

INTRODUCTION

The Township of Harding's Glen Alpin/Hurstmont Redevelopment Area, herein referred to as the "Area" or "Redevelopment Area," is 29.44 acres in size and consists of Block 34 Lot 1 (685 Mt. Kemble ~~Avenue~~ [Avenue \(Route 202\)](#)– Glen Alpin) and Block 27 Lot 2 (679 Mt. Kemble Avenue – Hurstmont). The Area is located on the west side of Route 202, on the northwest corner of the Tempe 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 two properties to determine if the area qualifies 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" (the "Study") and 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 Area as in need of redevelopment through resolution 17-073.

The Redevelopment Area is also a component 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. The Area is also part of the Township's ~~adopted~~ 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 ~~devices~~ [measures](#) within the HEFSP ~~will~~ satisfiesy 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 Area is appropriate for an [age restricted](#) ~~Continuing Care Retirement c~~Community, consisting of up to 250 units/~~beds~~ with the mandatory set-aside of 40 units/~~beds~~. 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 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).

This Amended Redevelopment Plan refines the standards in the previously adopted Redevelopment Plan, although 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;
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.

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 northeastern 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

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

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

Watershed Association. The Redevelopment Area is outside of the 300-foot buffer required by the DEP for Category 1 waterways.²

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](#). ~~were~~ [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 contributing” property and [Block 27 Lot 2 \(Hurstmont\)](#) is a “contributing” property to the [Tempe Wick Road-Tempe Wick Road/Washington Corners](#) Historic District, ~~a State and Nationally Registered Historic District.~~

Harding Township is making application to the NJ State House Commission for a diversion/[disposal](#) of its ownership of the Glen Alpin property. The Township ~~will be~~ [submitting](#) its “Pre-Application” in early May 2019, ~~with a likely two to three month review process that will be reviewed~~ by the NJDEP’s Green Acres staff, ~~that administers the State House Commission.~~ 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 Review Board, there are approvals necessary from historic preservation agencies. ~~That process is underway with the first approval anticipated in the next week.~~ The NJ Historic Sites Council is reviewing 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 anticipates a finding of “no encroachment” shortly. Morris County must also approve the diversion and that process is following in lock step with the State House Commission process.

The State House Commission process should be concluded [in the second half of the Fall of by October 2020, 2019,](#) at which time the Township can transfer ownership of the property with associated historic easements and protections.

History and Character of the Area

The estates on both 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 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.

Both properties represent a tie to Harding’s past as both properties 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 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 ~~constructed~~ 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.

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~~ was composed of Township Committee members as well as Township residents.

[A public meeting and a meeting of the Steering Committee have been scheduled for early September to in order to permit the public to once again voice any comments and opinions they may have regarding the amendments to the adopted June 2019 Redevelopment Plan.](#)

PLAN PURPOSE

The purpose of this Plan is to redevelop the Hurstmont property into an age restricted - continuing care retirement community (~~CCRC~~) 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.

PLAN PRINCIPLES

~~CCRC Development~~

Age Restricted Senior Living Housing

- Supply a variety of living arrangements for seniors, including independent living (~~attached/detached/townhomes~~ single-family as well as multi-family independent living units) and assisted living/dementia care homes ~~memory care/skilled nursing residences~~.
- Supplement living options with dining facilities and medical 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, and construct a second access road from Route 202, ~~and use the northern access drive on the Glen Alpin property for ambulance and emergency access only.~~
- 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~~CCRC~~ and reduce congestion from turning vehicles on Mt. Kemble Avenue.
- Minimize the impact of the development~~CCRC~~ on traffic at the intersection of Mt. Kemble Avenue and Tempe Wick Road.

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 conservation easement to help screen the [development](#) ~~CCRC~~ 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.

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, such as wood, brick, ~~trap rock, native~~ stone [or its cast architectural equivalent, and clapboard siding, and natural pudding stone](#).

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 storm water 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 similar certification.
- Mitigate the impact of any additional traffic generated by the new development ~~CCRC~~.
- Preserve and restore the historic Glen Alpin mansion.
- Provide a public walking trail that connects the Redevelopment Area to the Morristown National Historical Park.

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 ~~use and bulk~~ 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. ~~However, existing engineering standards, performance standards, and definitions shall apply.~~

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. All development shall require site plan and shall comply with Chapter 225 Article XVI Design Standards for Site Plans.

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.

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 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 two land use Districts:

- ~~Senior Living District Age Restricted Housing~~ ~~Continuing Care Retirement Community (CCRC) District~~
- Glen Alpin Cultural Center 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."

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.](#)

~~**Continuing Care:** The provision of lodging and nursing, medical or other health-related services at the CCRC or at another location to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one (1) year, and, in consideration of the payment of an entrance fee with or without other periodic charges, provided that the person receiving the care is not related to the person who provides the care.~~

~~**Continuing Care Retirement Community (CCRC):** A development of residential living units that provides housing, services, and health care, including nursing home care, to people who are sixty-two (62) years of age or older, or for couples, one of whom is at least sixty-two (62) years of age, and which provides a continuum of care to meet the needs of individual residents, beginning with independent living through skilled nursing care.~~

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. ~~ILUs could be in the form of attached/detached/townhouse single family units or~~ within multi-family structures.

~~**Skilled Nursing/Memory Care Unit**~~ **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. ~~Provides health care under medical supervision and continuous nursing care for 24 or more consecutive hours to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.~~

Townhouse: A contiguous building or buildings, including one of two or more contiguous dwelling units in the same structure, each separated by plane vertical walls and having direct access to the outside and the road without use of a common hall, passageway or land and so laid out that each is susceptible to sale as an individual house and lot. A townhouse shall be occupied by persons who are fifty-five (55) ~~sixty-two (62)~~ years of age or older and others pursuant to the Federal Housing for Older Persons Act (42 U.S.C. 3607(b)(2)(C)). No permanent (60 days or more) 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, sleeping, and sanitary facilities provided within the unit for the exclusive use of a household.

Standards Applicable to All Districts

Walking Trails

- A walking trail shall be constructed throughout the Area, connecting the Glen Alpin Cultural Center District and ~~Age Restricted~~ ~~CCRC~~ Senior Living District with the Jockey Hollow section of the Morristown National Historical Park. See attached map.
- 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 ~~Age Restricted~~ ~~CCRC~~ Senior Living District. The Eggert property is a Township-owned parcel located directly north of the Redevelopment Area and is preserved as open space.
- Public parking shall be permitted on the Glen Alpin property for users of the trail connecting to Jockey Hollow Morristown National Historical Park.
- ~~A minimum of two and one half acres shall be conveyed to the Township to be used as part of the public trail network.~~

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.
- 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.
- There shall be no gate restricting access to the development.
- 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.

- ~~Any overflow or guest parking is encouraged to utilize grass ring pavers and/or other 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, including fixtures, luminaires, mounting height, etc., shall be evaluated during site plan review to ensure minimal adverse effects on neighbors and the night sky.~~
- To the extent feasible, site lighting shall be provided on bollards rather than using pole mounted fixture
- To the extent practical, motion sensor light fixtures shall be utilized.
- All light fixtures shall utilize LED bulbs and shall be shielded to prevent glare or hotspots from any direction.
- ~~All lighting installations shall be designed to be fully shielded.~~
- Up lighting or outward facing building-mounted light fixtures are not permitted.
- 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).

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.

Septic Systems

- An on-site septic system may be provided within the front yard of either district (or partially within both Districts) to service both Districts. Development of the on-site septic system shall conform with the Township's Sewers and Water ordinance (Chapter 422).

State Requirements

- All development shall conform to all applicable State requirements.

~~Senior Living District Age Restricted Housing~~ ~~Continuing Care Retirement Community (CCRC)~~
District

The purposes of the ~~Age Restricted Housing~~ ~~CCRC~~ Senior Living District is to permit redevelopment of the Hurstmont property into a senior living facility that provides a ~~diversity~~ ~~continuum~~ of ~~residential opportunities~~ ~~opportunities~~ ~~care, to its residents.~~ Residential housing types will include ~~attached/detached/townhomes,~~ ~~ILUs,~~ multi-family ~~independent living units (-ILUs),~~ and assisted living and ~~dementia care homes~~ ~~memory care/skilled nursing residences,~~ ~~with a~~ ~~An~~ affordable housing set-aside ~~is required.~~ This ~~ed~~ District shall be ~~designed and~~ developed ~~on a coordinate~~ ~~basis, as a coordinated single entity.~~ 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

- ~~CCRC inclusive of:~~
- ~~Attached/detached/townhomes~~ ~~and independent living units~~
 - Townhomes shall have a maximum of four units per building
- Multi-family ~~Independent Living Units (ILU's)~~
- ~~Assisted Living and Dementia Care Homes~~ ~~memory care residences/skilled nursing units~~
- Telecommunication antennas and associated equipment subject to the standards detailed in the additional standards subsection of the District.

Permitted Accessory Uses

- Fitness and wellness center to be used by residents and guests of residents only
- Movie theater to be used by residents and guests of residents only
- Library to be used by residents and guests of residents only
- Office spaces
- Dining facilities
- Parking
- Signage
- Roof-mounted solar panels
- Septic Systems including a related structure shed, which shall not be greater than 8 feet in height. The size of the structure shall be designed in accordance with applicable DEP regulations. The facility shall have below grade treatment tanks. The structure shall be set back a minimum of 100 feet from any property line. The system will be used to service both

the Senior Living District and Glen Alpin Cultural Center 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~~ Lot Area:

- 19 acres. The proposed townhouse area, which is approximately 11.8-acres in size, 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 40.35% within the District.
- Any land conveyed to the Township or Park Commission shall be included for purposes of calculating coverage.

Number of Units/~~Beds~~:

- The total number of units/~~beds~~, inclusive of market rate and affordable units/~~beds~~, shall not exceed 250 to be broken down as follows:-
 - No more than 40 townhouse units shall be constructed
 - No more than 85 assisted living/dementia care units shall be constructed
 - No more than 125 independent living units shall be constructed
- Of the total number of units/~~beds~~, 40 shall be affordable units/~~beds~~. In no event shall the District produce less than 40 affordable units/~~beds~~. 10% (rounded up) of the units within the assisted living facility shall be affordable units. The remainder of the affordable units shall be 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 ~~lot or~~ District line.
- Any land conveyed to the Township shall be included for purposes of calculating setbacks.

Attached/~~Detached~~/Townhouses Independent Living Units:

Minimum setback from Mt. Kemble Ave.	150 feet
Minimum setback from adjacent structures	30 feet
<u>Minimum setback from internal roadways</u>	<u>25 feet</u>

Maximum building height	2.5 <u>habitable</u> stories / <u>Uphill-facing façade: 35 feet</u> <u>Downhill-facing façade (i.e. façades facing Route 202): 45 feet</u>
Maximum unit footprint	<u>Uphill Units: 1,760 SF</u> <u>Downhill Units: 2,200 SF</u> <u>1,7,5500 SF / unit</u> <u>Calculation of footprint shall excludeing uncovered decks and porches (provided there is no habitable space above or below), as well as generator pads. (Need to discuss and revise accordingly)</u>
<u>Minimum setback from the southwest property line</u>	<u>50 feet</u>

Multi-family Independent Living Units (ILU):

Minimum setback from Mt. Kemble Ave.	300 500 feet
Minimum setback from rear property line*	100 feet
Minimum setback from adjacent structures	30 feet
Maximum building height**	4 3 habitable <u>residential</u> stories over 1 story of parking, <u>lobby, and service areas/ 65</u> 48 feet total. <u>Service areas include accessory uses as defined in this Plan.</u>

Assisted Living/Dementia Care Homes Memory Care/Skilled Nursing Residences:

Minimum setback from Mt. Kemble Ave.	500 feet
Minimum setback from rear property line*	100 feet
Minimum setback from adjacent structures	30 feet
Maximum building height	4 3 habitable <u>residential</u> stories over 1 story of parking, <u>lobby and related dining facilities and services areas / 55</u> 48 feet total <u>Service areas include accessory uses as defined in this Plan.</u>

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

**Calculation of height shall be as defined by the Township's Land Use Development Ordinance

Parking Requirements

- ILUs: 1 space per unit
 - Guest parking for the detached/attached ILUs may be provided at 1 space per three (3) units.
- Assisted living /dementia care home~~and memory care~~: 1 space per three (3) beds.

- ~~All parking associated with the independent living units, assisted living/dementia care homememory care/skilled nursing residences, including and CCRC employees shall be located under the building.~~ However, a maximum of 10-% of the total parking may be surface parking earmarked for visitors and/or as handicapped spaces.
- ~~Each townhouse unit shall have a two-car attached garage.~~

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.

Garages for ~~attached/detached/townhouses~~ TLUs

- ~~To the extent feasible, garages shall be visually screened from public streets, rear-loaded and oriented internally so that the front of all structures faces Mt. Kemble Avenue or the closest property line.~~

Tree Conservation

- A 50-foot tree conservation area is required along all perimeter property lines, with the following exceptions: 1) driveways that service the development, and 2) the rear property line abutting the Morristown National Historic Park, which shall have a 25-foot tree conservation area. ~~except the rear property line abutting the Morristown National Historic Park, which shall have a 25-foot 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. The walking trail may be within the tree conservation area. No tree conservation area is required between Districts.
- Exceptions to the above 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 255-111 of the Township Code. 'C' variance relief is not required.~~

Other

- A master property association will be created to cover the entire Senior Living District, which may be extended to the Glen Alpin Cultural Center District at such time as septic service is extended. The Association will implement the Emergency Services provision, as previously discussed.
- Medical and other support services typically provided in a skilled nursing home shall be provided as an option for residences. If necessary, provisions for transportation shall be provided.
- Chapter 225 Article XVIII Steep Slopes is not applicable.
- A minor subdivision shall be required, and is authorized by this Plan, in order to subdivide the townhouse development from the ILU 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 4 feet in height.
- The building comprising the independent living units may be connected to the assisted living/dementia care building through an underground passageway, to be used as a service connection for employees and staff.

Telecommunications standards

- Installation of a wireless telecommunications antenna or antenna array shall be permitted on the rooftop or flush against the exterior of the ILU and assisted living/dementia care buildings. 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.

- o Wireless telecommunication facilities shall be designed, located, and screened to blend with and into the surrounding architecture and design so as to eliminate, to the maximum extent practical, adverse visual impacts through the use of color, camouflaging, architectural treatment, and other means.
- o Antennas must be spaced and positioned in such a way as to not interfere with buildings' architecture and design features.
- o All wiring and/or cable tray devise must be positioned in such a way that is not visible to the public.
- o The maximum height of an antenna shall not project above the roofline of the building on which it is situated.
- o 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.

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
- Group home

Permitted Accessory Uses

- Septic systems only for use within the Redevelopment Area
- Uses that are customarily incidental to the principal use

Bulk Standards

Minimum Tract~~Lot~~ Area:

- 9 acres

Remaining Bulk Standards:

The agreements and easements with the DEP, County, and 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: 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
- Trail Head Parking: 4 spaces

Additional Standards

Easements

- All easements with the DEP, County, and other relevant parties shall remain in effect subject to the terms of each easement.

Design Standards - ~~Age Restricted Housing~~ Senior Living District

Architecture

- ~~The buildings~~ New development new CCRC facility shall be architecturally consistent with the architecture of the Hurstmont 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 these areas. 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.
- 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 ~~attached/detached/townhomes IUs, and~~ independent living ~~apartment building and the assisted living—/dementia care memory care building~~ ~~uses~~ shall be compatible in terms of building materials and architectural techniques utilized.
- All buildings shall be designed with materials that reflect the historical and rural character of the community. Appropriate materials include: including brick, wood, trap rock, stone, and natural pudding stone.
 - Brick

- [Wood](#)
- [Architectural concrete](#)
- [Azek Trim](#)
- [Simulated fiberglass roofing](#)
- [Clapboard siding](#)
- [Field stone/granite/other native stone or cast architectural equivalent](#)
- [Cultured stone and pudding stone shall not be utilized anywhere on site.](#)
- [Imitative veneers, such as vinyl siding or Garden State Brickface, shall not be used.](#)
- For the ~~attached/detached/townhomes~~, ~~ILUs~~, architectural design features such as pitched roofs, dormers, window shutters, stoops, and entrance overhangs shall be utilized to ~~reflect~~~~imitate~~ the look of older carriage homes.
- For the multi-family ILUs and assisted living/~~dementia care homes~~ ~~memory care/skilled nursing residences~~, 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.
- Rear-facing roofs may have a minimum pitch of 5:12. All other roofs shall have a minimum pitch of 8:12.
- Roofs and building orientation should be designed to accommodate solar panels whenever possible.
- Garage doors on ~~attached/detached/townhomes~~ ~~ILUs~~ shall be constructed of a solid material and be aesthetically pleasing.
- [Retaining walls shall be terraced, with no single wall taller than ~~10~~ 5 feet and with at least ~~6~~ 10 feet horizontally separating each wall. Areas between retaining walls shall be landscaped.](#)
- [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.](#)
- [The following are examples of appropriate architectural styles:](#)



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.
- Street trees shall be planted along all interior roadways, and shall be planted on average 40 feet apart.
- At the time of planting, all trees must be 3 inches in caliper and adhere to the American Standards for Nursery Stock.
- Outdoor gardens are encouraged within the ~~Age Restricted Housing~~ ~~CCRC 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 ~~CCRC redeveloper~~ owner.

Lighting

- ~~• Illumination levels for all interior residential 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.~~
- ~~• Light poles shall not exceed twenty (20') feet in height or the height of the nearest principal building, whichever is lesser.~~
- ~~• All light fixtures shall utilize LED bulbs and shall be shielded to prevent glare or hotspots from any direction.~~
- ~~• To the extent feasible, lighting bollards, not to exceed four feet in height, shall be utilized along pedestrian pathways and roadways to reduce light pollution and glare.~~
- ~~• Why have 2 separate set of standards?~~

Storm_water Management

- All development shall comply with Chapter 225, Part 4 "Storm_water Management" of the Township Land Use and Development regulations.

- Site design within the Redevelopment Area shall adhere to the New Jersey Storm_water 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 Storm_water Management Best Management Practices and the Township's Storm_water Management ordinance, the stricter standard shall govern.
- To the extent feasible, development within the Area should employ green infrastructure and storm_water management best practices including, but not limited to, the following:
 - Rain gardens/bio_swales - A shallow, sloped, and landscaped retention area designed to capture and convey storm_water runoff. These facilities assist with storm_water filtration and groundwater recharge while also serving as aesthetically pleasing landscapes and habitats for local wildlife.
 - Rain barrels – Containers that capture storm_water 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.
 - Green roofs – The roof of a structure which is completely or partially covered with vegetation. Green roof vegetation typically includes a growing medium planted on top of a waterproofing membrane. In addition to assisting with retaining storm water, green roofs also provide insulation for the building and could potentially be used as a rooftop garden area for ~~CCRC~~ residents.
 - Permeable pavement – A porous surface that captures storm_water runoff and stores it in an underground cistern to be infiltrated and absorbed back into the soil. Can be used for pedestrian pathways as well as driveways to assist with storm_water runoff and groundwater recharge.

Signage

- One (1) [double-faced](#) freestanding 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 not exceed 16 square feet per side. The sign may be externally lit by shielded downlighting. The entire monument sign, inclusive of structure, shall not exceed 48 square feet in area per side or 6 feet in height and shall not be illuminated.](#)
- Sign setback shall be subject to Planning Board review and approval, based on final driveway design.
- 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.

Sustainability

- Roof-mounted solar arrays are encouraged to be utilized to fully or partially 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.
- 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; pursue LEED certification; utilize LEED standards, 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.

Fencing

- No chain link, barbed wire, or electrical fences shall be permitted within the Redevelopment Area.

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 ILUs and assisted living/~~dementia care memory care/skilled nursing residences~~ 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 servicing the Senior Living District 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~~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/skilled nursing/memory care residences~~. 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 ~~attached/detached/~~townhouse LU, an appropriately sized generator pad, of a design to be approved by the Board Engineer, shall 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.
- 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.
- 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. The following goals, objectives, and policies in the Land Use Element are relevant to the Area and the formulation of this Redevelopment Plan:

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/~~beds~~.
- 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 wrap its way around~~ the

perimeter of the ~~Age Restricted Housing~~ CCRC-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 (2008)

- 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 ~~Age Restricted Housing~~ CCRC-Senior Living District along Mt. Kemble Avenue, also preserving the streetscape.

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/~~beds~~. The Redevelopment Plan provides for both age-restricted residential units~~the CCRC~~ 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 Center District and the ~~Age Restricted Housing~~ CCRC-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 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. 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.

ADMINISTRATION AND PROCEDURAL REQUIREMENTS

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.

Redevelopment Agency

The Harding Township Committee will serve as the redevelopment entity in implementing the Redevelopment Plan.

Review Process

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

- Negotiation of Redeveloper Agreement – A Redevelopment Agreement is required. The Harding Township Committee shall be responsible to negotiate the terms and conditions of any redeveloper 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 redeveloper 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, a tree conservation plan that indicates where existing mature trees shall be conserved, and two cross sections of the site that detail the grading and show 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, the Redeveloper shall

submit detailed plans to the Harding Township Committee 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 (including the attached concept plan, tree conservation plan, and site cross sections), as well as any other comments the Harding Township Committee may have.

If the Harding Township Committee determines 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. 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/~~beds~~ shall be produced as a result of development of this Area. Of the 40 affordable units/~~beds~~ created in the [Age-Restricted CCRC Senior Living](#) District, 9 will be set-aside for Medicaid beds in the assisted living ~~/memory care/skilled nursing~~ facility, and 31 will be within the multi-family independent living facility.

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. The townhouse units shall be utilized for a separate comparison standard in parallel with the other market units. By way of example, when 11 Certificates of Occupancy for townhouses have been issued, there shall also have been issued 4 Certificates of Occupancy for affordable units.

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.).

Redeveloper Process

- ~~4. 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.~~~~
- ~~5. The redeveloper shall be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.~~
- ~~6.5. As previously noted, The Township Committee has designated Hurstmont Estate Acquisition, LLC as the redeveloper.~~