

HARDING TOWNSHIP COMMITTEE
MONDAY, JANUARY 14, 2019
REGULAR MEETING MINUTES
Kirby Hall, Blue Mill Road, New Vernon, New Jersey

CALL MEETING TO ORDER – Mayor Yates

Mayor Yates called the regular meeting of the Harding Township Committee to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE – Mayor Yates

Mayor Yates led the Township Committee and members of the Public in the Pledge of Allegiance.

ADEQUATE NOTICE of this meeting of the Harding Township Committee was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE* on January 8, 2019, and published in the *OBSERVER TRIBUNE* on January 10, 2019; Notice was posted on the Bulletin Board in the Township Municipal Building on Blue Mill Road in Harding, NJ on January 8, 2019, and Notice was filed with the Municipal Clerk on January 8, 2019.

Mayor Yates announced that Adequate Notice of the Harding Township Committee was called to order in accordance with the Open Public Meetings Act. Mayor Yates asked for a roll call.

ROLL CALL – Municipal Clerk

Ms. DiTosto, Mr. Jones, Mr. Modi, Mr. Platt, Mr. Yates

Mrs. Sharp called the roll. Let the record show that Mr. Platt attended the meeting via phone. There were about 15 members of the public in attendance.

RESOLUTION TC 19-055 -- RESOLUTION TO ADOPT TOWNSHIP COMMITTEE MEETING MINUTES

BE IT RESOLVED, by the Township Committee of the Township of Harding that the minutes from the following meetings are approved as prepared and shall be filed as a permanent record in the Municipal Clerk's office: **January 7, 2019.**

Mayor Yates asked if the Township Committee had any comments or questions regarding the January 7th reorganization meeting minutes. Upon a motion made by Mr. Jones, seconded by Mr. Modi, and with a roll call vote of all ayes, none opposed, the Township Committee meeting minutes were accepted.

ANNOUNCEMENTS/PRESENTATIONS/REPORTS/CORRESPONDENCE – Dev Modi

Mr. Modi thanked Chief Heller for the Harding Township Police Department attending the Harlem Wizards event at the Harding School. The children really enjoyed this event. This was a great community event.

RESOLUTIONS – (NON-CONSENT – REQUIRING SEPARATE ACTION) -- NONE

DISCUSSION ITEMS -- NONE

MEETING OPEN TO THE PUBLIC

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

Mayor Yates opened the meeting to members of the public at 7:40 p.m. for public comment.

1. Mrs. Prendergast, resident, asked if TC Resolution 19-059 could be removed from the Consent Agenda for discussion. Mayor Yates asked that Resolution 19-059 be removed from the Consent Agenda.

ORDINANCES FOR SECOND READING -- NONE

ADD-ON RESOLUTIONS -- NONE

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE

Resolution TC 19-059 – Resolution Approving Access Agreement with Hurstmont Estate Acquisition, LLC

WHEREAS Harding Township owns property more commonly referred to as the Glen Alpin Property and is identified as Block 34, Lot 1 on the tax map for Harding Township (the “Property”); and

WHEREAS, Hurstmont Estate Acquisitions, LLC (hereinafter “Hurstmont”) is under contract to purchase certain real property adjoining the Property identified as Block 27, Lot 2 on the tax map for Harding Township (the “Hurstmont Property”); and

WHEREAS, Hurstmont desires to develop the Hurstmont Property as a Continuing Care Retirement Community to provide independent living, assisted living and memory care (hereinafter “Hurstmont Estate”); and

WHEREAS, Harding included Hurstmont Estate in its Housing Element and Fair Share Plan (the “HEFSP”) which received preliminary approval by the Court; and

WHEREAS, as part of its development of Hurstmont Estate, Hurstmont has indicated that it is interested in acquiring and utilizing the Property, in part for an onsite wastewater discharge system; and

WHEREAS, in order to determine the feasibility of utilizing a portion of the Property for an onsite wastewater discharge system for the Hurstmont Estate development, Hurstmont intends to perform a feasibility evaluation as described in the November 8, 2018 letter from Peter H. Monaghan to Robert Falzarano, Township Administrator for Harding and an accompanying sketch (“Work Plan”), a copy of which is attached as Exhibit A to the Access Agreement being approved herein; and

WHEREAS, Hurstmont desires to secure access to the Property for the sole purpose of performing the Work Plan identified in Mr. Monaghan's November 8, 2018 letter; and

WHEREAS, Harding has been requested by Hurstmont to provide it with access to the Property for the sole purpose of performing the work outlined in the Work Plan in the areas noted in the sketch plan; and

WHEREAS, as part of its due diligence with respect to the work to be performed by Hurstmont on the Property, the Township, through the Township Attorney, has applied to the New Jersey Historic Preservation Office ("NJHPO") for approval of the work to be performed under the Work Plan; and

WHEREAS, in that regard, NJHPO has approved the performance of the geophysical surveys by Hurstmont on the Property and the balance of work will not proceed until it is reviewed and approved by NJHPO; and

WHEREAS, the parties have negotiated an Access Agreement for purposes of giving Hurstmont access to the Property for this limited basis.

BE IT RESOLVED, that the Township Committee of the Township of Harding that the Access Agreement for Glen Alpin Property be and is hereby approved and the Mayor and Municipal Clerk are hereby authorized to execute said agreement on behalf of the Township of Harding.

Mayor Yates explained that this resolution would grant Hurstmont Estate LLC to conduct a limited site survey.

Mrs. Prendergast commented that in 2006, the 2015 map was not available for the archeological study that was conducted at Glen Alpin. During this study, human remains were not discovered. However, human remains could be discovered on the adjoining property and Mrs. Prendergast asked that when Hurstmont Estate LLC conducts their test holes, if they could have a consulting archeologist available on site.

Mr. Chris Allyn, resident, commented when this property is fully developed, will it be combined into one. Mr. Roselli, Township Attorney, commented it is possible.

Mrs. DiTosto commented that she received notification that the company is not in good standing and notified the Township Administrator. Mr. Falzarano explained that he contacted Mr. Roselli with the information Mrs. DiTosto provided. Mr. Roselli, Township Attorney, explained that there is a registration requirement. The fee for their business registration lapsed. The company is in the process of rectifying the situation and will come in compliance in the State of Delaware. A question was asked who Endeavor is. Mr. Roselli commented that Endeavor is an umbrella of the Hurstmont Group. It is a single purpose LLC. Mrs. DiTosto asked that we ensure that this is the case. Mr. Modi, asked how did we come to know this? Mrs. DiTosto responded that someone notified her. Mr. Modi asked if this is public information. Mrs. DiTosto responded no.

Mrs. Rhonda Allen, resident, commented that Mr. Ben Jean, resident, asked her to read a statement regarding a deed between Mr. Jean and Glen Alpin. Mrs. Allen read the prepared statement. Mr. Roselli explained that there will not be any public house on the Glen Alpin property, it will be located on the Hurstmont property.

Mrs. DiTosto asked that the resolution be subject to their filing their business registration in Delaware. Mayor Yates asked for a motion. Upon a motion made by Mr. Jones, seconded by Mr. Modi and with all members in agreement, Resolution TC 19-059 was accepted subject to the company filing their business registration.

Mrs. Sharp called the roll.

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONSENT AGENDA

The following items are considered to be routine by the Harding Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Township Committee Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

RESOLUTIONS TC 19-056 THROUGH RESOLUTION TC 19-058 HAVE BEEN PLACED ON THE CONSENT AGENDA

CONSENT AGENDA VOTE:

Mayor Yates asked Committee Member Jones to proceed with the Resolutions listed on the Consent agenda. Resolutions TC 19-056 through TC 19-058.

Committee Member Jones made a motion to approve the resolutions placed on this evening's Consent Agenda by consent of the Township Committee, seconded by Township Committee Member Modi.

Mayor Yates asks the Municipal Clerk for a Roll Call: Mrs. Sharp called the roll.

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPOINTMENTS:

Resolution TC 19-056 – Resolution Appointing Richard Bruno to the Shade Tree Advisory Committee

BE IT RESOLVED, by the Mayor of the Township of Harding with consent of the Township Committee of the Township of Harding in the County of Morris, State of New Jersey that the following appointment as member of the Harding Township Shade Tree Advisory Committee commencing January 1, 2019 be made:

Richard Bruno

3 year term expiring

Regular Member

December 31, 2021

FINANCE:

Resolution TC 19-057 – Resolution Authorizing Release of Escrows

WHEREAS, the Township Engineer, Township Construction Official, Board of Adjustment Attorney, and/or the Tree Conservation Officer have certified that there are no outstanding invoices and have approved the release of the following escrows.

BE IT RESOLVED, by the Township Committee of the Township of Harding, in the County of Morris and State of New Jersey, that appropriate municipal officials be and are hereby authorized to release the following escrows as per N.J.S.A. 40:55D-53.1.

Grading, Engineering, Tech Review, Performance & Tree Escrow

Harding Land Trust	Tree	2	18	\$375.00
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Resolution TC 19-058– Bill List

WHEREAS, vouchers for payment have been submitted to the Township Committee by various municipal departments.

BE IT RESOLVED, by the Township Committee of the Township of Harding that all vouchers approved by the Finance Chairman be paid subject to the certification of the availability of funds by the Chief Financial Officer.

ORDINANCES FOR FIRST READING

ORDINANCE #01-2019 – AN ORDINANCE AMENDING CHAPTER 171 OF THE TOWNSHIP CODE ENTITLED “FEES” AND SPECIFICALLY CHAPTER 171-1 ENTITLED “PURPOSE; FEE SCHEDULE ESTABLISHED”

Mayor Yates asked Township Committee Member Modi to introduce Ordinance TC #01-2019.

Township Committee Member Modi introduced Ordinance TC 01-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #01-2019**

AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING CHAPTER 171 OF THE TOWNSHIP CODE ENTITLED “FEES” AND SPECIFICALLY CHAPTER 171-1 ENTITLED “PURPOSE; FEE SCHEDULE ESTABLISHED”

Township Committee Member Modi explained the purpose of this Ordinance and moved for introduction on first reading. *This ordinance will allow the fees to be adjusted by resolution. Mr. Roselli stated that the development fees are exempt. Mr. Falzarano explained that instead of changing*

the fees annually by Ordinance, the Township Committee will now be able to adjust the fees at the reorganization meeting by resolution.

Township Committee Member Modi read:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

*Township Committee Member Modi offered Ordinance #01-2019 and moved its introduction.
Township Committee member DiTosto seconded the motion.*

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES FOR FIRST READING

ORDINANCE #02-2019 – AN ORDINANCE AMENDING CHAPTER 7 OF THE CODE OF THE TOWNSHIP OF HARDING, SPECIFICALLY 7-31 ENTITLED “POLICE DEPARTMENT”

Mayor Yates asked Township Committee Member DiTosto to introduce Ordinance TC #02-2019.

Township Committee Member DiTosto introduced Ordinance TC #02-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #02-2019**

AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING CHAPTER 7 OF THE CODE OF THE TOWNSHIP OF HARDING, SPECIFICALLY 7-31 ENTITLED “POLICE DEPARTMENT”

Township Committee Member DiTosto asked Mr. Falzarano to explain the purpose of the Ordinance.

Mr. Falzarano reported that a re-evaluation of the Police Department was conducted for staffing and operation needs. This ordinance will allow the Police Department to go from four (4) sergeants to five (5). Recommendations were submitted to the Township Committee, staffing within the Harding Township Police Department must be adequate to support effective criminal investigative outcomes. Mr. Falzarano reported there should be no less than twelve (12) fulltime officers assigned to the patrol division. The patrol division would be organized into four (4) squads with a sergeant and two (2) fulltime police officers assigned to each squad. This four patrol squad structure will allow for improved consistent supervision, mandatory training, supplemental training, performance evaluations, reduce overtime and compensatory time, follow-up investigations, and more. Mr. Falzarano explained that there is a lieutenant position but believes it would be best to go with the five (5) sergeants at this time. Mr. Falzarano reported that the department would be organized as follows: two divisions; patrol and support services. The support services division would be responsible for; internal affairs, criminal investigations, oversee training, firearms, fleet management, employee background checks, County dispatch liaison, oversee special police, alcohol training, and internal affairs. This will reduce overtime costs. Mr. Falzarano would like to compliment the new Chief. Chief Heller is one of the best. The officers are very conscientious. The Police Department needed restructuring and setting of goals for the year. You will see the change in the department's reporting by way of clearance rates, recovery of stolen goods, and workload analysis. It will cost less with the new staffing plan. Overtime and compensatory time will be reduced. There is now a mentoring and leadership plan for when the Chief is ready to retire. The appointment of a lieutenant is recommended at least three years before the Chief retires.

Mrs. DiTosto moved the ordinance for introduction on first reading. Township Committee Member DiTosto read:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

Township Committee Member DiTosto offered Ordinance #02-2019 and moved its introduction. Township Committee member Jones seconded the motion.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES FOR FIRST READING

Mrs. DiTosto provided a slide presentation for the following four (4) ordinances. A copy of the presentation is appended to these minutes.

ORDINANCE #03-2019 – AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 171, ARTICLE II “AFFORDABLE HOUSING,” SECTION 171-3 “DEVELOPMENT FEES” OF THE CODE OF THE TOWNSHIP OF HARDING

Mayor Yates asks Township Committee Member DiTosto to introduce Ordinance TC #03-2019.

Township Committee Member DiTosto introduces Ordinance TC #03-2019 by title as follows:

HARDING TOWNSHIP ORDINANCE #03-2019

AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 171, ARTICLE II “AFFORDABLE HOUSING,” SECTION 171-3 “DEVELOPMENT FEES” OF THE CODE OF THE TOWNSHIP OF HARDING

Township Committee Member DiTosto explained the purpose of the Ordinance and moved for introduction on first reading. Township Committee Member DiTosto read the following:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

Township Committee Member DiTosto offered Ordinance #03-2019 and moved its introduction. Township Committee member Modi seconded the motion.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	2 nd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES FOR FIRST READING

ORDINANCE #04-2019 – AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING THE GENERAL CODE OF THE TOWNSHIP OF HARDING BY REPEALING AND REPLACING PART 5 OF CHAPTER 225, ENTITLED “AFFORDABLE HOUSING REGULATIONS,” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

Mayor Yates asked Township Committee Member DiTosto to introduce Ordinance TC #04-2019.

Township Committee Member DiTosto introduced Ordinance TC #04-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #04-2019**

AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING THE GENERAL CODE OF THE TOWNSHIP OF HARDING BY REPEALING AND REPLACING PART 5 OF CHAPTER 225, ENTITLED “AFFORDABLE HOUSING REGULATIONS,” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

Township Committee Member DiTosto explained the purpose of the Ordinance and moved for introduction on first reading.

Township Committee Member DiTosto reads:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

*Township Committee Member DiTosto: I offer Ordinance #04-2019 and moved its introduction.
Township Committee member Modi seconded the motion.*

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES FOR FIRST READING

ORDINANCE #05-2019 – "AN ORDINANCE OF THE TOWNSHIP HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND REVISING CHAPTER 225 OF THE TOWNSHIP CODE ENTITLED "LAND USE" AND SPECIFICALLY §225-112 IN ORDER TO CREATE A AHO-1 AFFORDABLE HOUSING OVERLAY 1 ZONE AND AHO-2 AFFORDABLE HOUSING OVERLAY 2 ZONE; §225, PART 3, ARTICLE XXVIII TO ESTABLISH NEW SECTIONS THAT SETS FORTH THE USE, DENSITY, AND BULK REGULATIONS FOR THE AHO-1 AND AHO-2 ZONING DISTRICTS, AND §225-113 TO RE-ZONE CERTAIN PROPERTIES TO BE INCLUDED IN THE AHO-1 AND AHO-2 AND TO AMEND THE TOWNSHIP ZONING MAP"

Mayor Yates asked Township Committee Member DiTosto to introduce Ordinance TC #05-2019.

Township Committee Member DiTosto introduced Ordinance TC #05-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #05-2019**

"AN ORDINANCE OF THE TOWNSHIP HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND REVISING CHAPTER 225 OF THE TOWNSHIP CODE ENTITLED "LAND USE" AND SPECIFICALLY §225-112 IN ORDER TO CREATE A AHO-1 AFFORDABLE HOUSING OVERLAY 1 ZONE AND AHO-2 AFFORDABLE HOUSING OVERLAY 2 ZONE; §225, PART 3, ARTICLE XXVIII TO ESTABLISH NEW SECTIONS THAT SETS FORTH THE USE, DENSITY, AND BULK REGULATIONS FOR THE AHO-1 AND AHO-2 ZONING DISTRICTS, AND §225-113 TO RE-ZONE CERTAIN PROPERTIES TO BE INCLUDED IN THE AHO-1 AND AHO-2 AND TO AMEND THE TOWNSHIP ZONING MAP"

Township Committee Member DiTosto explained the purpose of the Ordinance and moved for introduction on first reading.

Township Committee Member DiTosto read the following:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

Mr. Allyn, resident, commented about the wording of Section 3, top paragraph regarding the overlay zone and the existing zone. A discussion ensued. Mr. Roselli, Township Attorney, asked that the paragraph be amended as follows: The Harding Township Zoning Map shall hereby be amended as follows: Block 46.01, Lot 7 shall be re-zoned to include the B-2 Business Zone and the AHO-1 Affordable Housing Overlay 1 Zone. Block 32, Lots 1.02, 4, 9.01, 9.02; Block 33.03, Lots 3.02, 4, 8, 18, 19; and Block 46.01, Lots 8, 9, 9.01 shall be rezoned to include the B-2 Business Zone 2, OB Office Building Zone, and R-1 Residence Zone, and the AHO-2 Affordable Housing Overlay 2 Zone.

Township Committee Member DiTosto offered Ordinance #05-2019 and moved its introduction. Township Committee member Jones seconded the motion.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES FOR FIRST READING

ORDINANCE #06-2019 – AN ORDINANCE OF THE TOWNSHIP OF HARDING RESCINDING AND REPLACING CHAPTER 225, ARTICLE XXXVI OF THE CODE OF THE TOWNSHIP OF HARDING, ENTITLED “AFFORDABLE ACCESSORY RESIDENCE PROGRAM”

Mayor Yates asks Township Committee Member DiTosto to introduce Ordinance TC #06-2019.

Township Committee Member DiTosto introduced Ordinance TC #06-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #06-2019**

**AN ORDINANCE OF THE TOWNSHIP OF HARDING RESCINDING AND REPLACING CHAPTER
225, ARTICLE XXXVI OF THE CODE OF THE TOWNSHIP OF HARDING, ENTITLED
“AFFORDABLE ACCESSORY RESIDENCE PROGRAM”**

Township Committee Member DiTosto explained the purpose of the Ordinance and moved for introduction on first reading.

Township Committee Member DiTosto read the following:

WHEREAS, the above ordinance was introduced and read by title at this Township Committee meeting held on January 14, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on January 28, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

Township Committee Member DiTosto offered Ordinance #06-2019 as amended and moved for its introduction. Township Committee member Jones seconded the motion.

Mayor Yates asks the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll.*

Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADJOURNMENT

Mayor Yates asked for a motion to adjourn. Upon a motion made by Mrs. DiTosto, seconded by Mr. Modi, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Lisa A. Sharp, RMC
Municipal Clerk

L 01-12-19