

**HARDING TOWNSHIP COMMITTEE**  
**MONDAY, MAY 13, 2019**  
**EXECUTIVE SESSION at 6:00 PM**  
**REGULAR MEETING at 7:30 PM**  
**KIRBY HALL, BLUE MILL ROAD, NEW VERNON, NEW JERSEY**  
**MEETING MINUTES**

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**CALL MEETING TO ORDER – Mayor Yates**

*Mayor Yates called the meeting to order at 6:00 pm.*

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ADEQUATE NOTICE of this Executive Session meeting of the Harding Township Committee was sent to the Observer Tribune on May 2, 2019 and published in the Observer Tribune on May 9, 2019.

*Mayor Yates announced that Adequate Notice of the Harding Township Committee Executive Session meeting was called in accordance with the Open Public Meetings Act.*

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**ROLL CALL – Municipal Clerk**

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

*Mrs. Sharp called the roll. All Township Committee members are in attendance.*

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**RESOLUTION TC 19-115– Executive Session**

**RESOLUTION TO RECESS INTO EXECUTIVE SESSION**

**BE IT RESOLVED**, by the Harding Township Committee that it shall adjourn into executive session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b; and

**BE IT FURTHER RESOLVED**, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Township of Harding provided such disclosures will not violate Federal, State or local statutes and does not fall within the attorney-client privilege. The Township Committee will return to public session after this executive session.

**Personnel:**

1. Police Promotions / Hiring – Chief Heller
2. Police Officer Probation Status – Chief Heller

**Attorney Client Privilege:**

1. Redevelopment – Robert Goldsmith, Redevelopment Attorney

*Mayor Yates asked for a motion to recess into Executive Session. Upon a motion made by Mr. Jones, seconded by Mr. Platt, and with a roll call vote of all ayes, Resolution TC 19-115 was accepted and the meeting recessed into Executive Session at 6:05 pm.*

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**MOTION TO RECONVENE INTO PUBLIC SESSION – Mayor Yates**

*Mayor Yates asked for a motion to reconvene into public session at 7:45 pm. Upon a motion made by Mr. Modi, seconded by Mr. Jones, and with a roll call vote of all ayes, the public session is now open.*

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#### **PLEDGE OF ALLEGIANCE – Mayor Yates**

*Mayor Yates led members of the Township Committee and members of the public in the pledge of allegiance.*

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**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 7 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 7, 2019, and Notice was posted on the website and filed with the Municipal Clerk on January 7, 2019.

*Mayor Yates announced that Adequate Notice of the Harding Township Committee meeting was called in accordance with the Open Public Meetings Act.*

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#### **ROLL CALL – Municipal Clerk**

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

*Mrs. Sharp called the roll. All members of the Township Committee are in attendance. There were 15 members of the public in attendance.*

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#### **RESOLUTION TC 19-116 -- 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: **April 15, 2019.**

*Mayor Yates asked for a motion to accept the Township Committee minutes from April 15, 2019. Upon a motion made by Mr. Jones, seconded by Mr. Modi, and with a roll call vote of all ayes, none opposed, the April 15, 2019, Township Committee meeting minutes were accepted.*

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#### **ANNOUNCEMENTS/PRESENTATIONS/REPORTS/CORRESPONDENCE – Mayor Yates**

*There were no announcements, presentations or correspondence.*

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#### **DISCUSSION ITEMS**

##### **1. Annual Photo Contest Display – Historical Society/Kemmerer Library/Harding Land Trust – C Allyn**

*Mr. Chris Allyn, member of the Historical Society - The Historical Society, the Harding Land Trust, and the Kemmerer Library sponsor a photo contest and would like to create a display case at the Kirby Municipal Hall to display the winners of the photo contest. The contest is open to all Harding Township School*



*students. The submissions are slotted in three brackets; K-4, 5-8, and 9-12. There are four winning photographs that come out of the contest. Mr. Allyn expressed interest in creating a space adjacent to the Township Administrator's office to display the winning photographs. The contest commences on October 1<sup>st</sup> through October 15<sup>th</sup> of the given year, the winners are announced in mid-November. From November through March of the following year, the photos are displayed at the Kemmerer Library and in April they are displayed at the Harding Land Trust's annual meeting.*

*Mr. Allyn explained that the proposal would be to have the winning photographs on display at the Kirby Municipal Building from April through the following March. Mr. Platt asked how the photographs would be framed. Mr. Allyn stated his expectation would be that the photographs would be matted and framed in the way the Historical Society has provided to the Township. Mr. Allyn explained that the Historical Society will pay for the frames and reuse them. There will be a caption which will be created by the person who took the photograph. Mr. Allyn also asked about lighting. Mr. Falzarano reported he will look into this with Mr. Tracy Toribio, DPW Superintendent. Mr. Allyn would hope to begin this year and will receive permission from the photo winners. The Township Committee thanked Mr. Allyn.*

## **2. Glen Alpin Diversion Status – Dev Modi**

*Mr. Yates asked Mr. Modi to provide an update on the Glen Alpin Diversion. Mr. Modi reported that the Township Committee is pleased to inform members of the public that this afternoon (May 13<sup>th</sup>) a submission to Green Acres of the Township's pre-application was made electronically and will be followed up with a hard copy. This is the first formal step of the diversion process with the DEP in an effort to gain final approval for the diversion. Once the Township receives final approval from both the State and the County, the Township will be in a position to potentially transfer ownership of the property subject to all terms and conditions of a Historic Preservation easement which has already been reviewed by the NJ Historic Sites Counsel and the continue of looking for potential replacement properties. Mr. Modi explained that this is a huge first step and Mr. Jones and Mr. Falzarano and I are very excited to share this news. The Scoping hearing regarding this matter took place on July 10, 2017. It is a long process and we have been spending hours every week since then moving this forward.*

*Mr. Platt explained that he cannot begin to thank Mr. Modi, Mr. Jones, and Mr. Falzarano for all the work on this project. Mr. Platt stated that he cannot begin to inform the public on how many hours has been spent on this project.*

*Mr. Balog, resident asked how many diversions have occurred. Mr. Roselli, Township attorney responded that he could not give a number but they have occurred. Mr. Jones explained that this is not a new phenomenon, they have streamlined the diversion process. This is new and improved. Mr. Modi mentioned that the diversion that the Township is asking for is not a typical type of diversion. This is unique but we are following the rules under the Green Acres program. Mr. Balog asked about timing. Mr. Jones explained, we expect to be on one of the two (2) remaining Statehouse agendas for this year.*

## **3. Redevelopment Plan Presentation – Susan Gruel**

*Mr. Yates explained many members of the public in attendance this evening are on the Redevelopment Steering Committee. Mr. Yates thanked the Redevelopment Steering Committee members for the work they have done in guiding the Township Committee in the preparation of this Redevelopment Plan. It was an extension amount of work, a large time commitment, they took their job very seriously, and came up with the bulk of the recommendations that have been incorporated into the Redevelopment Plan. Upon introduction this evening, this Redevelopment Plan becomes a public document and will be made available on the Township's website. Susan Gruel, Township Planner is going to review the plan and discuss the public input that was incorporated into the plan. After introduction this evening, the plan will go to the Planning Board.*



*The Planning Board will have a public hearing at which all residents in town who are interested may attend the Planning Board meeting and speak up. The Planning Board will review the plan for consistency with the masterplan and send it back to the Township Committee with their review and any comments the Planning Board has or comments that were taken from the public hearing. The Township Committee will have a public meeting at their June 24<sup>th</sup> meeting. Mr. Yates mentioned that the expectation is that the Redevelopment Plan will be adopted at the June 24<sup>th</sup> Township Committee meeting.*

*Susan Gruel provided a brief introduction. Heyer Gruel & Associates are the Township Planner and have been involved in preparing the redevelopment plan with tremendous assistance and great input of both the public and the steering committee. Susan Gruel mentioned that her firm is a big advocate of having public input. In her opinion, you cannot prepare redevelopment plans without having input from the public. It has been a very intense but constructive process. Susan Gruel mentioned that what they have tried to do is to summarize and respond to concerns that were raised at the public hearing and discussions the steering committee had and how those issues were addressed in the ultimate draft redevelopment plan.*

*A copy of Susan Gruel's slide presentation is appended to these minutes.*

*Mayor Yates mentioned that the redevelopment plan that is introduced this evening permits up to 250 units/beds. This number is not written in stone. Once this plan is adopted, there will be negotiations with a potential developer that will be named as a contingent developer and that is when the negotiations determine exactly how many units there will be. The plan conforms to the court order, it conforms to the masterplan (see the website for the housing element that was adopted in December 2018 which describes the 250 units and breaks down the composition among the independent living, etc.) and the plan conforms to what the Township has agreed to do in the settlement. There were some changes from the Township Committee members and these will be incorporated into the plan. The changes clarify some of the environmental issues, open space protection, design standards, landscaping and lighting and it enhances what is in the prepared plan. Let the record show that Susan Gruel read into the record the addendums to the plan that were discussed earlier with the Township Committee. A copy is appended to these minutes. The refinements were made to Page 1, Page 13, Page 14, Page 15, Page 22, Page 24, Page 25, Page 27, and Page 34.*

*Mr. Platt mentioned that if there are tennis courts that the lighting is to be prohibited (page 34). Mr. Roselli stated that the plan as introduced will include the amendments as a single document. Mayor Yates asked if the Township Committee had any questions. With no questions, Mayor Yates asked if the members of the public and Township Committee had any questions.*

*Chris Allyn, Mt. Kemble Lake -- Does this plan apply to both lots. Mayor Yates explained that when you read the document, the redevelopment plan covers both parcels. However, within the document there is a Glen Alpin cultural and historical area and there is a Hurstmont area. Some provisions apply to both lots and there are provisions that apply specifically to each lot.*

*Peter Allen, Deer Ridge Drive – Is there a price tag that is associated with what the Hurstmont owner will be purchasing from Harding for the Glen Alpin property, if it actually does acquire it. Mr. Allen also asked what the price is if it goes out to bid to other people. Mayor Yates stated he will turn this question over to Mr. Modi but explained there is not a fixed price but there is a process by which that price will be determined. Mr. Modi explained that there is two ways to remove property from Harding Township rolls; 1) the redevelopment process and 2) Local Lands and Building Law which is an auction process. Mr. Modi stated the answer to Mr. Allen's question as of today is, the Township does not have a price tag that is associated with the Glen Alpin property but through the diversion and redevelopment process, the Township Committee will ultimately decide how we will deal with it and what the pricing will be. A discussion ensued regarding the diversion process. Mr. Modi explained that the diversion and redevelopment processes are two distinct separate items. To look at them as one transaction would be improper. Mr. Allen questioned why the*



*meetings cannot be public. Mr. Roselli, Township Attorney stated that he would not allow the Township Committee to discuss in public something they potentially would negotiate. Mr. Roselli explained if the diversion is not successful then the Township is not in a position to enter into a negotiation with respect to the prospective owner of Hurstmont. If the diversion is successful, then the Township can enter into negotiation with the redeveloper as to the price. A discussion continued regarding Glen Alpin, Hurstmont, affordable housing units, and the easement. Mayor Yates commented that the development restriction on the Glen Alpin site will not be removed.*

*Mr. Peter Allen, Deer Ridge Drive – The property that KRE is developing there is a 25 acre lot which is owned by the same owner, what is the status of that property? Mayor Yates explained that the property is very wet and mentioned there is a permanent deed restriction on development. The 25 acres serves as the storm water retention for the development of those office buildings. When the office buildings were built, there was a permanent deed restriction on that parcel for development. Mr. Roselli, Township Attorney, explained that when they built the office buildings they had to do a floor area ratio. In order to meet the floor area ratio, they had to include that lot in order to meet the requirement. As part of the approval, they were precluded from putting any additional buildings on that site or they would be violating their approval.*

*Mr. Peter Allen, Deer Ridge Drive – Where does it show that two additional units, at the Farm, are to be built, and the restrictions on the rest of the property. Mr. Roselli, Township Attorney explained that right now there is not a formal plan that shows where the two units would be built. Mayor Yates explained that when you drive through the farm, there is a building that looks like a barn, it is actually a building where all the garbage cans and recycling is kept, the only place that units can be built is to remove that barn and build the two units right there. Mr. Allen asked what makes you sure that that is the answer. Mayor Yates explained that the property that is behind the Farm is in wetlands and cannot be built. Mayor Yates explained subsequent to the purchase of the site known as the Farm, the State changed the wetland delineation requirements which rendered that back part of the property undevelopable. Mr. Allen asked if there was an engineer that looked at the site. Mayor Yates commented that about five to six years ago, there was a meeting with an engineer that looked at the site. The Engineer came back and said two units could go where the recycling and garbage barn is located. Mr. Roselli, Township Attorney, explained with respect to the site itself, it is limited. With respect to how many additional units when you look at it and in conjunction with Fair Share Housing and what the Special Master wanted, they felt that the two units would be appropriate because it is not a situation that in affordable housing you lose rights. You cannot cram 100 units on a little square and say that is good. There has to be amenities and there has to be some open space. Mr. Roselli stated there is no way a Special Master is going to say put ten more units there.*

*Mrs. DiTosto explained that there has been a COAH Committee that the Township Committee has constituted for the past six plus years. Before Mr. Falzarano, Mrs McKane oversaw the COAH responsibilities for the Township. Mrs. McKane ensured that the Township submitted their plan for the third round, made sure we collected COAH fees, and as COAH was going through the courts we continued to ensure the Township was fulfilling their obligation. Mrs. DiTosto mentioned that Mr. Yates and Mrs. DiTosto have been the Chair and Co-Chair of the COAH Committee for the past six years and we originally did start out by looking at the Farm and trying to see if there was any available space. In that regards as a committee, authorized by the Township Committee, Mrs. McKane, Mrs. DiTosto, and Mr. Yates met with an architect who did the original drawings for that site and looked at what the possibilities of adding units anywhere on that site and on a neighboring lot. What became quite clear from that several meeting process, was that the only thing that could fit on that site due to the site, location, and COAH requirements for space and distance between buildings and sidewalks and access, was two more units. This is where the two units came from. Mr. Allen believes ten units could go there. Mr. Allen stated that the Township Committee had no plan. Mayor Yates explained that the Township had a round three plan which was approved and the Supreme Court threw it out and the Township had to start all over again.*



*Mayor Yates asked if there were any further questions. Mr. Platt asked if trap rock could be added. A discussion ensued. Susan Gruel stated she will add trap rock along with putting stone, etc.*

*Mrs. DiTosto asked regarding height, parking underneath, emergency services, security, etc.; how a Township Committee person suggests changes to get placed into the agreement. Mr. Modi explained that he believes that it will be discussed as part of the negotiation of the redeveloper's agreement. Mr. Roselli responded that we could put in the changes in the redeveloper's agreement which would ensure it is in the agreement. Mrs. DiTosto asked how does this happen. Mr. Roselli explained when we negotiate the redeveloper's agreement. A discussion ensued regarding elected officials attending the Planning Board and Redevelopment meetings and the impact ensued. Mr. Roselli stated he would not recommend members of the Township Committee attend these meetings.*

*Mr. Modi -- Would like on record, however he votes this evening his full expectation is that this is a plan and that the real discussion and debate will take place during the negotiations of the redeveloper's agreement. This is what Mr. Modi has been told, this is Mr. Modi's understanding, and if this is not correct, Mr. Modi would like to know before he votes. Mr. Roselli, again explained that whatever members of the Township Committee would like to place in the agreement you can negotiate that and try to include in the agreement. Mrs. DiTosto asked; if the plan and the agreement can differ, for example on height. Mr. Roselli, explained yes they can differ. Mayor Yates explained this is why we talked about amending the plan to reflect the developer's agreement.*

*Mr. Chris Allyn, Lake Trail West – The dynamic is that the Plan is the starting point not the ending point. It is very unlikely that the plan will say the height is 48 feet and the agreement will say 35 feet.*

*Mr. Larry Weppeler, Lee's Hill Road– The Steering Committee in their review did not want a lower building that had a flat appearance. They did not want something that looked like a big block. The Steering Committee wanted tables and windows that added to the height, they do not necessarily reduce the appearance of bulk. These were some of the items the Steering Committee considered.*

*Mr. Jones -- Mentioned in addition to the fact that the building there now is 41 feet. Mr. Jones explained as we are discussing more mass, in order to get the texture and features, the thought process was in order to get a basement garage, you would add four (4) feet at the bottom.*

*Mr. Modi – Just to be clear again, Mr. Roselli and Mr. Falzarano, if Mr. Modi was to vote in support of 48 feet and 250 units this evening so the plan and process moves forward, Mr. Modi is not precluded in any way from voting against 48 feet and 250 units when we get to the developer's agreement. Is this correct. Mr. Roselli responded with yes.*

*Mrs. DiTosto – Stated that the developer will see the plan because the plan is public. So the developer will know if the agreement is less or more than the plan. Mrs. DiTosto asked is there anything in the plan that the agreement has to be bound by. Are there any must haves in the plan which must be in the agreement. Mr. Modi responded with 40 units. Mrs. DiTosti asked so any bulk requirements in the plan do not have to be the same in the agreement. Mr. Roselli, stated it depends, it is an outline. Mr. Roselli explained there may be items in the plan that the Township Committee does not want to negotiate, i.e., landscaping, etc. A discussion on setbacks ensued. Mrs. DiTosto mentioned that there are items in the plan that are maximums. Mr. Goldsmith, Redevelopment Attorney, stated they are generally maximums so the ultimate agreement can be less. It cannot be more than those maximums unless there are subsequent addendums to the redevelopment plan.*

*Mrs. Julia Somers, Spring Valley Road – Mrs. Somers stated she is the Executive Director for the Highlands Coalition and members of her Board are very excited about this. Her request is to have an archaeologist on*



*this site as there are cultural artifacts from the Revolution in this area that are of significance. Mayor Yates responded that her request is in the plan. Mrs. Somers asked the requirement for an archeologist is in the plan. Mayor Yates mentioned how the sensitivity gets reflected will be negotiated with the developer.*

*Mary Prendergast, Van Beuren Road – Has three questions from what Susan Gruel presented.*

*1. Mrs. Prendergast mentioned that you discuss encouraging traffic studies but what happens next. Susan Gruel responded that this will be part of the negotiation with the developer. Susan Gruel mentioned that there will have to be coordinated discussions with the NJDOT and the State.*

*2. Open Space and trees. Hurstmont has a wonderful view.*

*3. Mrs. Prendergast asked you talk about emergency services, 911, and their own ambulance; what about fire fighters?*

*Mayor Yates responded that there are statutory limits on what you can require a facility to have. However, the plan is to have, once this is in motion, will be to have an emergency meeting to speak with all the first responders in town. Mayor Yates explained that the Township has already commenced these discussions. Mr. Weppeler is on the steering committee and has brought a lot of attention to this issue. The facility will Have an obligation imposed by the State to have a plan for dealing with fire, etc.*

*Mary Prendergast thanked the Township Committee for all their hard work.*

*A discussion ensued regarding screening, trees, and the tree conservation area.*

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## RESOLUTIONS – (NON-CONSENT – REQUIRING SEPARATE ACTION)

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## MEETING OPEN TO THE PUBLIC FOR PUBLIC COMMENT

### 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.

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## ORDINANCES FOR SECOND READING

### ORDINANCE #12-2019 – “AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING CHAPTER 7 OF THE CODE OF THE TOWNSHIP OF HARDING, SPECIFICALLY §7-37.1 ENTITLED “OPEN SPACE TRUST COMMITTEE”

Mayor Yates asked Township Committee Member Jones to introduce Ordinance TC #12-2019.

Township Committee Member Jones introduced Ordinance TC #12-2019 by title as follows:

### HARDING TOWNSHIP ORDINANCE #12-2019

**“AN ORDINANCE OF THE TOWNSHIP OF HARDING AMENDING CHAPTER 7 OF THE CODE OF THE TOWNSHIP OF HARDING, SPECIFICALLY §7-37.1 ENTITLED “OPEN SPACE TRUST COMMITTEE”**

Which Ordinance was introduced and passed on first reading at a regular Township Committee Meeting held on April 15, 2019.

*Mayor Yates asked the Municipal Clerk to give a summary of the legal notice.*

**The Municipal Clerk States:** *Mrs. Sharp explained a legal notice was sent for publication on April 16, 2019 to the Observer Tribune indicating that Ordinance #12-2019 was introduced and passed on first reading at the April 15, 2019 meeting and indicated that the second reading and public hearing were to be held on May 13, 2019 at 7:30 p.m. on or at any time thereafter for consideration of final adoption. Copies of this Ordinance were made available to the general public, posted on the Township website, and posted in accordance with the law.*

**Mayor Yates:** The meeting is now open for public hearing on the Ordinance and any member of the public may be heard. Mayor Yates asked if any member of the public wishes to be heard.

*Mr. Larry Wepler, resident – Explained an error that he made in his comments with regard to the tenth (10) Whereas sentence, Mr. Wepler thought the words “and highest” were removed. Mr. Wepler apologized to the public as this is not the case. Mr. Wepler believes this part of the sentence should be removed. Mr. Platt agreed with Mr. Wepler.*

*Mr. Platt made a motion to remove the words “and highest” from the Ordinance. Upon a motion to amend Ordinance 12-2019 made by Mr. Platt, seconded by Mr. Jones and with a roll vote of four ayes by Mr. Jones, Mr. Modi, Mr. Platt and Mr. Yates and with one no vote by Mrs. DiTosto, Ordinance 12-2019 was amended.*

**Mayor Yates** seeing no one else wishing to be heard closed the public hearing.

*Township Committee Member Jones offered Ordinance #12-2019 as amended and moved its adoption.*

**Mayor Yates read; BE IT RESOLVED**, that this Ordinance was read by title on second reading, after the public hearing at this meeting, be adopted and finally passed.

*Township Committee member Yates seconded the motion.*

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

**Vote on Adoption:**



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

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## ADD-ON RESOLUTIONS

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## RESOLUTIONS REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE

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## 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 19-117 THROUGH RESOLUTION TC 19-126 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 19-117 through TC 19-126.*

*Let the record show that Mr. Modi abstained from voting on Resolution TC 19-119.*

**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 Platt.*

**Mayor Yates** asked 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 <sup>st</sup>	<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	2 <sup>nd</sup>	<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"/>

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## APPOINTMENTS:

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**CONTRACTS:**

**Resolution TC 19-117– Resolution to Approved an Increase to the Redevelopment Attorney Contract**

**WHEREAS**, at the March 18, 2019 Township Committee meeting, the Township of Harding awarded a contract for a redevelopment attorney from the firm Greenbaum Rowe Smith & Davis LLP for redevelopment purposes for the Township, in the amount not to exceed \$5,000.00; and

**WHEREAS**, it is necessary to increase the authorization for the services of Greenbaum Rowe Smith & Davis LLP, under their professional services contract to perform redevelopment tasks; and

**WHEREAS**, the Chief Financial Officer for the Township of Harding has certified that monies are available in the amount of \$5,000.00 from account number #01-2019-1110-01100-2-00105.

**BE IT RESOLVED**, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey that the following contract is hereby awarded for a one year period:

Redevelopment Attorney	Greenbaum Rowe Smith & Davis LLP	1/1/2019 to 12/31/2019
	75 Livingston Avenue, Suite 301	Not to Exceed \$10,000.00
	Roseland, NJ 07068	01-2019-1110-0100-2-00105

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**FINANCE:**

**Resolution TC 19-118 – Resolution to Reject the Bid for the DPW Salt Shed Project**

**WHEREAS**, the Township of Harding advertised for and received bids on April 17, 2019 at 11:00 a.m. for the construction project known as Harding Township DPW Salt Shed project; and

**WHEREAS**, one bid was received from Samson Concrete & Masonry, LLC, Phillipsburg, NJ 08865 with a bid amount of \$475,000.00; and

**WHEREAS**, the bid submitted is an amount that substantially exceeded the Township Architect's cost estimate for the project; and

**WHEREAS**, N.J.S.A. 40A:11-13.2 (a) allows a governing body to reject all bids when the lowest bid substantially exceeds the cost estimates for the services; and

**WHEREAS**, based upon the bid received and recommendation of the Qualified Purchasing Agent, the Township Committee has determined to reject the bid pursuant to N.J.S.A 40A:11-13.2 (a) as the lowest responsible bid substantially exceeds the cost estimate for the services; and

**WHEREAS**, it has been determined that the Township Committee of the Township of Harding wishes to advertise for re-bid for this project.

**BE IT RESOLVED**, by the Township Committee of the Township of Harding, County of Morris, State of New Jersey, that all bids for the Department of Public Works Salt Shed project be and are hereby rejected pursuant to N.J.S.A. 40A:11-13.2 (a); and



**BE IT FURTHER RESOLVED**, that the Township Purchasing Agent is hereby directed to re-advertise for construction of the Harding Township DPW Salt Shed; and

**BE IT FURTHER RESOLVED**, a copy of this resolution shall be provided to Qualified Purchasing Agent, Township Attorney, and Chief Financial Officer for the Township of Harding.

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**Resolution TC 19-119 – Resolution to Authorize an Increase in Fees for the Architect for the DPW Salt Storage Shed**

*Mr. Modi abstained from voting on this resolution.*

**WHEREAS**, the Township of Harding has a need for the services of a professional architect for the purposes of the design of a Salt Storage Shed at the Department of Public Works located at 8 Millbrook Road, New Vernon; and

**WHEREAS**, the Township Administrator has secured a proposal for services from D.A. Denson Architects dated May 10, 2019; and

**WHEREAS**, it has been determined by the Chief Financial Officer for the Township of Harding that funds can be certified as available in the amount not to exceed \$10,400.00 which includes the original authorization of \$7,500.00 and for the supplemental authorization of \$2,900.00 for this purpose from account numbers #04-2014-201404-9946-4-00000 for the following tasks:

DPW SALT STORAGE BUILDING DESIGN SERVICES	
PHASE 4: Rebid	
Architect Services per Proposal Dated 5-10-2019	Not to exceed \$2,400.00
Miscellaneous – Out of Pocket Expenses plus 15%	Not to exceed \$ 500.00
Supplemental Authorization for Re-Bid	
\$2,900.00	

**BE IT RESOLVED**, by the Township Committee of the Township of Harding in the County of Morris and State of Jersey as follows:

- 1. The Township Committee hereby authorizes the increase in Architects Fee for the DPW Salt Storage Shed -- Design Contract and Bid Specification.**

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**Resolution TC 19-120 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.

**MISCELLANEOUS:**

**Resolution TC 19-121 – Resolution Recommending the Award for the Millbrook Road Resurfacing (pavement repairs, milling and paving) be Awarded to Tilcon New York, Inc.**

**BE IT RESOLVED**, that the Township Committee of the Township of Harding, Morris County, State of New Jersey hereby recommends to the New Jersey Department of Transportation that the purchase order for Millbrook Road Resurfacing (pavement repairs, milling, and paving) be awarded to Tilcon New York, Inc., (MCCPC Contract #6) whose bid amounted to \$154,979.75 subject to the approval of the Department; and

**BE IT FURTHER RESOLVED**, that the Mayor of the Township of Harding is hereby directed to sign for and on its behalf the purchase order in the prescribed form for said construction; and

**BE IT FURTHER RESOLVED**, that the Municipal Clerk of the Township of Harding is hereby directed to seal said purchase order with the Corporate Seal of the Governing Body and to attest to the same.

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**Resolution TC 19-122 – Resolution Recommending the Award for the Millbrook Road Resurfacing (bicycle-safe drainage inlet grates) be Awarded to General Foundries, Inc.**

**BE IT RESOLVED**, that the Township Committee of the Township of Harding, Morris County, State of New Jersey hereby recommends to the New Jersey Department of Transportation that the purchase order for Millbrook Road Resurfacing (bicycle-safe drainage inlet grates) be awarded to General Foundries, Inc., (MCCPC Contract #14) whose bid amounted to \$7,480.00 subject to the approval of the Department; and

**BE IT FURTHER RESOLVED**, that the Mayor of the Township of Harding is hereby directed to sign for and on its behalf the purchase order in the prescribed form for said construction; and

**BE IT FURTHER RESOLVED**, that the Municipal Clerk of the Township of Harding is hereby directed to seal said purchase order with the Corporate Seal of the Governing Body and to attest to the same.

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**Resolution TC 19-123 – Resolution Recommending the Award for the Millbrook Road Resurfacing (drainage basin curb inlet covers) be Awarded to Campbell Foundry Company**

**BE IT RESOLVED**, that the Township Committee of the Township of Harding, Morris County, State of New Jersey hereby recommends to the New Jersey Department of Transportation that the purchase order for Millbrook Road Resurfacing (drainage basin curb inlet covers) be awarded to Campbell Foundry Company (MCCPC Contract #14) whose bid amounted to \$7,480.00 subject to the approval of the Department; and

**BE IT FURTHER RESOLVED**, that the Mayor of the Township of Harding is hereby directed to sign for and on its behalf the purchase order in the prescribed form for said construction; and



**BE IT FURTHER RESOLVED**, that the Municipal Clerk of the Township of Harding is hereby directed to seal said purchase order with the Corporate Seal of the Governing Body and to attest to the same.

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**Resolution TC 19-124 – Resolution Recommending the Award for the Millbrook Road Resurfacing (roadway striping) be Awarded to Denville Line Painting, Inc.**

**BE IT RESOLVED**, that the Township Committee of the Township of Harding, Morris County, State of New Jersey hereby recommends to the New Jersey Department of Transportation that the purchase order for Millbrook Road Resurfacing (roadway striping) be awarded to Denville Line Painting, Inc., (MCCPC Contract #36) whose bid amounted to \$2,626.00 subject to the approval of the Department; and

**BE IT FURTHER RESOLVED**, that the Mayor of the Township of Harding is hereby directed to sign for and on its behalf the purchase order in the prescribed form for said construction; and

**BE IT FURTHER RESOLVED**, that the Municipal Clerk of the Township of Harding is hereby directed to seal said purchase order with the Corporate Seal of the Governing Body and to attest to the same.

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**Resolution TC 19-125– Resolution to Amend the Personnel Manual of the Township of Harding**

**WHEREAS**, a review of policies to be included in the Harding Township Personnel Policies and Procedures Manual to meet the requirements of the Township’s Joint Insurance Fund and Municipal Excess Liability Insurance was recently conducted; and

**WHEREAS**, this review revealed the need to update language in said manual to ensure that employees and prospective employees are treated in a manner consistent with these laws and regulations.

**BE IT RESOLVED**, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey as follows:

1. That the revisions to the Harding Township Personnel Policies and Procedures Manual are hereby authorized and that the Harding Township Personnel Policies and Procedures Manual in the form attached hereto, is hereby adopted as amended.
2. These personnel policies and procedures shall apply to all Township officials, appointees, employees, volunteers and independent contractors. In the event there is a conflict between these rules and any collective bargaining agreement, personnel services contract or Federal or State law, the terms and conditions of that contract or law shall prevail. In all other cases, these policies and procedures shall prevail.
3. This manual is intended to provide guidelines covering public service by Township employees and is not a contract. The provisions of this manual may be amended and supplemented from time to time without notice and at the sole discretion of the Township Committee.
4. To the maximum extent permitted by law, employment practices for the Township shall operate under the legal doctrine known as “employment at will.”
5. The Township Administrator and all managerial/supervisory personnel are responsible for these employment practices. The Special Labor Counsel and the Township Attorney shall assist the Township Administrator in the implementation of the policies and procedures in this manual.

6. The Township Administrator is to hereby furnish a copy of the revised and updated Township of Harding Personnel Policies and Procedures Manual to each employee, who shall each acknowledge receipt of same by way of written confirmation.

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**PERSONNEL:**

**Resolution TC 19-126 - Resolution Authorizing the Reappointment of Special Class II Police Officer**

**WHEREAS**, the Township of Harding appointed Fernando Omar Atoche as a Class II Special Law Enforcement Police Officer for five consecutive one-year terms commencing on August 12, 2013, in accordance with N.J.S.A. 40A:146.14 (a); and

**WHEREAS**, Police Chief Erik Heller has recommended Mr. Atoche be reappointed as a Class II Special Law Enforcement Police Officer for an additional one-year term with the Harding Township Police Department commencing August 12, 2019; and

**WHEREAS**, Fernando Omar Atoche continues to meet the requirements for a Class II Special Law Enforcement Police Officer in accordance with N.J.S.A. 40A:14-146.10; and

**WHEREAS**, the Township Committee believes that it is in the best interests of the Township to re-appoint Officer Atoche for an additional one-year term.

**BE IT RESOLVED**, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey that the recommendation of Police Chief Erik Heller be and hereby is accepted and that it does hereby re-appoint Fernando Omar Atoche as a Class II Special Law Enforcement Police Officer in the Township of Harding for an additional one-year term commencing on August 12, 2019 at the rate of \$30.60 per hour.

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**ORDINANCES FOR FIRST READING**

**ORDINANCE #13-2019 - ORDINANCE ADOPTING THE REDEVELOPMENT PLAN**

Mayor Yates asked Township Committee Member Jones to introduce Ordinance TC #13-2019.

Township Committee Member Jones introduced Ordinance TC #13-2019 by title, as amended, as follows:

**HARDING TOWNSHIP  
ORDINANCE #13-2019**

**ORDINANCE ADOPTING THE REDEVELOPMENT PLAN**

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

Township Committee Member Jones reads:

**WHEREAS**, the above ordinance was introduced and read by title at this Township Committee meeting held on May 13, 2019.



**BE IT RESOLVED**, that at the Township Committee meeting to be held on June 24, 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 Jones offered Ordinance #13-2019 as amended and moved its introduction. Township Committee member Platt seconded the motion.

**Mayor Yates** asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll. Mr. Modi before saying his vote stated; based on the work of the Steering Committee, the recommendations of the Redevelopment Committee, and the comments Mr. Modi made earlier this evening, Mr. Modi voted yes.*

**Vote on Introduction:**

	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 <sup>st</sup>	<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	2 <sup>nd</sup>	<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"/>

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**RESOLUTION TC 19-127– Executive Session**

**RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION**

**BE IT RESOLVED**, by the Harding Township Committee that it shall adjourn into executive session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b; and

**BE IT FURTHER RESOLVED**, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Township of Harding provided such disclosures will not violate Federal, State or local statutes and does not fall within the attorney-client privilege. The Township Committee will not return to public session after this executive session.

**Contracts:**

1. Property Disposition – Mark Roselli / Chris Yates /Tim Jones / Bob Falzarano
2. Glen Alpin Diversion – Dev Modi

**Legal:**

1. Shalebrook DEP Application – Chris Yates

**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 <sup>st</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	2 <sup>nd</sup>	<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"/>

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**ADJOURNMENT – Mr. Yates**

*Mayor Yates asked for a motion to adjourn into Executive Session. Upon a motion made by Mr. Jones, seconded by Mr. Modi, and with a vote of all ayes, the meeting adjourned at 9:30 p.m.*

**Respectfully submitted,**



**Lisa A. Sharp  
Municipal Clerk**



# Glen Alpin/Hurstmont Redevelopment Plan

Issues raised by the public during the April 23, 2019 public meeting	Proposed within Redevelopment Plan
<ul style="list-style-type: none"> <li>Concerns regarding traffic on Route 202 and Tempe Wick/Route 202 intersection</li> </ul>	<p>The Plan requires that any development evaluate potential infrastructure investments/improvements as well as provide traffic studies with identified strategies to reduce impact of development (pages 12, 14, and 18 of Plan).</p>
<ul style="list-style-type: none"> <li>Existing trees should be preserved; additional trees should be planted</li> </ul>	<p>The Plan requires a tree conservation area around the perimeter of the Hurstmont property. The Plan additionally encourages tree conservation throughout the entire site and the planting of additional trees and landscaping (pages 13, 22, and 25 of Plan).</p>
<ul style="list-style-type: none"> <li>Concerns about steep slopes</li> </ul>	<p>The Plan directs development that considers the location of steep slopes and sensitive environmental issues/constraints (pages 12, 14, and 19 of Plan).</p>
<ul style="list-style-type: none"> <li>Concerns about runoff</li> </ul>	<p>The Plan directs development to manage stormwater runoff and reduce impervious surfaces to the extent feasible. Development shall comply with the Township's Stormwater Management ordinance (Chapter 225 Part 4 of the Township Code) and adhere to the NJ Stormwater Management Best Management Practices Manual (pages 13 and 25).</p>
<ul style="list-style-type: none"> <li>A trail connecting the properties</li> </ul>	<p>The Plan requires a public trail be created that connects the Glen Alpin property with the Hurstmont property and the Morristown National Historical Park (pages 13, 14, and 18).</p>

# Glen Alpin/Hurstmont Redevelopment Plan

Issues raised by the public during the April 23, 2019 public meeting	Proposed within Redevelopment Plan
<ul style="list-style-type: none"> <li>Setbacks, especially at the property lines adjacent to the residential properties</li> </ul>	<p>All structures and any recreational facilities must be setback from residential adjacent property lines by a minimum of 100 feet. Setbacks from Mt. Kemble Avenue are 150 feet for single-family homes and 500 feet for multi-family/assisted living/memory care facilities. (Page 21 of Plan)</p>
<ul style="list-style-type: none"> <li>Building height – idea of “spreading out” vs. “going up”</li> </ul>	<p>Single-family structures may not exceed 2.5 stories/35 feet Multi-family/assisted living/memory care may not exceed 3 habitable stories over 1 story of parking at a maximum of 48 feet. These dimensions encourage the preservation of mature trees and open space. (Page 21 of Plan).</p>
<ul style="list-style-type: none"> <li>Concerns about amenities</li> </ul>	<p>Recreational amenities must be setback a minimum of 100 feet from adjacent residential property lines (page 21 of Plan). The Plan also determines that the extent and placement of outdoor amenities shall be evaluated at site plan by the Planning Board to minimize any impact on residential properties (page 22 of Plan).</p>
<ul style="list-style-type: none"> <li>Protection of open space view point</li> </ul>	<p>The preservation of open space is promoted throughout the entire plan. Additionally, as stated above, setbacks and height are designed to preserve mature trees and open space (pages 13, 21, and 25 of Plan).</p>
<ul style="list-style-type: none"> <li>Emergency and 911 calls – concerns about burden on Township</li> </ul>	<p>There is a requirement that the CCRC facility provide their own ambulance and emergency services (page 22 of Plan).</p>



# Glen Alpin/Hurstmont Redevelopment Plan

Issues raised by the public during the April 23, 2019 public meeting	Proposed within Redevelopment Plan
<ul style="list-style-type: none"> <li>Maintain historic value; preserve Glen Alpin mansion and the historic resources of the property (including the on-site graves)</li> </ul>	<p>The Glen Alpin site and mansion will be preserved through easements with the County and NJDEP (page 23 of Plan). The Plan provides design standards that guide development to respect the historic features of the sites and promote an aesthetic appropriate for the Township (page 24 of Plan).</p>
<ul style="list-style-type: none"> <li>Importance of architecture and design</li> </ul>	<p>Design standards are in place to guide appropriate architecture and design. Required components include pitched roofs, dormers, shutters, and natural materials such as brick, wood, and stone (page 24 of Plan).</p>
<ul style="list-style-type: none"> <li>Septic concerns on both properties – how will it be handled?</li> </ul>	<p>Any development of the Area must provide on-site septic for the entire site. Septic systems are allowed in the front yard of either the Glen Alpin or Hurstmont property and shall conform with the Township's Sewers and Water ordinance (page 19 of Plan).</p>
<ul style="list-style-type: none"> <li>Lighting issues – Harding has a “dark skies” ordinance</li> </ul>	<p>Any development shall demonstrate compliance with the Township's Lighting “Dark Skies” ordinance (Chapter 233) and the Lighting Ordinance (Chapter 225-85). The submission of a lighting plan is required at time of site plan application (page 18 of Plan).</p>

# Glen Alpin/Hurstmont Redevelopment Plan

Issues raised by the public during the April 23, 2019 public meeting	Proposed within Redevelopment Plan
<ul style="list-style-type: none"> <li>Concern about “natural predators” getting into garbage</li> </ul>	<p>Solid waste shall follow the standards set forth in Section 225-87 of the Township Code (Renewable Energy Sources and Solid Waste Recycling)</p> <p>To the extent feasible, refuse from multi-family and assisted living/memory care facilities shall be internal to building. If it must be stored outside, it shall be within an enclosed structure constructed of solid material and designed to keep animals out. (Page 27 of Plan)</p>
<ul style="list-style-type: none"> <li>Parking – build it into hill</li> </ul>	<p>Parking for the multi-family and assisted living/memory care shall be underneath the building, thereby utilizing the natural topography of the site (page 22 of Plan).</p>
<ul style="list-style-type: none"> <li>Retaining wall concerns</li> </ul>	<p>Retaining walls shall be terraced, with no single wall taller than 5 feet and with at least 10 feet separating each wall. Areas between walls shall be landscaped. (Page 24 of Plan).</p>



# Glen Alpin/Hurstmont Redevelopment Plan

Timeline	
• April 15, 2019	Redevelopment Sub-Committee, consisting of residents and two Township Committee members as well as Township professionals, is approved by the Township Committee.
• April 16, 2019	Redevelopment Sub-Committee has first meeting to familiarize with tasks.
• April 23, 2019	Public meeting held. Comments were made by the public and were recorded. A subsequent Redevelopment Plan draft was prepared.
• April 29, 2019	Redevelopment Sub-Committee has second meeting to review the public comments and the draft Redevelopment Plan. Edits are made to the draft Redevelopment Plan.
• May 8, 2019	Redevelopment Sub-Committee has third meeting to review second draft Redevelopment Plan. Edits are made to the draft Redevelopment Plan.
• May 13, 2019	Redevelopment Plan is introduced at the Township Committee meeting. The Township Committee directs the Planning Board to review the Redevelopment Plan for Master Plan consistency.
• May 20, 2019	Planning Board has public meeting, at which time the Redevelopment Plan is presented. The Board and the public have the opportunity to make comments. The Planning Board sends back any comments to the Township Committee. It should be noted that any edits to the Plan need to be minor in nature, otherwise it will have to be reintroduced.
• June 24, 2019	Township Committee has public hearing (second reading) on the Redevelopment Plan. The public is permitted to make comments at this time. If adopted, the Township Committee can now designate a redeveloper for the Redevelopment Area.

ADDENDUM  
TOWNSHIP OF HARDING  
GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN

The Glen Alpin/Hurstmont Redevelopment Plan shall be amended to include the following provisions:

Page 1, "Introduction," fourth paragraph, second sentence, shall be amended to read as follows:

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 a Continuing Care Retirement Community, consisting of up to 250 units/beds with the mandatory set-aside of 40 units/beds.

Page 13, "Open Space Environmental Protection," second bullet, shall be amended to read:

Encourage the planting of additional trees (hardwood and evergreen) and vegetation along Mt. Kemble Avenue as well as throughout the entire Area.

Page 13, "Open Space Environmental Protection," third bullet, shall be amended to read:

Maintain the rural character of the Township through large areas of on-site open space, including mature tree growth (of both hardwood and evergreen).

Page 14, "Plan Goals" shall be amended to include an additional goal:

Encourage the pursuit of LEED certification.

Page 18, "Circulation" shall be amended to include the following additional bullet:

Any overflow or guest parking is encouraged utilize grass ring pavers and/or other reinforced porous products to reduce impervious coverage.

Page 22, "Outdoor Amenities," first bullet, shall be amended to read as follows:

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 shall not be lighted.

Page 24, "Design Standards, Architecture," fifth bullet, shall be amended to read as follows:

All buildings shall be designed with materials that reflect the historical and rural character of the community, including brick, wood, trap rock, stone, and pudding stone.

Page 24, "Design Standards, Architecture," shall be amended to include the following additional bullet:

Roofs and building orientation should be designed to accommodate solar panels whenever possible.

Page 25, "Open Space and Landscaping/Buffering" shall be amended to include the following additional bullet:

Landscaping shall include a combination of hardwood and other deciduous trees in addition to evergreens. Evergreens shall be utilized for screening purposes.

Page 25, "Lighting," third bullet, shall be amended to read as follows:



All light fixtures shall utilize LED bulbs and shall be shielded to prevent glare or hotspots from any direction.

Page 25, "Lighting" shall be amended to include the following additional bullet:

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.

Page 25, "Signage," first bullet, shall be amended to read as follows:

One (1) freestanding monument sign (a sign in which the entire bottom is in contact with the ground) shall be permitted at the entrance from Mt. Kemble Avenue. 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.

Page 27, "Utilities" shall be amended to include the following additional bullet:

To the extent feasible, generators should be fueled by battery backup storage devices, charged by solar panels with a natural gas backup.

Page 34, "Administration and Procedural Requirements, Provisions of New Affordable Housing Units" shall be amended to include the following additional language:

Of the 40 affordable units/beds created in the CCRC 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.