

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

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**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), 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.

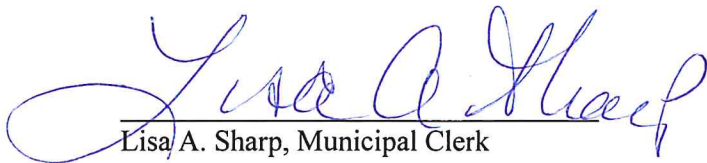
**SECTION 3:** If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

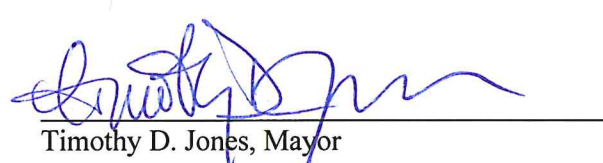
**SECTION 4:** All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Lacz		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# **EXHIBIT A**

1. Amendment to the Glen Alpin/Hurstmont Redevelopment Plan