

**TOWNSHIP OF HARDING**  
**ORDINANCE #16-2019**  
**ORDINANCE ADOPTING AMENDMENT TO THE HURSTMONT**  
**REDEVELOPMENT PLAN**

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

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

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

**WHEREAS**, the Harding Township Committee accepted the recommendation of the Planning Board and, on February 25, 2019, via Resolution #TC-073, designated the Redevelopment Study Area as a “non-condemnation” redevelopment area; and

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

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

**WHEREAS**, On June 24, 2019 the Harding Township Committee adopted a resolution accepting the Planning Board’s report on the Hurstmont Redevelopment Plan and responded in the resolution to the comments of the Planning Board; and

**WHEREAS**, on June 24, 2019, the Harding Township Committee, after introduction and publication as required by law for adoption of general ordinances, conducted a public hearing on the Hurstmont Redevelopment Plan and this ordinance adopting the Redevelopment Plan; and

**WHEREAS**, the Harding Township Committee reviewed and considered the Hurstmont Redevelopment Plan and the Planning Board recommendations and determined that the Hurstmont Redevelopment Plan is consistent with the Master Plan; and

**WHEREAS**, on June 24, 2019, the Harding Township Committee adopted the Hurstmont Redevelopment Plan by Ordinance #13-2019; and

**WHEREAS**, on June 24, 2019, the Harding Township Committee designated Hurstmont Estate Acquisition, LLC as the “Redeveloper” of the Redevelopment Study Area pursuant to Township Resolution No. TC 19-136; and

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

**WHEREAS**, the Harding Township Redevelopment Steering Committee conducted a public meeting concerning the Redeveloper’s concept plan and the proposed plan revisions on September 4, 2019 receiving comments from the public; and

**WHEREAS**, the Township Committee conducted a public meeting concerning the Redeveloper’s concept plans and the proposed plan revisions, receiving comments from the public; and

**WHEREAS**, HGA, Redevelopment Special Counsel Greenbaum, Rowe, Smith & Davis LLP, and Township Engineer Apgar Associates have reviewed those concept plans, and they have proposed certain revisions to the Hurstmont Redevelopment Plan taking into consideration the public comments received by the Harding Township Redevelopment Steering Committee and the Township Committee; and

**WHEREAS**, on September 12, 2019 on behalf of Harding Township, HGA prepared an amendment to the Hurstmont Redevelopment Plan; and

**WHEREAS**, the Harding Township Committee wishes to adopt the amendment to the Hurstmont Redevelopment Plan; and

**WHEREAS**, the amendment to the Hurstmont Redevelopment Plan was introduced by the within Ordinance on first reading, September 12, 2019 and referred to the Planning Board for review and comment pursuant to NJSA 40A:12A-7; and

**WHEREAS**, the Planning Board considered the amendment to the Hurstmont Redevelopment Plan at its meeting of September 23, 2019 and submitted a report of its review of the amendment to the Hurstmont Redevelopment Plan dated September 25, 2019 to the Harding Township Committee; and

**WHEREAS**, on September 30, 2019 the Harding Township Committee adopted a resolution accepting the Planning Board’s report; and

**WHEREAS**, on September 30, 2019, the Harding Township Committee, after introduction on September 12, 2019 and publication as required by law for adoption of general ordinances, conducted a public hearing on the amendment to the Hurstmont Redevelopment Plan and this ordinance adopting the amendment of the Hurstmont Redevelopment Plan; and



**WHEREAS**, the Harding Township Committee reviewed and considered the amendment to the Hurstmont Redevelopment Plan and the Planning Board recommendations and determined that the Hurstmont Redevelopment Plan is consistent with the Master Plan; and

**WHEREAS**, the recommendation of Susan Gruel, Heyer Gruel Associates, Township Planner, Redevelopment Special Counsel, Robert Goldsmith and John Hague, and Paul Fox, Township Engineer, Apgar Associates recommend the revised Hurstmont Redevelopment Plan dated September 12, 2019 be approved by the Harding Township Committee.

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

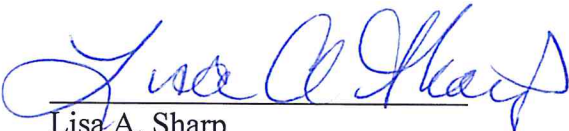
**SECTION 1:** That the amendment to the Hurstmont Redevelopment Plan prepared by HGA, dated September 12, 2019 in substitution for and replacement of the Hurstmont Redevelopment Plan dated May 13, 2019 is hereby adopted;

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


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

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

**ATTEST**

  
Lisa A. Sharp  
Municipal Clerk

**TOWNSHIP OF HARDING**

  
Christopher M. Yates  
Mayor

**INTRODUCED:** September 12, 2019

**PUBLIC HEARING:** September 30, 2019

**ADOPTED:** September 30, 2019

**ADVERTISED:** September 19, 2019

**ADVERTISED:** October 3, 2019

**Vote on Adoption:**

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. DiTosto		X		
Mr. Jones	1st	X		
Mr. Modi		X		
Mr. Platt	2nd	X		
Mr. Yates		X		