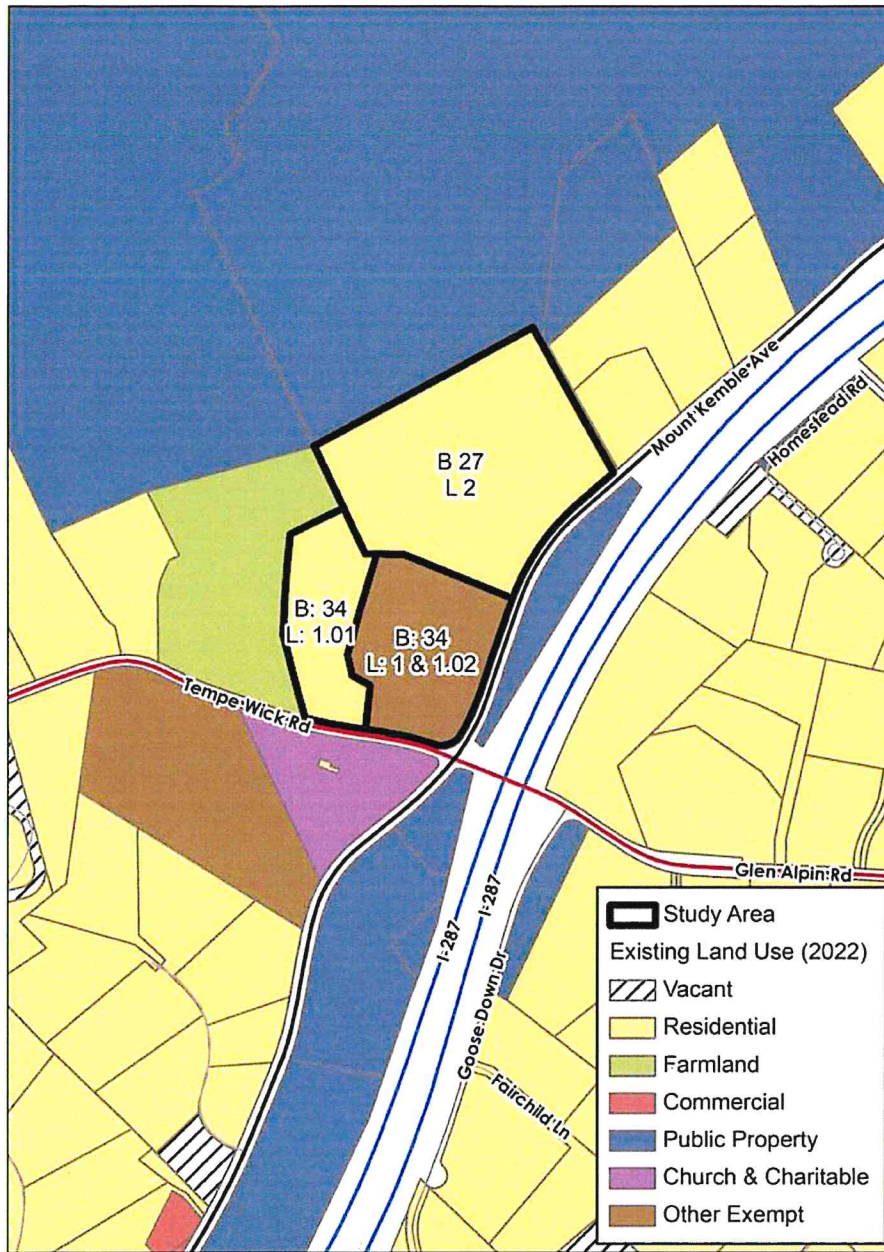
Harding Township made an application to the NJ State House Commission for a diversion/disposal of its ownership of the Glen Alpin property. The Township submitted its "Pre-Application" in early May 2019, which was reviewed by the Historic Sites Council staff. In 2019 the Township received a ruling of "no encroachment" from the Historic Sites Council. As Glen Alpin is a registered historic site and there have been grants obtained from the NJ Historic Trust as well as the Morris County Historic Preservation Trust Fund Review Board, there are approvals necessary from historic preservation agencies. The NJ Historic Sites Council reviewed the Township's request for its impact on the historic resources found on the property. The Township has proposed to permanently protect all historic features of the home (interior and exterior) and the grounds of Glen Alpin and obtained a finding of "no encroachment." Morris County also approved the diversion, following in lock step with the State House Commission process.

As of the writing of this Plan, all formal approvals have been received and the Deputy DEP Commissioner has executed all necessary documents to effectuate the diversion/ disposal. The Township can now transfer ownership of the property with associated historic easements and protections.

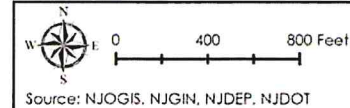
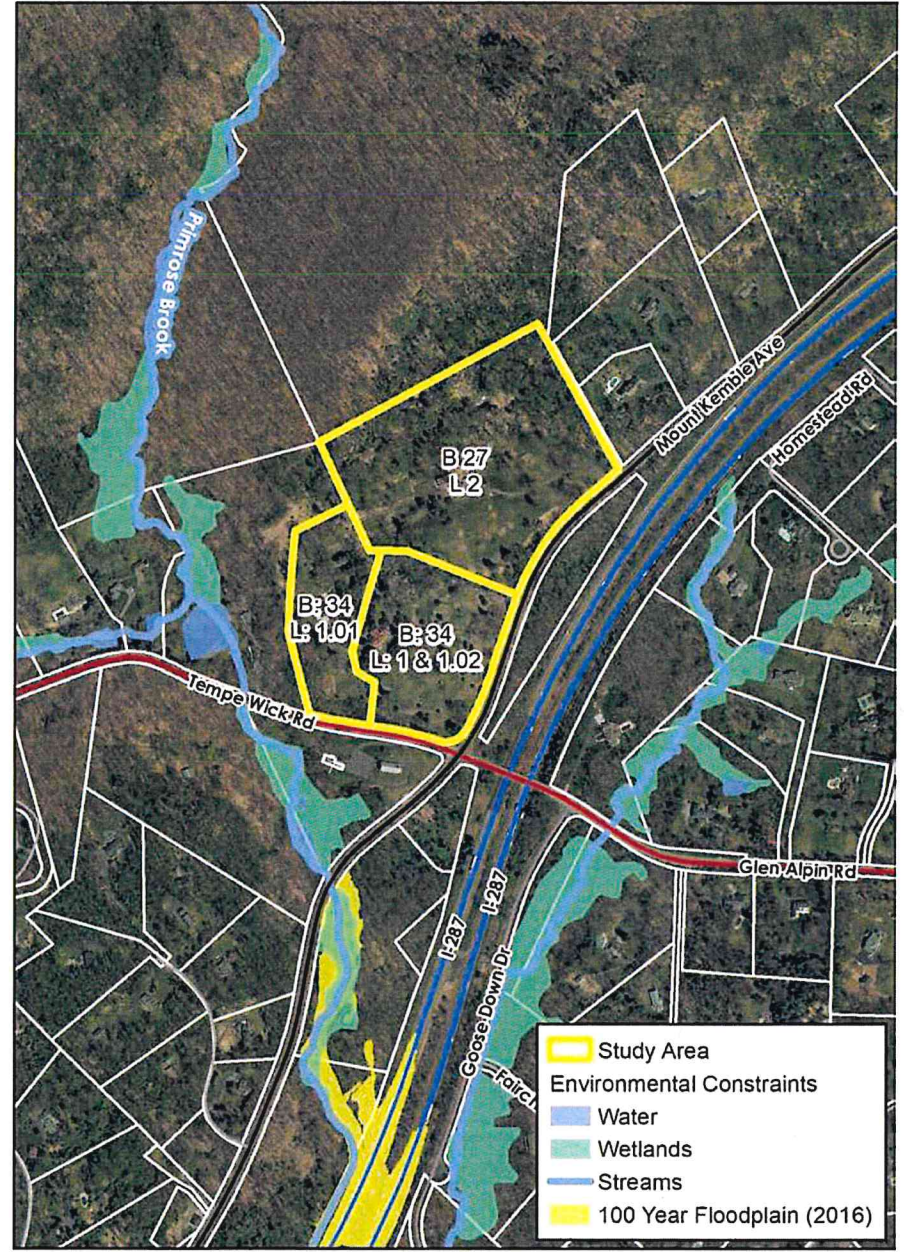
Another result of the diversion process was the release of Green Acres restrictions from a 3.52-acre portion of the Glen Alpin property to be utilized in accordance with the historic preservation and conservation easement dated October 27, 2022, and from a 0.63-acre portion of the Glen Alpin property, to be utilized for utility and access easements.



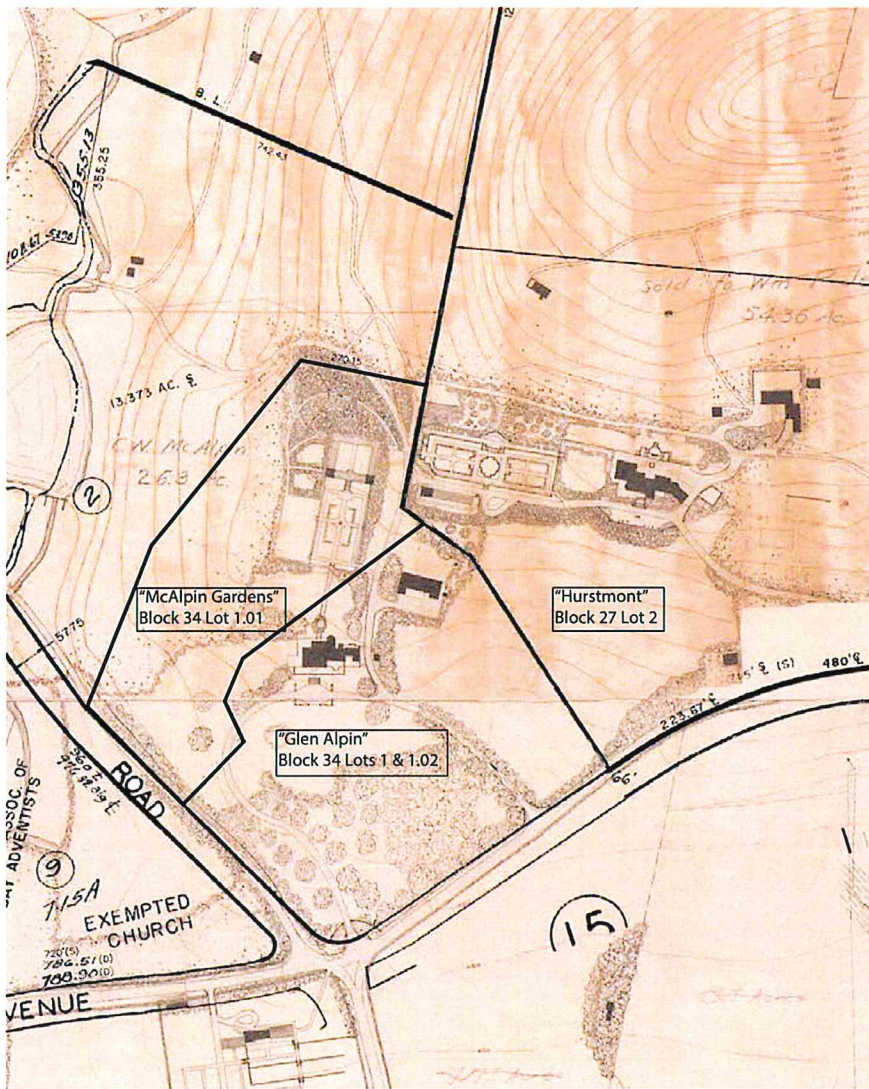
1907 Cover of American Homes and Gardens, Featuring the Hurstmont Estate



Existing Land Use



Environmental Constraints



*Historic Map of the Redevelopment Area Overlaid with
Modern Property Boundaries, May 1915*

*Source: Sheet No. 1, Estate of Glen Alpin, the Property of Mrs.
Adelaide McAlpin Pyle and Mr. Charles W. McAlpin*

History and Character of the Area

The estates on all three properties are very much emblematic of the Township's history. The building of estates with large dwellings began in the later part of the 19th century as wealthy families looked to buy large tracts of land adjacent to transportation improvements linking rural areas to Newark and New York City. The area that would become Harding Township in 1922, following a land dispute with Passaic Township, was one area with these large swaths of land. When families began buying up these tracts, the land was subject to the New Vernon Neighborhood Restrictive Agreement, which served as a form of zoning to restrict development to low density residential development in order to preserve the rural character of the community.

All three properties represent a tie to Harding's past as they came about from a land purchase in 1751 made by Peter Kemble, a member of New Jersey's governing council in the mid-1750s. Known as Mount Kemble, the purchase included a large tract of land, today bounded by U.S. Route 202 (Mt. Kemble Avenue) and Tempe Wick Road and extending toward Morristown.

The current dwelling on the Glen Alpin property was originally built by the Hoyt family in the late 1840s. It received its current name when it was bought by David Hunter McAlpin in 1885. The dwelling underwent a number of renovations and additions in the following years as the property was transferred through several owners until 2004 when the Township and Harding Land Trust acquired the property for \$1,400,000 to be used as open space (Harding owned 85.71% and Harding Land Trust owned 14.29% of the property; the property has since been conveyed fully to the Township of Harding). Funds to purchase the property came from Harding's Open Space Trust (HOST), the Harding Land Trust, the Morris County Open Space Farmland Preservation Fund, the Morris County Park Commission, and New Jersey State Green Acres.

The original house on the Hurstmont property was constructed in 1886 for David McAlpin's daughter, Adelaide, and her husband, James Pyle.

Adelaide and James decided to redesign their home to better reflect their social status. With the help of architect Stanford White, of the McKim, Mead, and White architecture firm, the home was redesigned to have 30 rooms and was decorated with antique crown molding, plaster designed ceilings, marble hearths, elaborate tapestries, and Moravian Tile. The new home was featured in the June 1907 edition of *American Homes and Gardens*. A featured component of the estate was the formal gardens and terraces that were cut into the hillside. A large, rectangular pool was a focal point of the gardens. The property changed ownership throughout the 20th century until the current owner, Harding Holdings LLC, purchased the property in 2011.

The gardens that are still visible on the Hurstmont property extend into the McAlpin Gardens property and then connect down to the Glen Alpin mansion via a brick walkway. When Charles McAlpin expanded the Glen Alpin house at the turn of the 20th century, he also commissioned the development of lavish gardens, which were then featured in the March 1907 edition of *American Homes and Gardens* as well as a 1916 publication called "Beautiful Gardens in America."



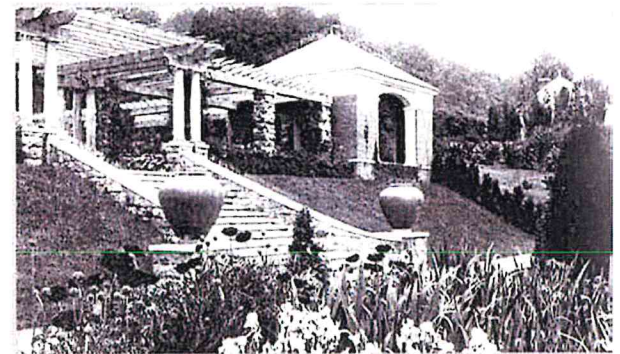
*Main Entrance of the Hurstmont Mansion, 1907
From the June 1907 Issue of American Homes and
Gardens*

PUBLIC PARTICIPATION

Public participation is a key component of the redevelopment process. The public engagement process allows community members to voice concerns and address issues to ensure that the Redevelopment Plan reflects the goals and long-term vision of the community. A public meeting was held on April 23, 2019, at which time Township residents voiced their comments and opinions regarding the redevelopment of the Hurstmont and Glen Alpin properties. Concerns raised by the residents included preserving the historic Glen Alpin mansion, mitigating the impact of all new development on the environment and streetscape, and ensuring that new development conforms with the architectural design and character of the community.

A Steering Committee was formed and tasked with the responsibility to assist in the preparation of the standards and guidelines that comprise this Redevelopment Plan. The Steering Committee was composed of Township Committee members as well as Township residents.

A public meeting and a meeting of the Steering Committee was held on September 4, 2019, followed by a second public meeting at the Township Committee meeting on September 9, 2019. The purpose of these public meetings was to allow the public to review the changes from the adopted June 2019 Redevelopment Plan and to once again voice any comments and opinions they may have regarding the amendments to the Plan.



McAlpin Gardens, 1940s

*Photo courtesy of the Harding Township
Historical Society*

PLAN PURPOSE

The purpose of this Plan is to redevelop the Hurstmont property into an age-restricted community with an affordable housing set-aside. In addition, a significant component of this Plan is to preserve the historic Glen Alpin site and restore it as a community asset and to include the McAlpin Gardens property to facilitate the preservation and restoration of Glen Alpin and its gardens.

PLAN PRINCIPLES

Senior Living Housing

- Supply a variety of living arrangements for seniors, including townhouses/stacked townhouses, multi-family independent living, and assisted living/dementia care.
- Supplement living options with dining facilities and medical assessments and other services, including fitness, occupational, and cognitive therapy.
- Provide a portion of the Township's affordable housing obligation in accordance with the Court-approved settlement agreement between the Township and the Fair Share Housing Center.
- Redevelop the site with a facility that considers the location of steep slopes and preserves the existing environmental features on the site to the extent feasible.

Circulation

- Maintain the existing access point to the Hurstmont property, which may be widened or otherwise expanded, and, as an option, construct a second access roadway from Route 202.
- Evaluate the need for transportation infrastructure investments on surrounding roadways, traffic signals, and signage to offset the impacts of the new development on existing conditions.
- Design an on-site circulation plan to ensure efficient movement of vehicles within the development and reduce congestion from turning vehicles on Mt. Kemble Avenue.
- Minimize the impact of the development on traffic at the intersection of Mt. Kemble Avenue and Tempe Wick Road.
- Encourage cross-district access between all three land use districts within the Redevelopment Area both for emergency purposes and for the enjoyment of the site's users.



*Hurstmont Mansion, 1907
From the June 1907 Issue of American Homes and
Gardens*

Site and Architectural Design

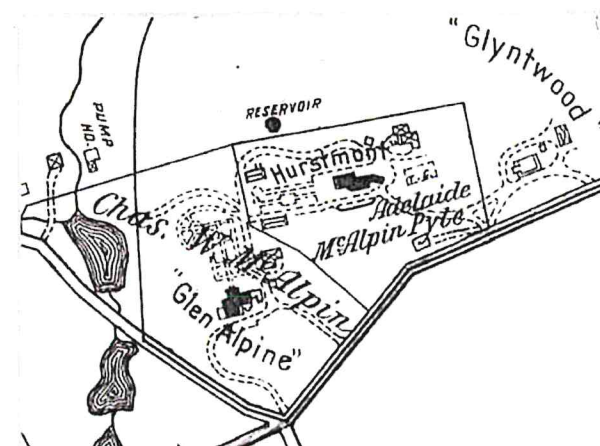
- Provide for internal movement of pedestrians through sidewalks and paths.
- Promote pedestrian safety through well-designed crossings and sidewalks within the Redevelopment Area.
- Ensure the general preservation of mature trees throughout the property and within the proposed conservation easement to help screen the development from the view of the public roads to the extent feasible.
- Utilize stormwater management best practices.
- Maintain a minimal amount of impervious surface on the site in order to manage stormwater runoff into local surface water bodies pursuant to the Township's stormwater management ordinance (Part 4 of Chapter 225).
- Establish architectural design standards that respect the historic features of all the historic assets located within the Area as well as Harding at large.

Open Space Environmental Protection

- To the extent feasible, preserve the existing mature trees on the site to create a more aesthetically pleasing community, to provide screening from adjacent uses, and to absorb runoff.
- Encourage the planting of additional trees (hardwood and evergreen) and vegetation along Mt. Kemble Avenue as well as throughout the entire Area.
- Maintain the rural character of the Township through large areas of on-site open space, including mature tree growth (of both hardwood and evergreen).
- Implement pedestrian trails and paths that connect the all three properties, as well as provide opportunities for connections with the Morristown National Historical Park.
- Preserve the environmental quality of the Morristown National Historical Park and the Great Swamp National Wildlife Refuge.
- Protect natural resources through stringent land use and development regulations.

Cultural Heritage

- Support the restoration and adaptive reuse of the Glen Alpin and McAlpin Gardens sites for their historical and cultural significance.



1910 Map of the Redevelopment Area

Photo courtesy of the Harding Township
Historical Society

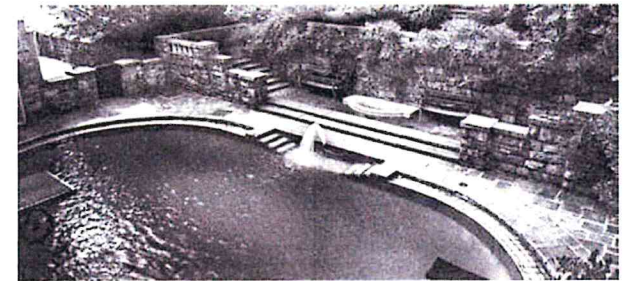
- Restore the McAlpin Gardens to their former glory and preserve them as a public asset for the enjoyment of the community.
- Encourage sensitivity to cultural heritage and historical resources on the Hurstmont property with the acknowledgment that the structures on the Hurstmont property have been razed in connection with the redevelopment of the property.

Community Character

- Create an aesthetically pleasing community that is compatible with the architectural and community character of the Township.
- Maintain the residential character of Harding by use of traditional building materials. See the Architectural Standards section of this Plan for more details.

PLAN GOALS

- Provide a variety of affordable housing options for the senior population that contribute to the Township's Third Round Affordable Housing Obligation.
- Improve the utilization of the land, which can be redeveloped into uses beneficial for the community while taking into consideration the historical significance of the properties.
- Preserve and enhance the historical character of the Township.
- Maintain the rural pattern of development in the Township.
- Facilitate redevelopment that addresses and protects the environmental constraints and characteristics, particularly as they relate to stormwater runoff, of the individual site as well as the Township as a whole.
- Minimize the impact of the proposed development on the natural environment.
- Encourage the pursuit of LEED or the following of LEED Goals or other sustainability best practices that meet or exceed current energy codes such as Commercial Property Assessed Clean Energy (CPACE).
- Mitigate the impact of any additional traffic generated by the new development.
- Preserve and restore the historic Glen Alpin mansion and its gardens.
- Provide a public walking trail that connects the Redevelopment Area to the Morristown National Historical Park and the "Eggert Property" (Block 27 Lot 3.01).



Hurstmont Swimming Pool, 1939

*Photo courtesy of the Harding Township
Historical Society*

RELATIONSHIP OF PLAN TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped with the standards detailed in this Plan. The Plan supersedes the provisions of the Township Land Use and Development Regulations (Chapter 225) for the Redevelopment Area unless specifically referenced. Other Township regulations affecting development that are in conflict are superseded by this Plan. All development shall require site plan approval and shall comply with Chapter 225 Article XVI Design Standards for Site Plans, unless superseded by this Plan and subject to the following paragraphs regarding deviations and exceptions/waivers.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township’s Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Any deviations from bulk standards shall require “c” variance relief. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c. See the Review Process section at the end of this Plan for additional information regarding the application review process.

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan (N.J.S.A. 40:55D-51).

Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Harding Land Use and Development Regulations Ordinance and



Glen Alpin Conservatory, January 2019

Zoning Map. Any and all amendments to this Plan shall be authorized and adopted by the Harding Township Committee. In addition, any potential future reuse of underground parking shall require a Plan amendment. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Regulations Ordinance.

LAND USE PLAN

This Plan includes the following three land use Districts:

- Senior Living District
- Glen Alpin Cultural District
- McAlpin Gardens District

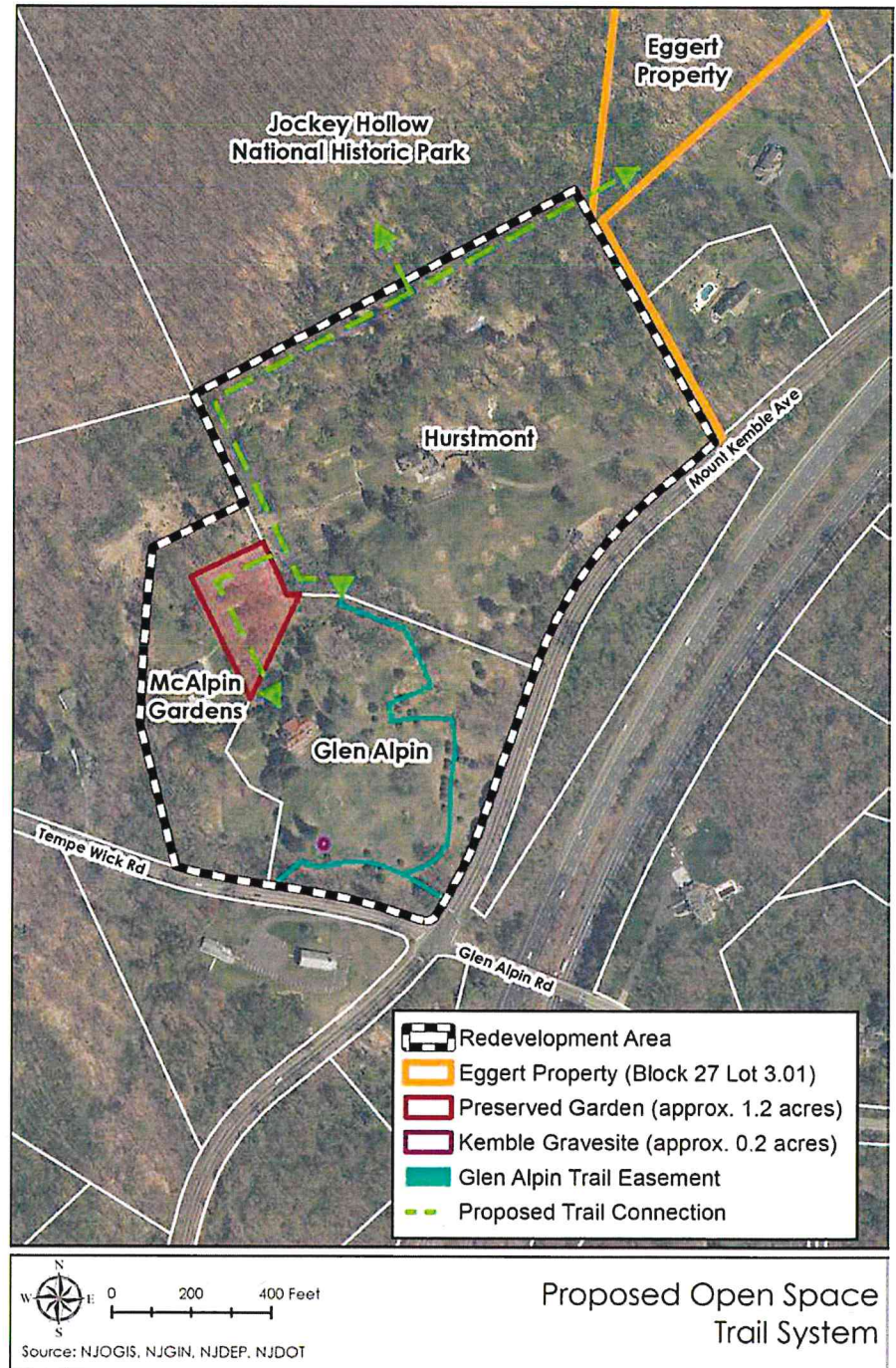
The evaluation of any proposal submitted under this Redevelopment Plan shall be based upon the sections of this Plan entitled "Relationship of Plan to Township Standards" as well as "District Standards" and "Design Standards."

The following Land Use Plan is broken down into three sections, each associated with one of the above-listed Land Use Districts: "Part 1: Senior Living District," "Part 2: Glen Alpin Cultural District," "Part 2A: McAlpin Gardens District." While the three districts are intended to interact with each other, the Glen Alpin Cultural District and McAlpin Gardens District will function in tandem, with the McAlpin Gardens District providing for spill over and accessory uses for the Glen Alpin Cultural District. The following section, however, entitled "Standards Applicable to All Districts," provides regulations applicable to all three Land Use Districts.

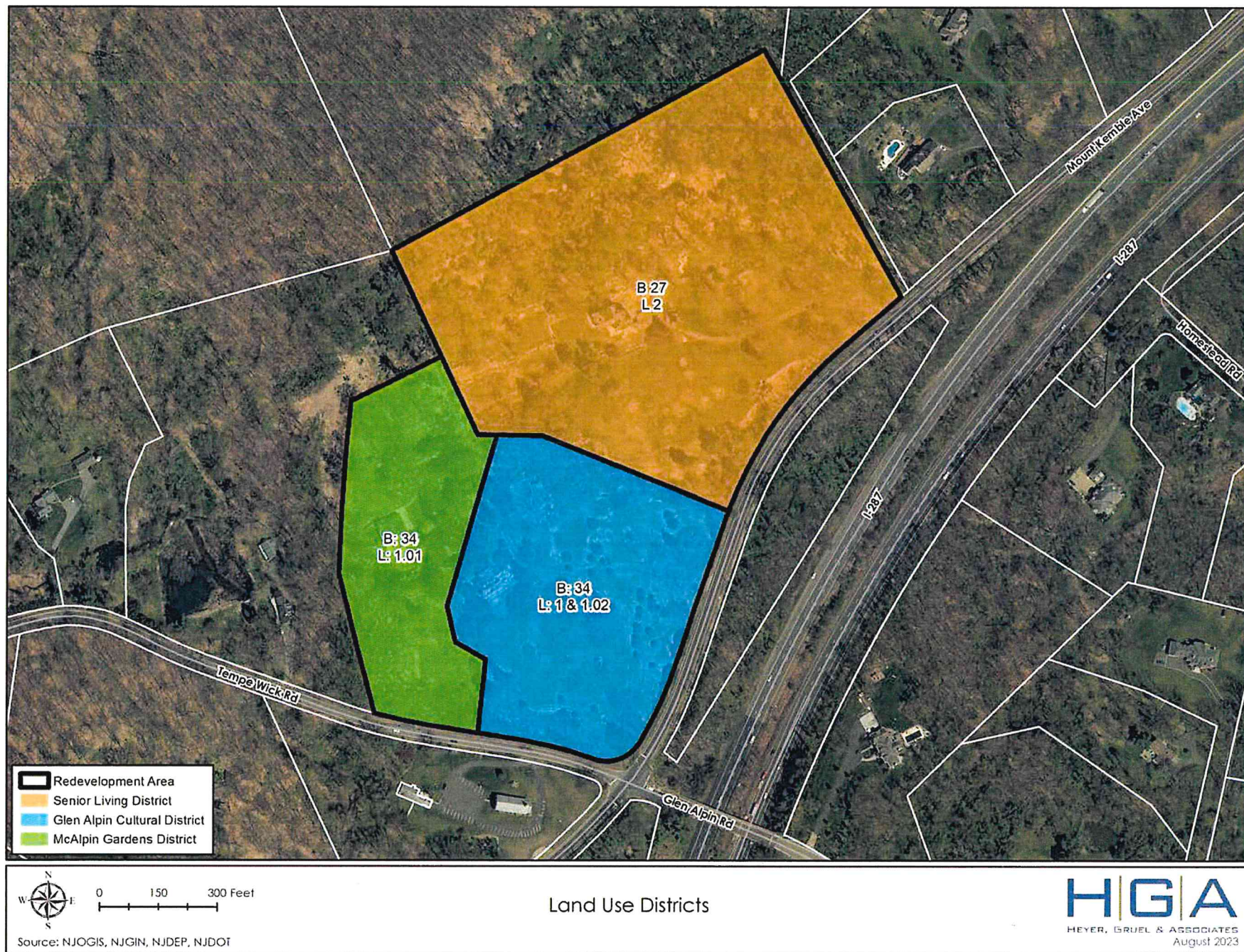
Standards Applicable to All Districts

Walking Trails

- A walking trail(s) shall be constructed throughout the entire Redevelopment Area, connecting the Glen Alpin Cultural District, the McAlpin Gardens District, and the Senior Living District to each other as well as provide the opportunity to connect with the Jockey Hollow section of the Morristown National Historical Park (see map entitled "Proposed Open Space Trail System"). This Plan notes that



Proposed Open Space
Trail System



Land Use Districts

any trail connection with Jockey Hollow will need to be coordinated with, and approved by the Park Service.

- The walking trail shall also connect to Block 27 Lot 3.01, commonly referred to as the "Eggert Property," via the rear portion of the Senior Living District. The Eggert Property is a Township-owned parcel located directly north of the Redevelopment Area and is preserved as open space.
- In accordance with the diversion and disposal process, the trail shall extend into the Glen Alpin Cultural District and traverse southwest toward Tempe Wick Road, as depicted in the Proposed Open Space Trail System Map.
- The trail shall incorporate the historic gardens within the McAlpin Gardens District, as discussed further in Part 2A of this Land Use Plan.
- Developers of the Glen Alpin Cultural District and McAlpin Gardens District shall coordinate with the Township and/or County regarding the design and implementation of trail markers.
- Public parking shall be permitted in the Glen Alpin Cultural District for users of this public trail.

Circulation

- Applications for development shall provide a traffic study evaluating the impact of new development, particularly on the Mt. Kemble Avenue/Tempe Wick Road intersection and identify strategies to mitigate the traffic effects of the new development.
- All private roads and driveways must have adequate width and turning radii to accommodate emergency services vehicles including fire trucks and ambulances.
- Mountable curbs shall be provided where feasible.
- To the extent feasible, street ends shall be designed as hammerheads rather than cul-de-sacs.
- Site circulation improvements shall include provisions for sidewalks or similar pedestrian pathways. Protections for pedestrians shall be provided at crosswalks and sidewalks.
- Surface parking is encouraged to utilize reinforced porous products to reduce impervious coverage.
- Parking is encouraged to be constructed into the grade and be hidden from view as much as feasible.
- All roads shall be built to Township standards or RSIS standards as applicable.



*Existing Mature Trees at the Rear of the CCRC District,
January 2019*

Lighting

- Applications for development shall demonstrate compliance with the Township's Exterior Lighting "Dark Sky" ordinance (Chapter 233) and the Lighting ordinance (Chapter 225 Section 85). The developer shall submit a Lighting Plan that meets the requirements set forth in Section 225-85 of the Township Land use and Development Regulations.
- Applications for development shall take all necessary steps to ensure minimal light pollution. Proposed lighting shall be evaluated during site plan review to ensure minimal adverse effects on neighbors and the night sky.
- Site lighting, where practical and effective, shall be provided on bollards rather than using pole mounted fixtures. To satisfy minimum illumination requirements of applicable safety and security standards and Township and State codes elevated fixtures may be utilized.
- Bollards should use smart light technology, including motion sensor light fixtures.
- All light fixtures shall utilize LED bulbs and shall be shielded to prevent glare or hotspots from any direction.
- Up lighting or outward facing building-mounted light fixtures are not permitted with the exception that decorative sconces may be installed at balconies and building entrances.
- Illumination levels for all interior streets, driveways, and sidewalks/pedestrian pathways shall conform to the standards set forth in Section 225-85 of the Harding Township Land Use and Development Regulations.
- Color temperatures for light bulbs shall be 2700K (Degrees Kelvin).
- Light fixtures shall not exceed 600 lumens or such elevated levels as are necessary to satisfy minimum illumination requirements of applicable Township and State codes and regulations.

Environmental Protection

- Applications for development shall demonstrate compliance with the Township's Site Plan Design and Environmental Protection ordinance (Ordinance Section 225-78) and the Environmental Impact Statement ordinance (Chapter 225 Article XII) of the Township Code. An Environmental Impact Statement shall be provided at time of site plan application.



*Hurstmont's Formal Gardens, 1907
From the June 1907 Issue of American Homes and
Gardens*

Subsurface Wastewater Treatment and Disposal Systems

- An on-site subsurface wastewater treatment and disposal system ("system") may be provided within the front yard of the Senior Living District to service all three Districts. Development of the on-site system shall be subject to the appropriate approvals from the DEP and shall be exempt from the Township's Sewers and Water ordinance (Chapter 422).

State Requirements

- All development shall conform to all applicable State requirements, unless the State grants any waivers or exceptions. This includes the electric vehicle infrastructure ordinance.

Stormwater Management

- All development shall comply with Chapter 225, Part 4 "Stormwater Management" of the Township Land Use and Development regulations.
- Site design within the Redevelopment Area shall adhere to the New Jersey Stormwater Management Best Management Practices Manual, which can be accessed at: https://www.njstormwater.org/bmp_manual2.htm. Should there be discrepancies between the New Jersey Stormwater Management Best Management Practices and the Township's Stormwater Management ordinance, the stricter standard shall govern.
- To the extent feasible, development within the Area should employ green infrastructure and stormwater management best practices including, but not limited to, the following:
 - Rain gardens/bioswales - A shallow, sloped, and landscaped retention area designed to capture and convey stormwater runoff. These facilities assist with stormwater filtration and groundwater recharge while also serving as aesthetically pleasing landscapes and habitats for local wildlife.
 - Rain barrels – Containers that capture stormwater runoff from the roof of a structure and store it for later use, such as on lawns, gardens, or indoor plants. Reduces the amount of water taken from the municipal system that is used for aesthetic landscaping maintenance.

Retaining Walls and Steep Slopes

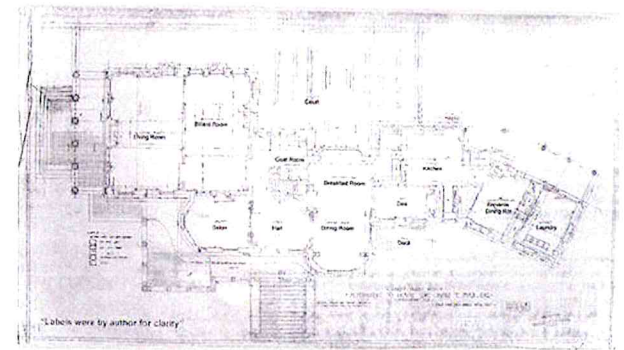
- Chapter 225 Article XVIII Steep Slopes is not applicable. Section 225-79 (Cut and Fill Slopes) shall not be applicable, subject to approval by the Harding Township Fire Department. However, concerns relating to erosion in association with steep slopes will need to be addressed during the site plan application process.



Glen Alpin Mansion, 2009

*Photo courtesy of the Harding Township
Historical Society*

- Retaining walls built in relation to the detention basin shall be a maximum of 8 feet in height for the first wall that creates the basin and a maximum of 10 feet for all other detention basin retaining walls and shall include landscaping to screen the wall from view. Long, monotonous expanses of retaining walls shall be avoided to the maximum extent feasible. Landscaping shall be used to help to break up long expanses of wall. Retaining walls are not subject to setback requirements. However, any retaining wall system put into place must be able to be constructed from the subject property only. Use of land from neighboring properties outside the Redevelopment Area for construction purposes shall not be permitted.
- Retaining walls not associated with detention basins shall be terraced, with no single wall taller than 10 feet and with at least 6 feet horizontally separating each wall. Areas between retaining walls shall be landscaped.



Hurstmont Mansion First Floor Plan

*Photo courtesy of the Harding Township
Historical Society*

Part 1: Senior Living District

The purpose of the Senior Living District is to permit the redevelopment of the Hurstmont property into a senior living facility that provides a diversity of residential opportunities. Residential housing types will include townhomes, stacked townhomes, multi-family independent living units (ILUs), and assisted living and dementia care homes. An affordable housing set-aside is required. This District shall be designed and developed on a coordinated basis. Development of this District shall take into account the rural character of the development immediately surrounding the District as well as the Township as a whole.

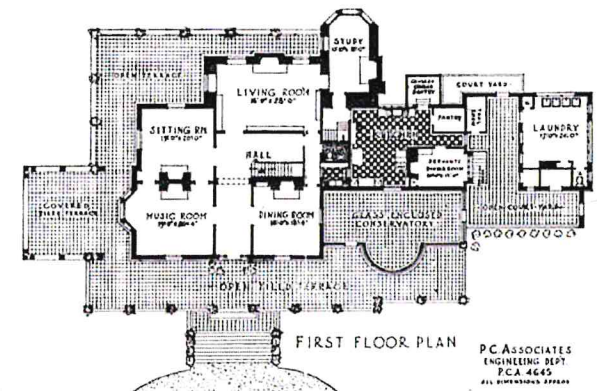
Definitions

Assisted Living Residence: A facility licensed by the Department of Health and operated pursuant to N.J.A.C. 8:36-16.1 et seq. to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance, intended for, and solely occupied by, persons 62 years of age or older, unless permitted by Medicaid.

Independent Living Unit (ILU): One (1) or more rooms occupied by persons who are sixty-two (62) years of age or older with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within multi-family structures.

Dementia Care Home: Pursuant to N.J.A.C. 8:37-1.1 et. seq. and the Dementia Care Home Act, a Dementia Care Home is a facility which (1) provides services to residents with special needs, including but not limited to, persons with Alzheimer's disease and related disorders or other forms of dementia; (2) is subject to the licensure authority of the Department of Health as a health care facility pursuant to P.L. 1971, c.136 (C.26:2H-1 et seq.); and (3) meets the requirements of section 19 of P.L.2015, C.125 (C.26:2H-150). There shall be no age restriction on the dementia care home provided that the residents are over the age of nineteen (19) and have a medical diagnosis of Alzheimer's disease or related disorders or others forms of dementia.

Townhouse: A contiguous building or buildings, including one of two or more contiguous dwelling units in the same structure, each separated by plane vertical or horizontal walls, such that the townhouses may be situated side by side (herein after referred to as "townhouse") or one over another (herein after referred to as "stacked townhouse"), and having direct access to the outside and the road without use of a common hall, passageway or land. A townhouse shall be occupied by persons who are fifty-five (55) years of age or older and others pursuant to the Federal Housing



Glen Alpin Mansion First Floor Plan

*Photo courtesy of the Harding Township
Historical Society*

for Older Persons Act (42 U.S.C. 3607(b)(2)(C)). No permanent (60 or more cumulative days over the course of a year) resident shall be nineteen (19) years or younger.

Unit: One (1) or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking (excluding dementia care homes), sleeping, and sanitary facilities provided within the unit for the exclusive use of a household. An individual living quarter within the dementia care home is a single unit.

Permitted Principal Uses

- Townhouses
 - Townhouses shall have a maximum of four units per building
- Multi-Family Independent Living Units (ILU's)
- Assisted Living and Dementia Care Homes
- Group Home, pursuant to N.J.S.A. 40:55D-66.1
- Telecommunication antennas and associated equipment subject to the standards detailed in the Additional Standards subsection of the District.

Permitted Accessory Uses

- Physical therapy, wellness, and respite care type services for residents of the senior community, townhouse community, and prospective full-time residents.
- Movie theater to be used by residents and guests of residents only
- Library to be used by residents and guests of residents only
- Retail to be used by residents and guests of residents only
- Office spaces
- Dining facilities
- Parking
- Signage
- Roof-mounted solar panels
- Electric vehicle charging infrastructure
- Outdoor recreation amenities, including but not limited to patios, pools, and decks



Hurstmont Mansion, 1986

*Photo courtesy of the Harding Township
Historical Society*

- Subsurface Wastewater Treatment and Disposal System, including a related structure, (which shall not be greater than 30 feet in height). The size of the structure shall be designed in accordance with applicable DEP regulations and based on the effluent requirements specified in the final discharge permit. The architectural/exterior treatment of the structure will resemble that of the townhomes and shall abide by the material standards found within this Plan. Odor control systems and noise attenuating enclosures will also be added. The facility shall have below grade treatment tanks and all related equipment shall also be below grade. The structure shall be set back a minimum of 100 feet from any District line. The system will be used to service both the Senior Living District and Glen Alpin Cultural District, including any potential future improvements at the Glen Alpin site/building.
- Uses that are customarily incidental to the principal use.

Bulk Standards

Minimum Tract Area:

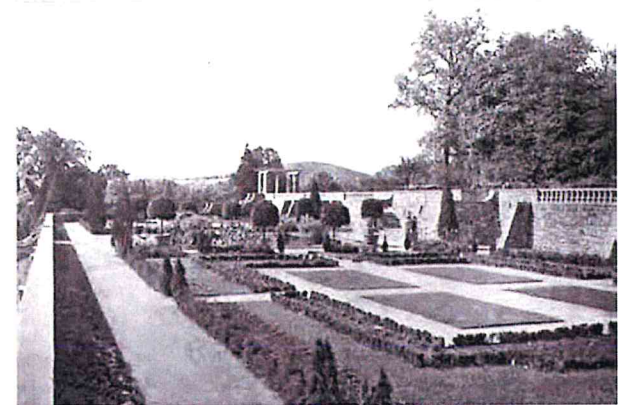
- **19 acres.** The proposed property may be subdivided for purposes of financing, operations, and ownership. With respect to any subdivision, internal setbacks and coverage standards shall not apply. In the case of any subdivision, easements including but not limited to, cross access easements shall be required.

Impervious Coverage:

- Maximum building coverage shall not exceed 25% within the District.
- Maximum impervious coverage shall not exceed 45% within the District.
- Any land conveyed to the Township or Park Commission shall be included for purposes of calculating coverage.

Number of Units:

- The total number of units, inclusive of market rate and affordable units, shall not exceed 250 to be broken down as follows:
 - No more than 40 townhouse units shall be constructed
 - A group home shall be considered a townhouse unit for purposes of this limit
- Of the remaining units, no less than 68 of such units shall be assisted living/dementia care units.



*Hurstmont's Formal Gardens, 1930s
Photo courtesy of the Harding Township
Historical Society*

- Of the total number of units, 40 shall be affordable units. The affordable units shall consist of the number of units attributable to assisted living units pursuant to NJSA 26:2H-12.16 and NJAC 8:33H-1.7, with the remainder of the affordable units located within the independent living building.

Setbacks

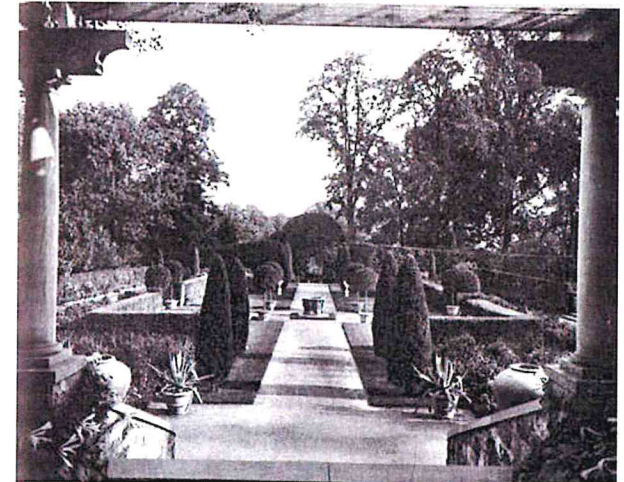
- With the exception of the setbacks found in the three following charts, all new structures and any recreational facilities shall be set back at least 100 feet from any District line.
- Any land conveyed to the Township shall be included for purposes of calculating setbacks.
- The components of the subsurface wastewater treatment and disposal system ("system") may be located within the setbacks. The above-ground structure associated with the system shall be setback 100 feet from any District line.

Townhouses / Stacked Townhouses / Group Home:

Minimum setback from Mt. Kemble Ave.	150 feet
Minimum setback from adjacent structures	30 feet
Minimum setback from internal roadways	15 feet *
Maximum building height**	2.5 habitable stories / 50 feet A walk-out basement shall not be considered a story, so long as more than 50% of its volume is at or below grade.
Maximum unit footprint (exclusive of decks, patios, porches, and cantilevers)	2,200 SF
Minimum setback from the District's southwest property line	50 feet

*All driveways shall be consistent with the Residential Site Improvement Standards, specifically regarding the dimensions of depth and width

** Calculation of height with respect to the average finished grade (post construction) shall be as defined by the Township's Land Use Development Ordinance. Except that all buildings shall be exempt from the front elevation height limitation as set forth in the Township's Land Development Ordinance. Height measurements shall be taken beginning from the finished grade at a point in the centerline of the street in front of the dwelling that represents the intersection of a line drawn at a 90-degree angle between the geographic center of the dwelling footprint and the midpoint of the front façade with the centerline of the street. Height as measured from this point shall not exceed 50 feet.



Glen Alpin's Formal Gardens, 1935

*Photo courtesy of the Harding Township
Historical Society*

Multi-Family Independent Living Units (ILU's) and Assisted Living/Dementia Care Homes:

Minimum setback from Mt. Kemble Ave.	300 feet
Minimum setback from rear property line*	100 feet
Minimum setback from adjacent structures**	30 feet
Maximum building height ***	4 habitable residential stories over parking, lobby and related dining facilities and service areas / 65 feet total. Service areas include accessory uses as defined in this Plan.

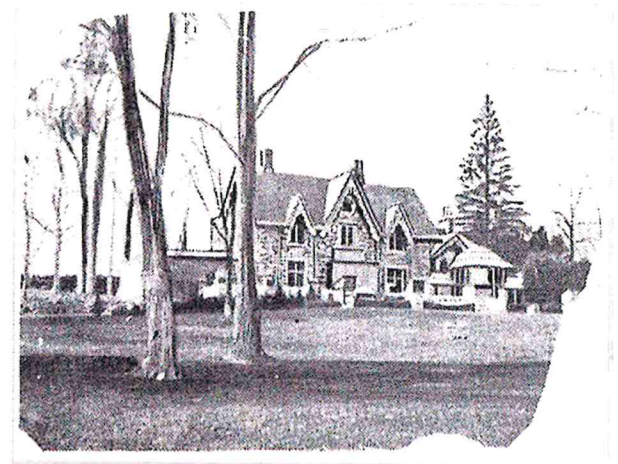
*Rear property line = property line abutting Morristown National Historical Park

** This setback does not apply to generators or other accessory structures that may be situated adjacent to a building.

*** Calculation of height shall be as defined by the Township's Land Use Development Ordinance. Except that all buildings shall be exempt from the front elevation height limitation as set forth in the Township's Land Development Ordinance.

Parking Requirements

- ILUs: 1 space per unit
 - Guest parking for the ILUs may be provided at a maximum ratio of 1 space per three (3) units but is not required.
- Assisted living/dementia care: 0.5 spaces per unit
- All parking associated with the independent living units and the assisted living/dementia care home, including employee parking, shall be located under the ground surface. However, a maximum of 20% of the total parking may be surface parking earmarked for visitors and/or as handicapped spaces.
- Each townhouse unit shall have a one- or two-car attached garage.
- Street parking is not permitted anywhere within the District.
- Parking spaces may be 9' x 18'
- Electric vehicle charging equipment shall be located interior to townhouse garages as well as associated with the independent living units and the assisted living/ dementia care building where the exact location shall be at the discretion of the owner.
- Development shall meet all parking requirements under this Plan; however, a de minimis exception from the parking requirements for assisted living/dementia care/ILUs from the Residential Site Improvement Standards ("RSIS") found at N.J.A.C. 5:21 is acceptable.



Early Photo of the Glen Alpin Mansion, Prior to the Construction of the Conservatory

Photo courtesy of the Harding Township Historical Society

Emergency Generators and HVAC

- Emergency generators and HVAC equipment shall be governed by the standards herein and any conflicting standards in the Harding Township Land Development Ordinance shall not be applicable.
- Emergency generators and HVAC:
 1. Shall be setback at least 150 feet from Mt. Kemble Ave; 40 feet from the southwest property line and 50 feet from any other District Line.
 2. May be located in a front yard.
 3. May serve multiple buildings.
 4. Shall not be located in any tree conservation area.
 5. Shall be appropriately screen/buffered by nondeciduous planting (subject to seasonal planting timing limitations) and/or a fence so as to minimize visibility from all lot lines from which the setback is less than the minimum applicable to buildings and structures.
- At the time of site plan submission, the location of all proposed or future pads shall be identified on site plans.
- Emergency generators and HVAC equipment serving the independent living units and the assisted living/dementia care building may be located on the ground, but shall be completely screened with vegetation and/or decorative fencing so that they are not visible.



Hurstmont Mansion, January 2019

Additional Standards:

Circulation

- The streets providing access to the townhouses shall not exceed 22 feet in width. The street providing primary access to the ILU and assisted living/dementia care home buildings may be 24 feet wide.
- Sidewalks in the Senior Living District shall begin at the residential units closest to Route 202 and continue north into the site. Sidewalks shall not continue all the way to Route 202. Sidewalks shall be provided on all internal roads, but may be located on only one side of the internal roads.

Emergency Services

- The redeveloper shall provide their own ambulance and emergency services, which may be contracted out so as to not put a significant burden on the existing all-volunteer Township services.

Outdoor Amenities

- The extent and placement of outdoor amenities, such as pools, shall be evaluated at site plan approval to minimize any impact on adjacent residential properties. Specific considerations shall be given to lighting and noise. Tennis courts shall not be lighted.

Garages for Townhouses

- To the extent feasible, garages shall be visually screened from public streets.

Tree Conservation

- A 50-foot tree conservation area is required along all perimeter property lines, with the exception that the rear property line abutting the Morristown National Historic Park and the southwest property line in which a trail connection is proposed, shall have a 25-foot wide tree conservation area. Within this conservation area, no tree measuring six inches or greater in diameter at a point 4 ½ feet above the ground shall be cut down or removed.
- Exemptions to the tree conservation requirements:
 - Walking trails may pass through the tree conservation area.
 - Utilities, wastewater treatment and disposal systems as well as stormwater management features as approved by Township Board of Health and Township Engineer may extend into the conservation area.
 - Driveways that service the development, including emergency access driveway, may traverse the conservation area.
 - Existing improvements on site such as historic retaining walls and stairs may remain.
 - Retaining walls required to support the infrastructure and development may encroach up to 25 feet into the tree conservation area.
 - Additional exemptions shall be in conformance with Ordinance Section 225-111.B(2) of the Township Code.
- Should an application for development propose any tree removal within the tree conservation area, a permit shall be obtained pursuant to Ordinance Section 225-111 of the Township Code. 'C' variance relief is not required.

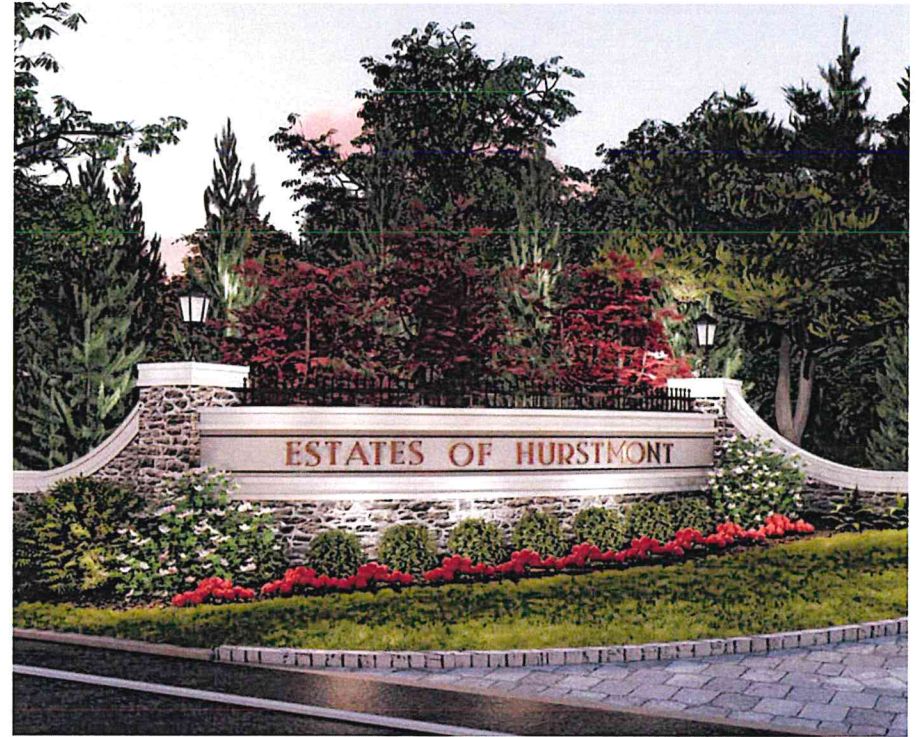


*Hand Drawn 1915 Map of Redevelopment Area,
prepared by F.S. Tainter, Engineer*

*Photo courtesy of the Harding Township
Historical Society*



Rendering of Senior Living Building
Rendering prepared by Meyer Design
Adopted by Planning Board on July 31, 2023



*Rendering of monument sign at the main entrance
from Route 202*
Prepared by Luce Architects
Approved by the Planning Board on July 31, 2023



Rendering of The Carriages at Hurstmont Estate

*Rendering prepared by Luce Architects
Adopted by Planning Board on July 31, 2023*



Rendering of water treatment building

*Rendering prepared by Luce Architects
Adopted by Planning Board on July 31, 2023*

Other

- A master property association will be created to cover the entire Senior Living District, which may be extended to the Glen Alpin Cultural District and the McAlpin Gardens District at such time as septic service is extended. The Association will implement the Emergency Services provision, as previously discussed.
- An internal interconnection between the Districts may be maintained.
- Medical and other support services typically provided in a skilled nursing home may be provided as an option for residents. If necessary, provisions for transportation may be provided.
- A minor subdivision shall be required, and is authorized by this Plan. It is expected townhouse development will be on its own lot and the stacked townhouses will be on the same lot as the multi-family ILUs and assisted living/dementia care development.
 - Article XV Design Standards for Subdivisions shall not apply.
 - The District still needs to be developed in an integrated manner, fully satisfying the affordable housing obligation and the required development phasing (see Provision for New Affordable Housing Units at the end of this Plan).
- Some of the independent living units may be in the same building or in a separate building from the assisted living/dementia care units. If there are separate buildings, the buildings may be connected through one or more passageways to be used as service connectors for employees, staff and pedestrians. One or more of such passageways may extend above ground to grade. The at-grade passageways shall not exceed 30 feet in width between interior walls or 20 feet in height to the peak of the roof and shall be included in the lot and building coverage calculations. The at-grade passageways shall have an architectural style that is complimentary with the assisted living/dementia care and independent living buildings. The above ground corridors shall be treated as a free standing building.



Glen Alpin Mansion, January 2019

Telecommunication Standards

- Installation of a wireless telecommunications antenna or antenna array shall be permitted on the rooftop or flush against the exterior of the assisted living/dementia care building. Monopoles and/or towers are not permitted.
- Wireless telecommunications antennas/antenna arrays are subject to the following standards:
 - Application requirements shall be pursuant to §225-175.B.
 - Applications to construct wireless telecommunication facilities are not subject to a report and approval by the Township Department of Health.
 - All equipment associated with the wireless telecommunications facility, including equipment shelters, shall be located internally within the building.
 - Wireless telecommunication facilities are required to be structurally sound and not create any hazards to the general public.
 - Wireless telecommunication facilities shall be designed, located, and screened to blend with and into the surrounding architecture and designed so as to eliminate, to the maximum extent practical, adverse visual impacts through the use of color, camouflaging, architectural treatment, and other means.
 - Antennas must be spaced and positioned in such a way as to not interfere with buildings' architecture and design features.
 - All wiring and/or cable tray device must be positioned in such a way that is not visible to the public.
 - Wireless telecommunication facilities that are not in use for wireless telecommunication purposes for six consecutive months shall be removed by the facility owner or the contractually responsible party at its expense. Removal shall occur within 90 days of the end of such six-month period. Upon removal, the site shall be cleaned and restored.



West Wing of Hurstmont Mansion, January 2019

Part 2: Glen Alpin Cultural District

The purpose of this District is to restore and preserve an historic asset for its historic and cultural significance and provide for public access and use of such resources. The District will preserve large areas of land pursuant to the Township agreement with the New Jersey Department of Environmental Protection as part of the diversion/disposal process. Easements placed on the property for conservation and access will provide additional standards for the site.

Permitted Principal Uses

- Cultural center, which may include a variety of uses that are open to the public, including exhibit spaces, museums, etc.
- Temporary sales/leasing office in association with any of the land use districts.
- Leasable event space that allows for food and drink to be either prepared on-site or brought in for on-site consumption during a private function.
- Hotel / guest suites
 - Hotel rooms (maximum of 80) may be included in separate buildings on the property or in buildings attached to the Glen Alpin Mansion. An additional 6 hotel rooms may be located within the renovated Glen Alpin Mansion.
- Restaurant and bar open to the public, where food and drink are prepared, served, and consumed on-site.
 - The restaurant and bar shall not exceed a total combined seating capacity of 150 seats.
 - The bar may be part of the restaurant or may be a separate entity.
 - Indoor and outdoor dining is permitted.
 - There shall be an affordable, casual dining option for on-site consumption in addition to any formal sit-down restaurant.
 - Cooking classes that are open to the public are permitted in association with the restaurant.
- Trail, trail head, and associated parking area in conjunction with the public trail access from the District.



Glen Alpin Mansion, 1949
Photo courtesy of the Harding Township
Historical Society

Permitted Accessory Uses

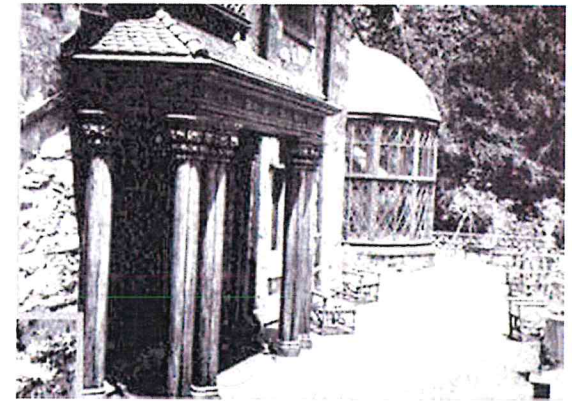
- Offices associated with the principal uses on site
- Subsurface Wastewater Treatment and Disposal System, only for use within the Redevelopment Area
- Electric vehicle charging infrastructure
- Uses that are customarily incidental to the principal use

Bulk Standards

- Minimum Tract Area: 9 acres
- All development shall occur within Block 34 Lot 1, the 3.5 acre fee simple disposal area that contains the Glen Alpin mansion.
- A maximum lot coverage of 50% of the total combined land that encompasses Block 34 Lot 1 and the McAlpin Gardens District is permitted.
- All agreements and easements with the NJ Historic Land Trust, DEP, County, or other relevant parties shall remain in effect and control.

Parking Requirements

- Parking for the Glen Alpin Cultural District and the McAlpin Gardens District shall be developed cohesively.
- 350 spaces total across both Districts, of which no more than 100 may be surface parking.
- Trail Head Parking: 4 spaces
- Valet parking is permitted for all on-site uses.
- Parking requirements may be met through the use of off-site locations located within 200 feet of the District, provided that the off-site location is a conforming parking lot as of the date of this Redevelopment Plan. The provision of off-site parking shall only be permitted upon the submission of an executed agreement between the redeveloper and property owner of the off-site location. The agreement shall be submitted with an application for site plan approval by the redeveloper. The agreement shall include a provision requiring notice to the Township if terminated and any approval shall be conditioned upon the agreement remaining effective. Furthermore, any approval shall be conditioned upon the redeveloper's provision of shuttles for guests to between the off-site location..

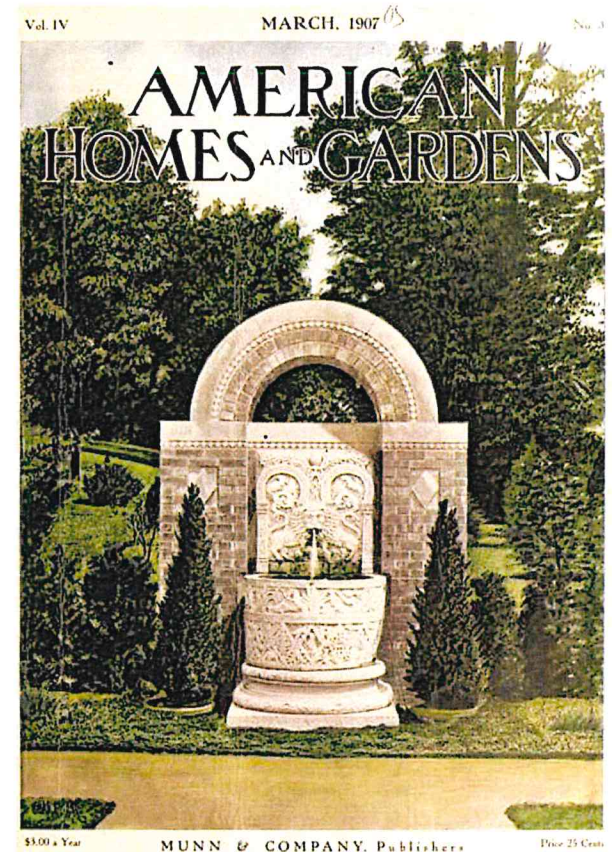


Glen Alpin Mansion Front Entrance, 1942

*Photos courtesy of the Harding Township
Historical Society*

Additional Standards

- All easements with the NJ Historic Trust, County, and other relevant parties shall remain in effect subject to the terms of each easement.
- There can be multiple principal uses and buildings on the site; however, all shall be under one management company and shall function in a cohesive manner.
- Uses and structures on the Glen Alpin Cultural District may extend over the District line into the McAlpin Gardens District and vice versa. The districts are to be used and developed in tandem.
- The Glen Alpin mansion shall be renovated, rehabilitated, and adaptively reused for the permitted uses listed in this District. The restoration shall be completed pursuant to the recorded easement with the NJ Historic Trust, dated October 27, 2022 (recorded May 25, 2023).
- The existing open lawn in the front of the Glen Alpin mansion and predominantly located within Block 34 Lot 1.02 (the Green Acres Participation Area) shall be maintained as a formal yard area with the addition of the required trail (as depicted in the Proposed Open Space Trail System map). Wildflower meadows may be planted in appropriate locations as designed by a landscape architect.
- Access to the site shall be from the existing northern driveway entrance on Mt. Kemble Avenue. Such entrance may be improved pursuant to all restrictive easements and in conjunction with modern standards. The existing southern driveway entrance located at the intersection of Mt. Kemble Avenue and Tempe Wick Road shall be closed to vehicular traffic but shall be maintained pursuant to the trail easement, as depicted on the Proposed Open Space Trail System Map.



1907 Cover of American Homes and Gardens, Featuring the McAlpin Gardens

Part 2A: McAlpin Gardens District

Purpose

The purpose of the McAlpin Gardens District is to preserve the historic gardens located in the rear of the property, provide an interconnected trail network with the Senior Living District and the Glen Alpin Cultural District that shall be available to the public, and establish accessory uses associated with the uses in the Glen Alpin Cultural District. The District is intended to be developed in conjunction with, and in support of, the Glen Alpin Cultural District.

Permitted Principal Uses

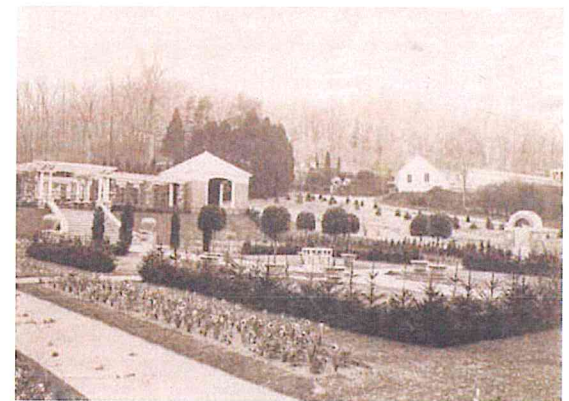
- The McAlpin Gardens District shall be developed in conjunction with the Glen Alpin Cultural District and cannot be developed as a separate entity / use.
- Guest suites, a.k.a. “casitas” (maximum of 10) associated with hotel/event space located within the Glen Alpin Cultural District.
- Restored gardens and walking trails that are accessible to the public. See the additional Standards for more information,
- “Overflow” of the principal structures and uses as permitted in the Glen Alpin Cultural District.

Permitted Accessory Uses

- Subsurface Wastewater Treatment and Disposal System, only for use within the Redevelopment Area
- Uses that are customarily incidental to the principal uses either on the Glen Alpin Cultural District or within the McAlpin Gardens District.

Bulk Standards

- Minimum Lot Size: 6 acres
- A maximum lot coverage of 50% of the total combined land that encompasses Block 34 Lot 1 and the McAlpin Gardens District is permitted.
- Casitas:
 - Maximum Height: 1 story / 18 feet.
 - Maximum Gross Square Footage: 800 square feet.
- See “Additional Standards” below for further information.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

Parking Requirements

- Parking for the Glen Alpin Cultural District and the McAlpin Gardens District shall be developed cohesively.
- 350 spaces total across both Districts, of which no more than 100 may be surface parking.

Additional Standards

General

- The existing single-family house that was constructed in the 1970s shall be demolished.
- Development of the District shall be focused on the northern end of the site, where the District meets and intersects with the Senior Living District and the Glen Alpin District. Development shall be pulled away from the Tempe Wick Road frontage and the western property boundary as much as possible.
- Full kitchens are not permitted in the casitas; however, kitchenettes that include minifridges, small sinks, and coffee/drink bars shall be permitted.
- Development of the District shall take into careful consideration the extent of the environmental constraints existing on the property.
- There shall be a minimum 100-foot-wide tree conservation area provided along the property line with the adjacent residential property to the west and a minimum 25-foot-wide tree conservation area shall be provided along the property boundary with Tempe Wick Road. Development shall be prohibited within the conservation area existing mature vegetation shall be supplemented with appropriate plantings.
 - No trees measuring six inches or greater in diameter in diameter at a point 4 ½ feet above the ground shall be cut down or removed. Exemptions to the tree conservation requirements shall be the same as those found in the Senior Living District.

- Should an application for development propose any tree removal within the tree conservation area, a permit shall be obtained pursuant to Ordinance Section 225-111 of the Township Code. 'C' variance relief is not required.

Historic Preservation and Restoration

- The historic gardens shall be rehabilitated and restored to their former grandeur. They shall connect with the proposed trail that will run through the Glen Alpin Cultural District and Senior Living District. The existing garden stairs that connect the McAlpin Gardens District to the Senior Living District shall be restored in order to connect the McAlpin Gardens to the trail in the Senior Living District. A public access easement or agreement for the gardens shall be established. If necessary, any developer shall employ professionals trained with experience in such restoration.
- The gardens shall provide full access to the public, but may be used for private events associated with the Glen Alpin Cultural District e.g. weddings. The boundaries of the area to be preserved are found on the map entitled "Proposed Open Space Trail System." The inability to preserve and restore the garden area is not permitted by this Plan, and any such request would require a Plan amendment.
 - Existing historic features of the gardens, such as walls and sculptures, shall be restored and maintained. Utilizing historic photos and images, the developer shall reconstruct the wood components of the pergola structure pursuant to the original structure.
 - The placement of any new structures shall not hinder the ability to reconstruct features in the garden restoration area.

Design Standards

Deviations from the following standards would result in design waiver relief.

Architecture

Architecture for all Districts

- New development shall be architecturally consistent with the architecture of the now demolished Hurstmont mansion as well as the Glen Alpin mansion.
- New development shall be designed to utilize the natural topography of the site.
- New development shall be undertaken in ways that will preserve and respect the historic character of the Redevelopment Area, the Township, and the surrounding area. Historic character is defined by existing or formerly existing structures that participated significantly in aspects of the local historic story.
- Respect in design shall be expressed at the level of basic structural forms, rather than in superficial architectural detail.
- All buildings shall be designed with materials that reflect the historical and rural character of the community. Appropriate materials include, but shall not be limited to:
 - Brick
 - Wood
 - Cast architectural concrete
 - Azek Trim or similar product
 - Simulated fiberglass roofing and asphalt tiles that simulate shake tiles
 - Clapboard siding
 - Field stone/granite/other native stone
 - Cementitious or fiber cement materials
 - Durable manufactured product is permitted for retaining wall surfacing only, pursuant to approval of the Redevelopment Entity. Examples that are not acceptable will be referenced in redevelopment agreement.
- Pudding stone, EIFS, and stucco shall not be utilized anywhere on site.
- Imitative veneers, such as vinyl siding or Garden State Brickface, shall not be used anywhere on site.
- No manufactured products such as cultured stone can be used as a veneer on any building.
- Architectural features such as mullioned windows and gabled roofs shall be used for any new structures developed on the Glen Alpin and McAlpin Gardens Districts.
- Building massing shall be broken up through the use of multiple gables, varying roof heights, dormers, materials, and architectural articulation.
- Hipped and gable roofs shall be utilized for all new structures.
- Roofs and building orientation should be designed to accommodate solar panels whenever possible.
- To the extent feasible, existing historic features such as stone walls shall be salvaged and utilized in the development.
- Construction materials used in landscaping shall conform to the design standards found herein.

Architecture for Senior Living District

- Decorative details like shutters, pilasters, and elaborate shingle siding patterns shall be used sparingly and in support of massing statements, not as an afterthought. The architectural design of the townhouses, independent living building, and the assisted living/dementia care building in the Senior Living District shall be compatible in terms of building materials and architectural techniques utilized.

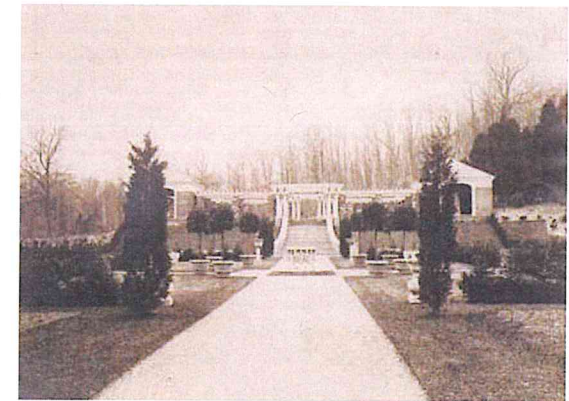
- For the townhouses in the Senior Living District, architectural design features such as pitched roofs, dormers, window shutters, stoops, and entrance overhangs shall be utilized to reflect the look of older carriage homes.
- All roofs must have eaves, which shall be continuous and measure a minimum of 2'-0" from the building face for the multi-family ILUs and assisted living/dementia care units and a minimum of 0'-9" for the townhouses and stacked townhouses.
- Garage doors on townhouses shall be constructed and styled to compliment the architectural vernacular of the home.
- Any at-grade passageway that connects the assisted living/dementia care building with the independent living building shall abide by the design standards herein and shall have an architectural style that is complimentary with the assisted living/dementia care and the independent living buildings.

Open Space and Landscaping/Buffering

- Maximum effort should be made to preserve and incorporate into the landscaping plan all existing trees and vegetation within the Redevelopment Area.
- For all new plantings, native species shall be utilized to the extent feasible. Native plants species can be found on the Native Plant Society of New Jersey webpage, among other similar sources.
- Invasive species are prohibited for all new plantings. A list of invasive and non-invasive alternatives can be found in a report entitled "Plant Invaders of Mid-Atlantic Natural Areas," published by the U.S. Fish and Wildlife Service.
- Landscaping shall include a combination of hardwood and other deciduous trees in addition to evergreens. Evergreens shall be utilized for screening purposes.
- Landscaping shall include canopy, understory, shrub, and ground layers.
- Street trees shall be planted along all interior roadways, and shall be planted on average 40 feet apart.
- At the time of planting, a minimum of 50% of all internal trees must be at least 3 inches in caliper measured 4.5 feet above ground for deciduous trees and a minimum of 6 feet in height for evergreens. The trees in the Route 202 buffer and street trees along entrance driveways shall be at least 4-5 inches in caliper for deciduous trees and 6 feet in height for evergreen trees. All trees must adhere to the American Standards for Nursery Stock.



Artwork Depicting McAlpin Gardens from the March, 1907 Issue of American Homes and Gardens



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

- Outdoor gardens are encouraged within the Senior Living District and shall be planted with non-invasive flowers, shrubs, and tree species. To the maximum extent feasible, historic garden elements shall be restored and reused. The responsibility of managing the gardens is delegated to the redeveloper.

Signage

- Unless otherwise stated here, all signs shall comply with Article XXIII Signs of the Harding Township Land Use and Development regulations.
- Historic/environmental markers, signs, or other similar forms of identification or educational signage are permitted in all land use districts.
- Trail markers and signage shall be permitted in all land use districts.

Senior Living District

- Two entrance monument signs (a sign in which the entire bottom is in contact with the ground) shall be permitted at the main entrance from Mt. Kemble Avenue. The signs may be located completely or in part on retaining walls, as depicted on the example image on page 31, and sign text shall not exceed 16 square feet per sign and 32 square feet for both as measured from the exterior edges of the text. The signs may be externally lit by shielded downlighting.
- The entrance monument signs shall be located entirely on the subject property and shall not interfere with any sight triangles.
- Directional and wayfinding signs are permitted on all internal roadways. All wayfinding signage shall be consistent in design, style, and color.
- A street sign identifying the name of the secondary access road may be placed at the intersection of the secondary access road with Mount Kemble Avenue.

Glen Alpin Cultural District

- An entrance monument sign (a sign in which the entire bottom is in contact with the ground) shall be permitted at the main entrance from Mt. Kemble Avenue. The sign shall be externally lit by shielded downlighting, and shall be architecturally compatible with the historic context.
- Directional and wayfinding signs are permitted on all internal roadways. All wayfinding signage shall be consistent in design, style, and color.
- A temporary sign identifying the location of the temporary sales /leasing office is permitted at the entrance from Mt. Kemble Avenue. Such sign shall be temporary in nature (i.e. no



Hurstmont's Formal Gardens, 1907

From the June 1907 Issue of American Homes and Gardens

permanent footings or foundations) and shall be no larger than 16 square feet per side and 3 feet in height.

- All signage shall be pursuant to the sign provisions of the October 27, 2022 easement with the NJ Historic Land Trust.

McAlpin Gardens District

- Internal signage consistent in style and design with that of the Glen Alpin Cultural District are permitted.

Sustainability

- Roof-mounted solar arrays are encouraged to be utilized to help offset the Redevelopment Area's energy demand. If implemented, solar panels shall not be visible from the side or front of the building or from Mt. Kemble Avenue or Tempe Wick Road and shall not distract from the historic renovations and restorations.
- Sustainable building and design measures are encouraged throughout the site. Such measures include but are not limited to use of geothermal energy; use of passive solar, ventilation and shading design; use of low VOC interior paints and finishes; use of low VOC adhesives and sealants; operable windows where appropriate; installation of ENERGY STAR appliances; pursue ENERGY STAR certification; or pursue other sustainability best practices that meet or exceed current energy codes such as CPACE; apply LEED goals where reasonable, appropriate, and practicable even without the pursuit of certification; utilize high-performance glazing; install lighting fixtures that utilize LED bulbs; utilize Integrated Pest Management (IPM); install high-efficiency toilets.

Gates, Fencing, and Decorative Walls

- There shall be no gates restricting the main access points to the Senior Living District and the Glen Alpin Cultural District.
- There shall be no gates located internal to the site with the exception of the access point between the Senior Living District and McAlpin

Gardens District where bollards or similar shall be provided. Such bollards would be able to be controlled and lowered by emergency vehicles in need of accessing the properties and shall be spaced at a sufficient distance that would not permit cars to traverse through but would allow small personal alternative vehicles i.e. personal golf carts, to traverse and would allow pedestrians to walk through.

- A gate shall be permitted at the Tempe Wick Road access driveway to be utilized by emergency vehicles.
- Decorative fencing constructed of wrought iron shall be permitted within the Glen Alpin or McAlpin Gardens Districts at a height not to exceed 3 feet.
- No chain link, barbed wire, or electrical fences shall be permitted within the Redevelopment Area.
- Decorative garden walls utilizing materials that are consistent and harmonize with the surrounding materials may be implemented in the Glen Alpin Cultural District and the McAlpin Gardens District to complement the adjacent architecture. Such walls shall not exceed two-and-a-half feet in height with the exception of existing historic walls that are to be restored and maintained.

Refuse Storage, Collection, and Disposal

- All new development shall address solid waste storage and disposition by following the standards set forth in Section 225-87 of the Harding Township Land Use and Development Regulations.
- To the extent feasible, refuse generated by the multi-family ILU's and assisted living/dementia care in the Senior Living District, as well as any restaurant, hotel, or event use in the Glen Alpin Cultural District shall be stored in an enclosed structure within the confines of the building. Should refuse storage be needed externally to the building, it shall be within an enclosed structure constructed of solid material and designed in such a way as to prevent wildlife from accessing the contents.

Utilities

- All utilities shall be installed underground.
- Building-mounted utility meters shall be placed in enclosures, rooms, alcoves, or otherwise incorporated into the design of the building and screened from public view.
- Ground-level utilities shall be screened on at least three (3) sides by non-deciduous landscaping that will conceal the structures throughout the year, without impeding access to the unit for the utility company.
- Emergency generators are required for all multi-family structures and for buildings consisting of assisted living/dementia care. Use of generators shall be for emergency use only.
- Emergency generators shall be planned for as part of the site plan application for development and shall be incorporated into building and site design. For each townhouse, an appropriately sized generator pad, of a design to be approved by the Board Engineer, shall be indicated on the site plan. Generators may alternatively be placed within a retailing wall, which shall also be indicated on the site plan. In the event that future residents elect to install a generator, it shall be placed in the location shown on the approved site plan unless another location is approved by the applicable government authority having jurisdiction.
- Generators shall not be visible from Mr. Kemble Avenue or neighboring properties. The provisions for ground-level utility screening described above shall apply to generator installations. Generators will be powered with an uninterruptable fuel source.
- To the extent feasible, generators should be fueled by battery backup storage devices, charged by solar panels with a natural gas backup.

RELATION TO OTHER PLANS

Township Master Plan

Harding Township's Master Plan was originally adopted in 1984. Components of the Master Plan have subsequently been amended several times. Additionally, in 2020 the Planning Board adopted a Reexamination Report. The following goals, objectives, and policies in the following Master Plan documents are relevant to the Area and the formulation of this Redevelopment Plan:

Master Plan Reexamination Report (2020)

- Protect natural resources and environmentally sensitive features by maintaining open space networks. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protect areas where public investments in open space preservation have been made. Development and redevelopment should maintain and enhance the natural resources and character of the Township. - The historic Glen Alpin mansion and its gardens will be preserved, along with its grounds. Additionally, walking paths connecting the site to Jockey Hollow will be provided. The design standards and setback requirements work to maintain the desired visual appearance of the development from Mt. Kemble Avenue.
- To promote the maintenance and protection of the high quality visual environment of Harding Township through creative development techniques and protection and enhancement of the unique physiographic and rural historical features. - The design standards and design precedents provided in this Plan give clear direction regarding the desired aesthetic of the development to ensure it is in keeping with the character of the Township.
- To encourage the preservation and restoration of historic buildings and sites, especially within the New Vernon Historic District, the Green Village area, and in areas adjacent to, or within the viewsheds of the Morristown National Historical Park. - The historic Glen Alpin mansion will be preserved.

Land Use Element (2017)

- Preserve the Township's historic heritage – The standards in this Plan enforce the historic significance of both the original Glen Alpin mansion and the Hurstmont estate. While the Hurstmont structure cannot be saved due to its deteriorating state, the Glen Alpin structure will be maintained. The architectural standards of this Redevelopment Plan encourage new structures to respect the historic architecture and cultural significance of the sites.
- Commitment to provide affordable housing – This Redevelopment Plan provides for the creation of 40 affordable, age-restricted units.
- Critical areas and areas with special natural resources – The development of the Area will be driven by the landscape. The standards of this Plan require mature tree preservation and consideration of open space. There are additionally no freshwater wetland or flood hazard areas within the Area.
- Open space preservation – The entire Glen Alpin property will be preserved, including the large front yard area where no development is permitted. Additionally, the Plan incorporates a public trail that will begin at Glen Alpin and cross the perimeter of the Senior Living District, finally connecting to the Morristown National Historical Park.

Historic Preservation Element (2005)

- The historic character and integrity of Harding's historic buildings should be preserved – The historic Glen Alpin mansion will be preserved and maintained through the provisions of this Plan as well as through easements established with the County and NJDEP.

Open Space Preservation Plan (2021)

- Preserve open space areas that contribute to the preservation of water resources, scenic vistas, streetscapes or landscapes, and/or that contain historic features or qualities of importance to the traditional rural historic character of the Township – The open front yard of the Glen Alpin property will be maintained in perpetuity, pursuant to the easement with the NJDEP. Additionally, the historic cemetery that is located within Glen Alpin's front yard area will be preserved and maintained. The preservation of this front yard area also preserves the streetscape of this section of Mt. Kemble Avenue and Tempe Wick Road. This Plan also requires setbacks and tree conservation areas within the Senior Living District along Mt. Kemble Avenue, also preserving the streetscape.



McAlpin Gardens, January 2019

Housing Element and Fair Share Plan (2018)

- The 2018 Housing Element and Fair Share Plan (HEFSP) envisions the Redevelopment Area as a CCRC with an affordable set-aside of 40 affordable units. The Redevelopment Plan provides for both age-restricted residential units as well as the affordable set-aside.

Adjacent Municipalities

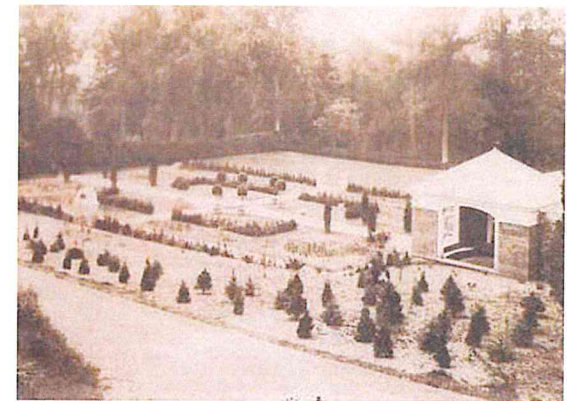
The Redevelopment Area is located in the northwest portion of the Township and does not border or impact any of the adjacent municipalities.

Morris County Master Plan

The Morris County Master Plan was last adopted in April 1975. Elements have since been added to the Master Plan and amended. The following goals, objectives, and policies in the Land Use Element are relevant to the Area and the formulation of this Redevelopment Plan:

Circulation Element (2018)

- Support bicycle and pedestrian network improvements – The Redevelopment Plan provides standards for a pedestrian trail connecting the Glen Alpin Cultural District and the Senior Living District with the Jockey Hollow section of the Morristown National Historical Park. Additionally, pedestrian connections within the Area are encouraged through required sidewalk networks.
- Improve access to tourist destinations, such as historical, cultural, and recreation sites – The Glen Alpin Cultural District will become more available to the public through the realization of the Redevelopment Plan. The proposed trail connecting the Districts with the National Historical Park will also improve tourist access to the sites and recreation areas of the Park.
- Support local efforts to construct and expand trails on or connecting to public parkland – As previously stated, this Plan provides for a connecting trail through the Area and into the Morristown National Historical Park.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies at various government levels with the purposes

of establishing consistency among local, county, and State planning practices. The SDRP allocates land into five (5) different categories called planning areas. Harding Township is located almost entirely within Planning Area 5 (PA5), the Environmentally Sensitive Planning Area, and the Parks and Natural Areas, which encompasses preserved natural areas. According to the SDRP, the Environmentally Sensitive Area includes large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats. The SDRP is unique in that its policy recommendations are not binding, but instead guide state-level development and redevelopment policy in addition to local and regional planning efforts. The SDRP includes eight statewide goals and several policies which are intended to implement the goals. The goals outlined in the SDRP are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development, and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan meets stated goals 1, 2, 3, 4, 6, 7, and 8

1. The intended redevelopment of the former Hurstmont estate will bring a productive use to a site that has been left to decay for more than two decades and with the partial demolition, has turned into a hazard and an eyesore for the community.

2. The Plan intends to minimize environmental disturbance by providing for tree conservation areas and building with respect to all environmental features on the site.
3. This Plan seeks to encourage economic growth by allowing the preserved Glen Alpin mansion to become a productive use that supports the community. The redevelopment of the former Hurstmont estate will bring jobs and housing options to the residents of Harding Township and New Jersey.
4. The easements, setbacks, and conservation areas within this Plan will continue to protect the environment surrounding the Area, including the Morristown National Historical Park.
6. Construction of affordable, age-restricted housing helps to fulfill the Township's affordable housing obligations while also providing housing options for seniors of all income groups.
7. The historic Glen Alpin mansion will be maintained and preserved as will the McAlpin Gardens area. Additionally, the proposed walking trail will enhance the open space and recreational opportunities for the residents of the Area, Harding Township, and New Jersey.
8. The Redevelopment Area is located directly on Route 202 (Mt. Kemble Avenue) and is near entrances to I-287. The Plan calls for the preservation and adaptive reuse of a previously unused historical building, turning it into a productive property once again, as well as the redevelopment of an underutilized and dilapidated property. Redevelopment of the Area is consistent with good planning principles and integrated land use planning and implementation.

State Strategic Plan

The Final Draft of the New Jersey State Strategic Plan for Development and Redevelopment, which has yet to be adopted by the State Planning Commission, was intended to be an update to the State Development and Redevelopment Plan. The four goals guiding the State Strategic Plan are the following:

1. Targeted economic growth: Enhance opportunities to attract and grow industries of statewide, regional, and international importance.
2. Effective regional planning: Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.
3. Preservation, protection, and enhancement of critical state resources: Ensure that strategies for growth include preservation, protection, and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.
4. Tactical alignment of government: Prioritize effective resource allocation, coordination, cooperation, and communication among entities that play a role in meeting the Plan's mission.

The State Strategic Plan also outlines several "Garden State Values" which reflect the principles set forth in this Plan, including prioritizing redevelopment and infill development, creating high-quality and livable spaces, and protecting and restoring heritage lands.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

ADMINISTRATION AND PROCEDURAL REQUIREMENTS

Redevelopment Entity

The Township Committee shall serve as the Redevelopment Entity to implement this Redevelopment Plan.

Duration of Redevelopment Plan

This Redevelopment Plan shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee.

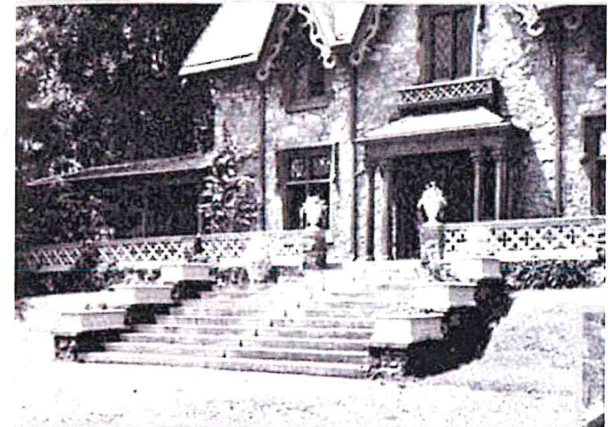
Review Process

The review process for all redevelopment projects shall consist of the following steps:

- Negotiation of Redevelopment Agreement – A Redevelopment Agreement is required. The Harding Township Committee shall be responsible to negotiate the terms and conditions of any redevelopment agreement by which specific entities are authorized to undertake redevelopment activities in accordance with the Plan. As part of such negotiations, the Harding Township Committee shall review the conceptual projects plans submitted by the proposed redeveloper and shall be authorized to include within the redevelopment agreement descriptions of such projects in sufficient detail to govern that which the redeveloper is authorized to construct, including exceptions from design standards.

The Redevelopment Agreement to be entered into between the Township and the Redeveloper will have attached to it as exhibits a concept plan that includes the site layout and a cross section plan of the site, prepared by Minno and Wasko, dated 7-30-19, detailing the grading and showing the relationship of the buildings to the grading/site.

- Harding Township Committee Review of Proposed Development Plans - Prior to submission of formal development review by the Township Planning Board (including any subsequent and future site plan amendments), the Redeveloper shall submit detailed plans to the Harding Township Committee (or upon Committee approval, its professionals) for its review. Harding Township Committee's approval of such submission shall be based on whether the plans are consistent with the Redevelopment Plan and redeveloper agreement, respectively, as well as any other comments the Harding Township Committee or its professionals may



Glen Alpin Mansion Front Entrance, 1942

*Photos courtesy of the Harding Township
Historical Society*

have. Two plans attached hereto prepared by Gladstone Design, Inc., dated 01-12-2023 ("Concept Plan") and 07-01-2022 ("Alternate Concept Plan") are associated with the Senior Living District. In addition, several renderings attached hereto prepared by Luce Architects, dated 10-25-2023, are associated with the Glen Alpin Cultural District and the McAlpin Garden District. The Committee should review any relevant concept plans.

If the Harding Township Committee or its professionals determine that the plans are not consistent, the Harding Township Committee shall advise the Redeveloper of the issues that give rise to such inconsistency. The Redeveloper shall then revise the plans and resubmit them as many times as necessary to receive approval from the Harding Township Committee. The Harding Township Committee shall issue a report to the Planning Board providing its consistency evaluation and any recommendations relating to the proposed site plan. Such report can include recommendations and comments relating to consistency with relevant Township ordinances including but not limited to the standards found in Article XVI Design Standards for Site Plans where applicable. It should be noted the Harding Township Committee does not have the authority to grant relief from 'c' variances or grant waivers from the design standards of the Redevelopment Plan.

- Planning Board Review of Development Plans - After approval of the proposed plans by the Harding Township Committee, the Redeveloper shall submit the plans to the Planning Board for its review pursuant to its normal site plan and subdivision powers. The Planning Board shall take the Harding Township Committee's comments and recommendations into account in their review process.

The redeveloper is not required to present the plans to the Harding Township Historic Preservation Commission.

Redeveloper Process

1. Applicants for designation as redeveloper shall submit the following materials to the Township Committee for review and approval:
 - a. Documentation evidencing financial responsibility and capability with respect to the proposed development.
 - b. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - c. Estimated time schedule for start and completion of development.
 - d. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, traffic circulation, landscaping, and active and/or passive recreation space.
2. The redeveloper shall be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
3. The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
4. As previously noted, The Township Committee has designated Hurstmont Estate Acquisition, LLC as the redeveloper for the Senior Living District.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township of Harding may amend, revise, or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

Property Acquisition

The Area has been designated as a non-condemnation redevelopment area. No property acquisition through the use of eminent domain is authorized or anticipated as part of this Plan.

Relocation

Eminent domain is not authorized as part of this Plan and any transfer of property and subsequent relocation requirements are purely voluntary so no plan for relocation assistance is necessary.

Affordable Housing Units

There are no existing affordable housing units in the Area. Consequently, there are no affordable housing units identified for removal as part of the implementation of this Redevelopment Plan.

Provisions of New Affordable Housing Units

Redevelopment Plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A 40A:12A-7.b).

In conformance with the Township's settlement agreement with FSHC and their Conditional JOR, 40 affordable units shall be produced as a result of development of this Area.

All affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable households earning at or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income, consistent with and as required by the Fair Housing Act.

The affordable units shall be constructed pursuant to the phasing schedule found in Part 5 Article XLI of Chapter 225 (adopted by Township Ordinance 04-19) and N.J.A.C. 5:93-5.6(d). The townhouse units shall not be aggregated with the remainder of the market units for purposes of the phasing schedule. When 20 of the townhouse units receive their Certificate of Occupancy, all of the affordable units within the independent living building shall also have been issued their Certificate of Occupancy. At the issuance of Certificates of Occupancy for 21 of the townhomes, all of the affordable units within the assisted living facility shall have also been issued.

Affordable units shall be affirmatively marketed in a manner consistent with UHAC and shall comply with UHAC bedroom distributions. Deed Restrictions shall be filed to ensure that the affordability controls remain in place for at least 30 years, pursuant to UHAC regulations (N.J.A.C. 5:80-26.1 et seq.).



Rendering of Green Acres - Patriots Path
Prepared by Luce Architects



Rendering of Glen Alpin Mansion & Arrival Court
Prepared by Luce Architects



Rendering of Restaurant & Banquet Hall
Prepared by Luce Architects



Rendering of McAlpin Gardens from Banquet Hall
Prepared by Luce Architects



Rendering of Hotel Suites
Prepared by Luce Architects



Rendering of Hotel Suites & Pool Bar
Prepared by Luce Architects



Rendering of Suites and Parking
Prepared by Luce Architects



*Rendering of Site Plan
Prepared by Luce Architects*



