

TOWNSHIP OF HARDING
ORDINANCE #01-2023
“AN ORDINANCE ADOPTING AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN”

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 “**Glen Alpin/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 Glen Alpin/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 Glen Alpin/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 Glen Alpin/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 Glen Alpin/Hurstmont Redevelopment Plan and this ordinance adopting the Redevelopment Plan; and

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WHEREAS, the Harding Township Committee reviewed and considered the Glen Alpin/Hurstmont Redevelopment Plan and the Planning Board recommendations and determined that the Glen Alpin/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, on September 30, 2019, the Harding Township Committee adopted Ordinance #16-2019 to amend the Glen Alpin/Hurstmont Redevelopment Plan; and

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

WHEREAS, HGA has reviewed those concept plans, and proposed certain revisions to the Glen Alpin/Hurstmont Redevelopment Plan; and

WHEREAS, on January 13, 2023, on behalf of Harding Township, HGA prepared an amendment to the Glen Alpin/Hurstmont Redevelopment Plan (the “**Amended Redevelopment Plan**”); and

WHEREAS, the Harding Township Committee wishes to adopt the Amended Redevelopment Plan; and

WHEREAS, immediately following the introduction of this Ordinance, the Township Clerk is hereby directed to refer this Ordinance and the Amended 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 amendment to the Glen Alpin/Hurstmont Redevelopment Plan prepared by Heyer, Gruel & Associates, dated January 13, 2023, a copy of which is attached to this Ordinance as Exhibit A, is hereby adopted.

SECTION 2: 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.

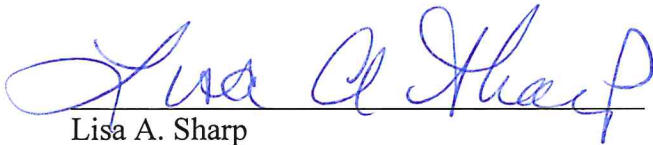
**TOWNSHIP OF HARDING
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SECTION 3: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

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

ATTEST

TOWNSHIP OF HARDING



Lisa A. Sharp
Municipal Clerk



Timothy D. Jones
Mayor

INTRODUCED: January 17, 2023

ADVERTISED: January 26, 2023

PUBLIC HEARING:

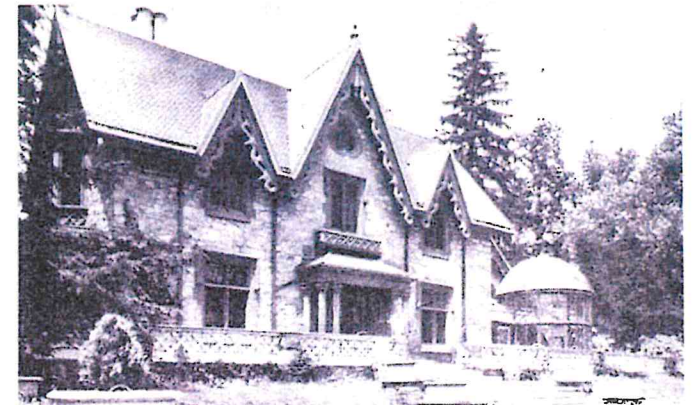
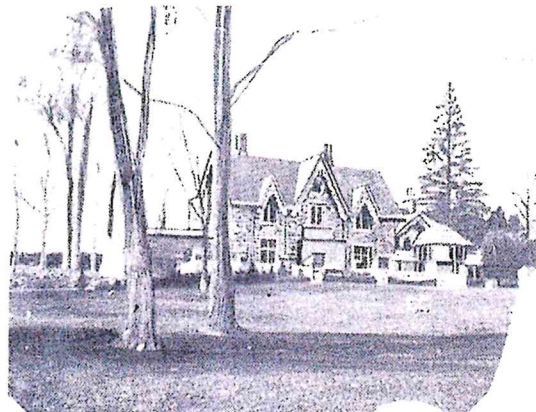
ADOPTED:

ADVERTISED:

Vote on Introduction:

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

GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN




Township of Harding
Adopted June 24, 2019
Amended and Adopted September 30, 2019
Amended January 17, 2023 and adopted ____2023
Prepared by:

HGA

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

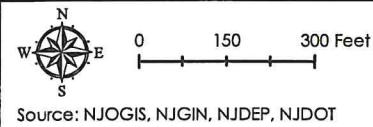
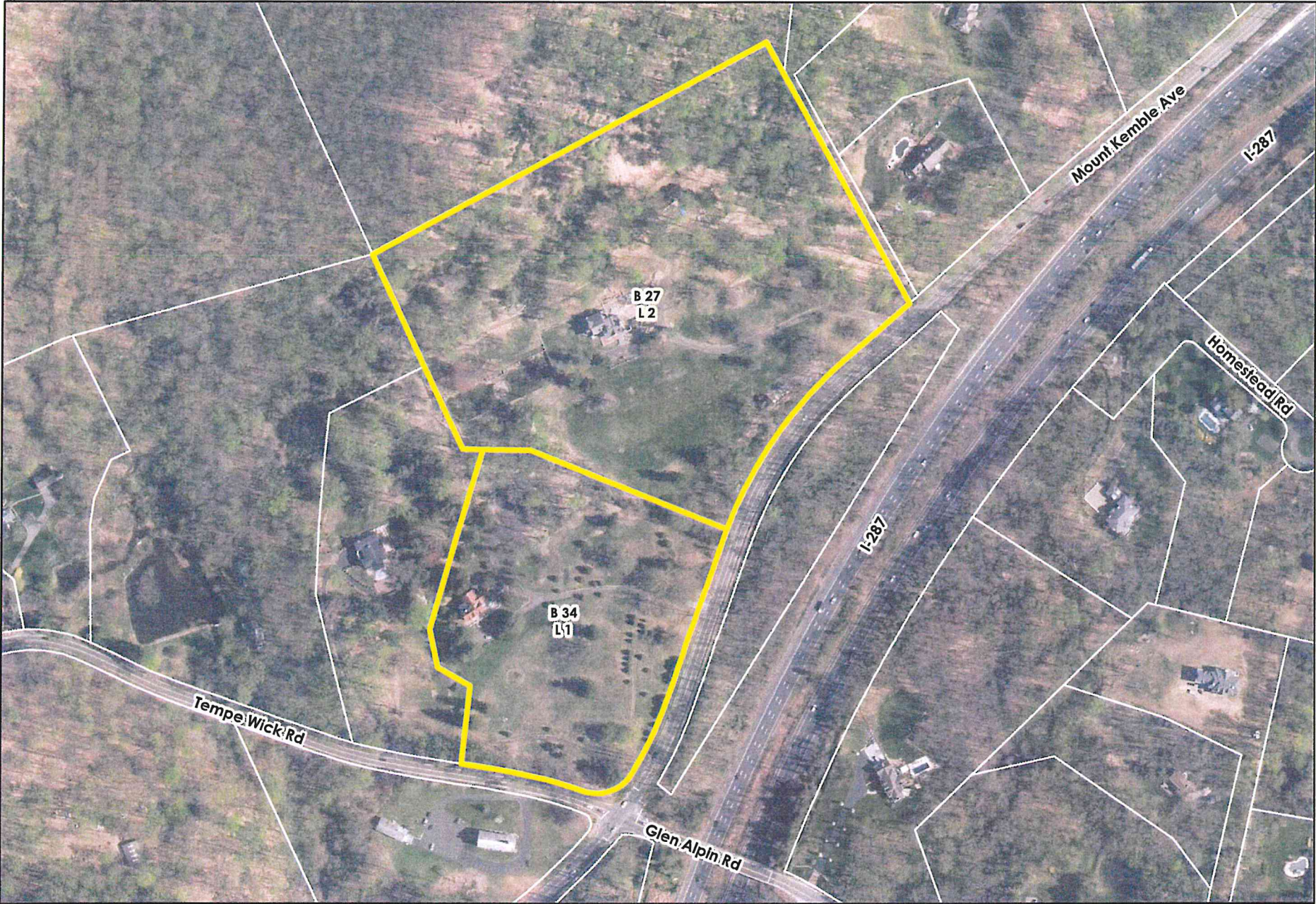
The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.


M. McKinley Mertz, AICP, P.P. #0368


Susan S. Gruel, P.P. #1955

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2015 Aerial



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.

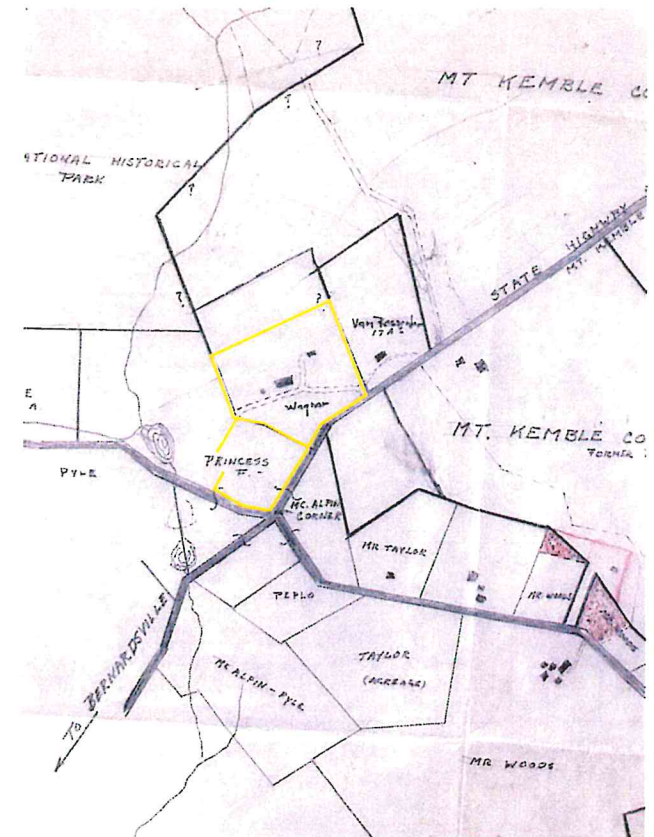
The predominant land use in the Township is single-family residential and farmland, as well as some commercial clusters along Route 202 and in the Historic Village Business District. There are two publicly owned parks in Harding that make up a significant amount of preserved land: Morristown National 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.

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, known as the "Glen Alpin property," and Block 27 Lot 2, known as the "Hurstmont property." Together the two properties make up 29.44 acres of land, with the Glen Alpin property comprising 9.57 acres and the Hurstmont property comprising 19.87 acres. The Glen Alpin property is a historic site with an existing historic structure that is jointly owned by the Township of Harding and the Harding Land Trust, a nonprofit organization dedicated to preserving natural areas and farmland within the Township.

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 outside of the 300-foot buffer required by the DEP for Category 1 waterways.²


1. 2013-2017 American Community Survey 5-Year Estimates

2. "Primrose Brook," Great Swamp Watershed Association <https://www.greatswamp.org/streams/primrose-brook/>



Historic Map of Redevelopment Area and its Surroundings

Photo courtesy of the Harding Township Historical Society

 Indicates current Redevelopment Area boundaries

Area Description

The Hurstmont property, Block 27 Lot 2, is within the RR Rural Residential Zone, which permits single-family residential as well as farming. The Glen Alpin property, Block 34 Lot 1, is within the PB Public Land Zone, which permits administrative buildings and installations, libraries, historical buildings, cultural or community centers, public schools, parks, playfields, playgrounds, conservation purposes, recreational uses, educational facilities, garages to house municipal equipment, and any other public uses, buildings, and structures. The Area is surrounded by other properties in the RR and PB zones. The B-2 Business Zone is located south of the Area along Mt. Kemble Avenue.

The Glen Alpin property is developed with a 14,000 square foot, three floor, 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 its acquisition, 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 Hurstmont property is 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. In 2011, the current owner received demolition permits from the Township to demolish structures on the property, but the demolition was not completed. As of this Plan, the carriage home and mansion remain partially demolished. The Hurstmont property has one access driveway onto Mt. Kemble Avenue.

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 entire Redevelopment Area is located outside the sewer service area.

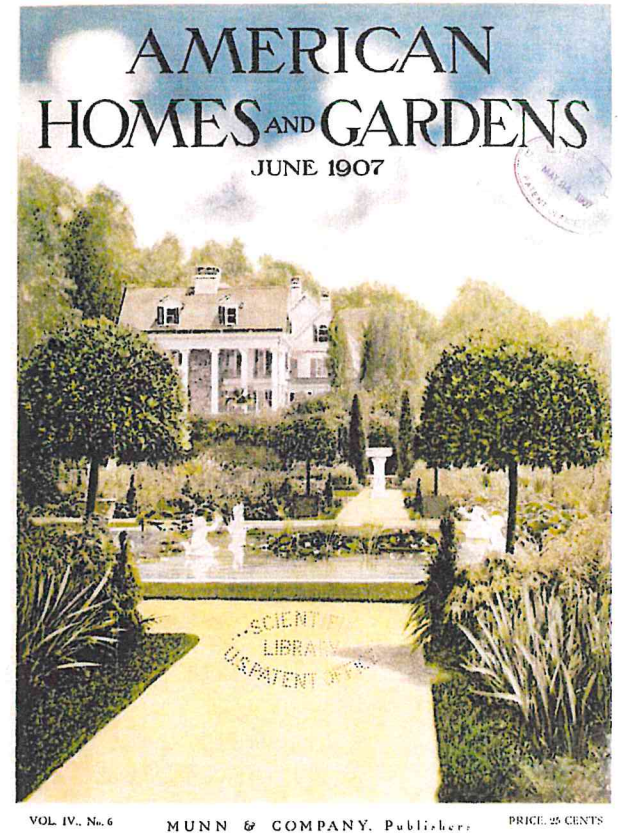
Given their historical and cultural significance, both properties are included in the Tempe Wick Road/Washington Corners Historic District. The Tempe Wick Road/Washington Corners Historic District was placed on the New Jersey Register of Historical Places on June 26, 2000 and on the National Register of Historic Places on August 24, 2000. Block 34 Lot 1 (Glen Alpin) is a “key



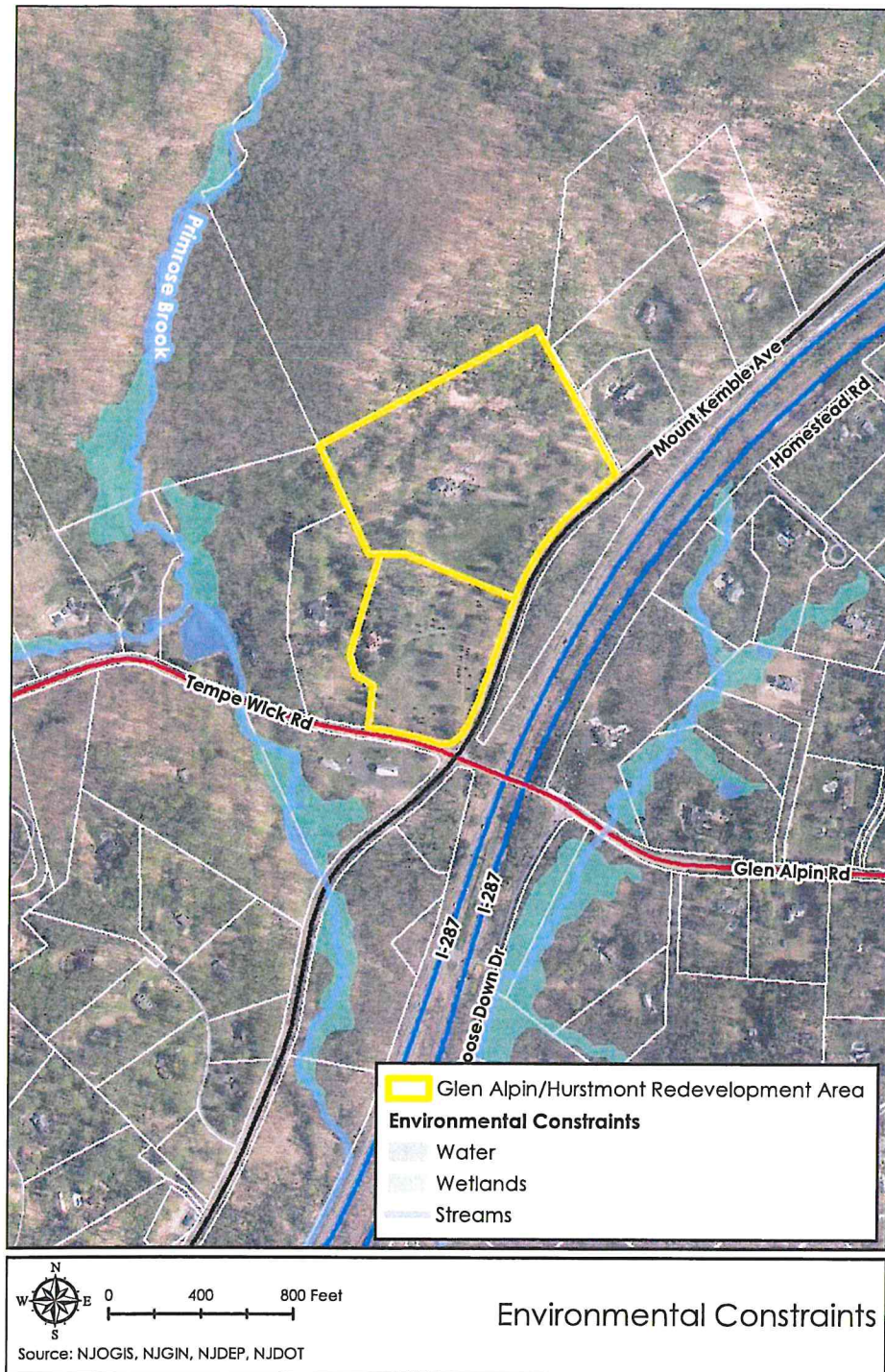
Glen Alpin Mansion, January 2019

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 owns 85.71% and Harding Land Trust owns 14.29% of the property). 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.



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



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 is 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.

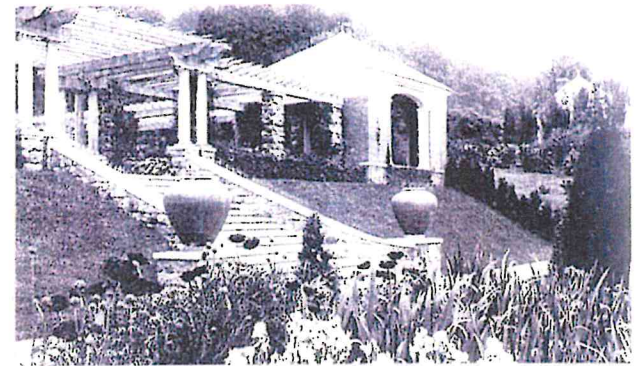
- Ensure the general preservation of mature trees throughout the property and within the proposed conservation easement to help screen the development from the view of the public roads to the extent feasible.
- Utilize stormwater management best practices.
- Maintain a minimal amount of impervious surface 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 respects the historic features of the Hurstmont estate.

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 Glen Alpin and Hurstmont properties, as well as connect the two properties 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

- Encourage the restoration and adaptive reuse of the Glen Alpin site for its historical and cultural significance.
- Encourage sensitivity to cultural heritage and historical resources on the Hurstmont property with the acknowledgment that the existing structures on the Hurstmont property will be razed in connection with the redevelopment of the property.



Glen Alpin Gardens, 1940s

*Photo courtesy of the Harding Township
Historical Society*

RELATIONSHIP OF PLAN TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

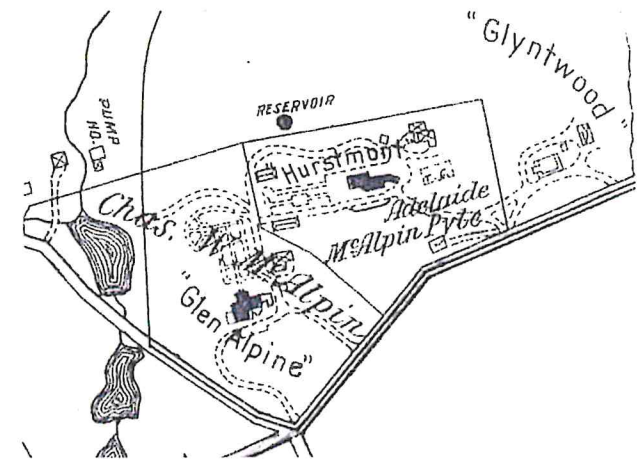
The Redevelopment Area shall be redeveloped with the standards detailed in this Plan. The Plan supersedes the provisions of the Township Land Use and Development Regulations (Chapter 225) for the Redevelopment Area unless specifically referenced. Other Township regulations affecting development that 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.

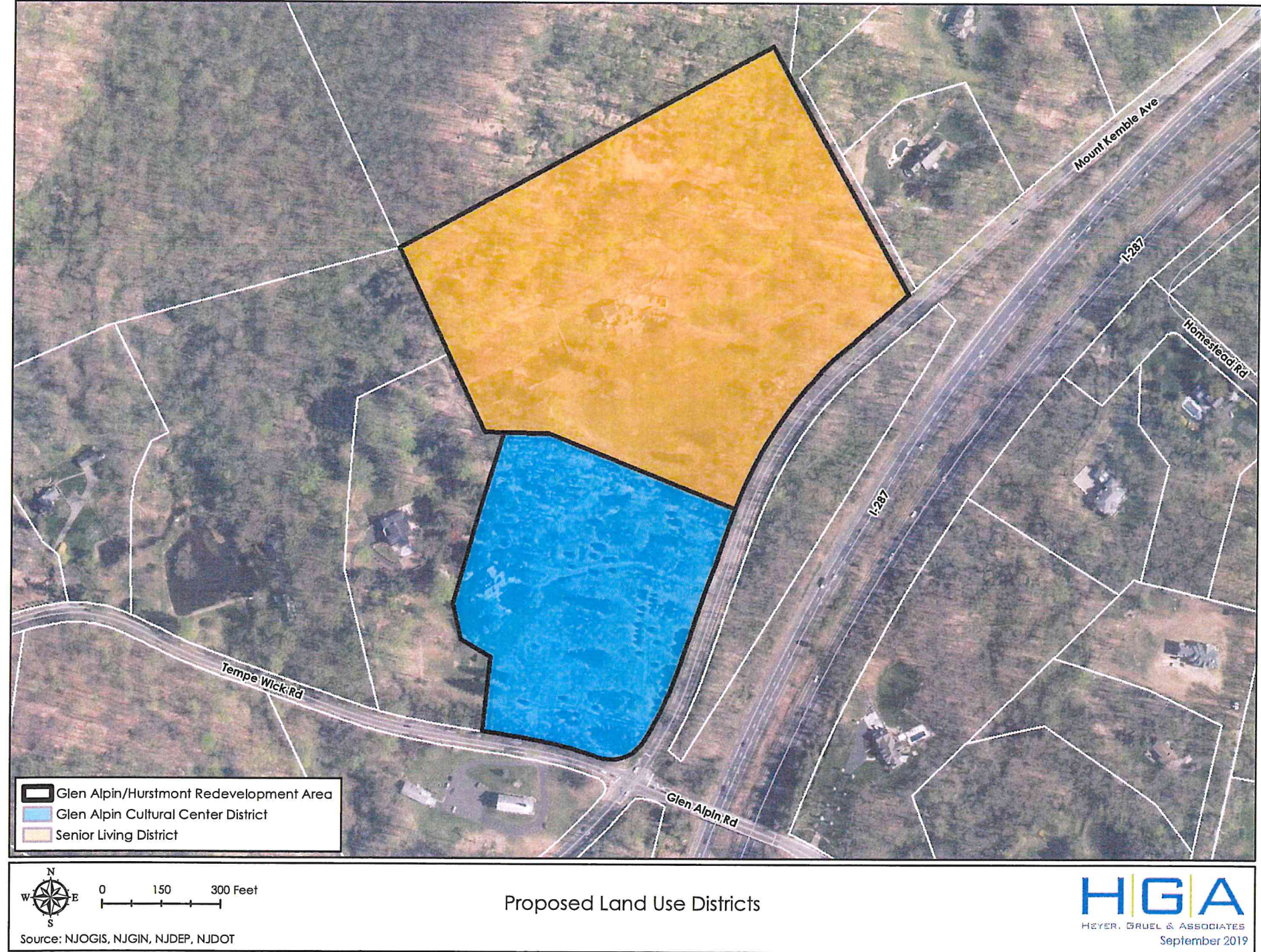
The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if 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 Zoning Map. Any and all amendments to this Plan shall be authorized and adopted by the Harding



1910 Map of the Redevelopment Area

Photo courtesy of the Harding Township
Historical Society



- All private roads and driveways must have adequate width and turning radii to accommodate emergency services vehicles including fire trucks and ambulances.
- 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.
- 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.
- Sidewalks 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.
- Surface parking is encouraged to utilize reinforced porous products to reduce impervious coverage.
- All roads shall be built to Township standards or RSIS standards as applicable.

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.



Glen Alpin Conservatory, January 2019

Senior Living District

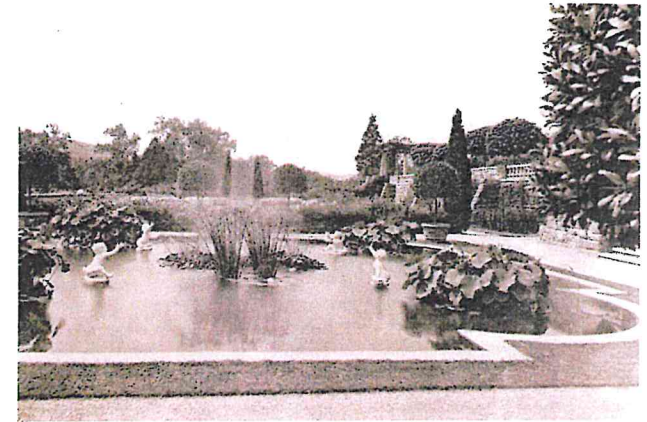
The purpose of the Senior Living District is to permit the redevelopment of the Hurstmont property into a senior living facility that provides a diversity of residential opportunities. Residential housing types will include townhomes, multi-family independent living units (ILUs), and assisted living 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.

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

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.



Hurstmont Mansion First Floor Plan

*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.

Additional Standards:

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.



Hurstmont Mansion, 1986

*Photo courtesy of the Harding Township
Historical Society*

- Medical and other support services typically provided in a skilled nursing home may be provided as an option for residences. If necessary, provisions for transportation may be provided.
- 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.
- 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).
- 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 for construction purposes shall not be permitted.
- 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's Formal Gardens, 1935

*Photo courtesy of the Harding Township
Historical Society*

Glen Alpin Cultural Center District

The purpose of this District is to restore and preserve a historic asset for its historic and cultural significance. The Township agreement with the New Jersey Department of Environmental Protection as part of the diversion/disposal process, as well as the easements placed on the property, will control the standards for the site.

Permitted Principal Uses

- Cultural center
- Offices
- Leasable event space that allows for off-site food and drink to be brought in for on-site consumption during a private function
- A single-family residence within the existing mansion
- Restaurant, where food and drink are prepared, served, and consumed on-site
- Group Home

Permitted Accessory Uses

- 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
- Remaining Bulk Standards: All agreements and easements with the DEP, County, or other relevant parties shall control the bulk standards for the District.

Parking Requirements Office Space: 1 space per 250 gross square feet

- Leasable Event Space/Restaurant: 1 space for every 3 seats; Where no permanent, individual seats are provided, 1 space for each 100 square feet of seating area or primary assembly area shall be provided
- Residential: RSIS
- Trail Head Parking: 4 spaces



Hurstmont Mansion, January 2019



Illustrative rendering of appropriate architecture for the “main” building to consist of assisted living/dementia care/ILU’s

Rendering prepared by Meyer Design

- 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.
- For the townhouses, 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.
- For the multi-family ILUs and assisted living/dementia care units, architectural features such as mullioned windows and gabled roofs shall be used.
- 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.
- 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.
- Roofs and building orientation should be designed to accommodate solar panels whenever possible.
- Garage doors on townhouses shall be constructed and styled to compliment the architectural vernacular of the home.
- 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.
- 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.



Glen Alpin Mansion, January 2019

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.

Signage

- 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.
- Unless otherwise stated here, all signs shall comply with Article XXIII Signs of the Harding Township Land Use and Development regulations.



Front Yard of Hurstmont Property with the Glen Alpin Property in the Background, January 2019

- 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 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

- Improve access to tourist destinations, such as historical, cultural, and recreation sites – The Glen Alpin Cultural Center 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.

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. 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.

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 he two plans attached hereto prepared by Gladstone Design, Inc., dated 01-12-2023 ("Concept Plan") and 07-01-2022 ("Alternate Concept Plan"), respectively, as well as any other comments the Harding Township Committee or its professionals may have.

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.



