

**HARDING TOWNSHIP
ORDINANCE NO. 02-2021
AN ORDINANCE OF THE TOWNSHIP OF HARDING FURTHER AMENDING THE
GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN**

WHEREAS, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) the Township of Harding has under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., the authority to regulate land uses within its municipal boundaries; and

WHEREAS, on February 25, 2019, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq), the Township of Harding established a Redevelopment Area, which is commonly referred to as the “Glen Alpin/Hurstmont Area” and consists of Block 27, Lot 2 and Block 34, Lot 1; and

WHEREAS, a Redevelopment Plan for the Redevelopment Area was prepared and subsequently adopted by the Township Committee on June 24, 2019; and

WHEREAS, on June 24, 2019, the Township Committee designated Hurstmont Estate Acquisition, LLC as the “Redeveloper” of the Redevelopment Area; and

WHEREAS, the Township and the Redeveloper negotiated edits to the Redevelopment Plan to effectuate the agreed upon concept, which includes townhouse development permitted to be occupied by persons who are fifty-five (55) years of age or older; and

WHEREAS, an Amended Redevelopment Plan that included all negotiated changes was prepared and adopted by the Township Committee on September 30, 2019; and

WHEREAS, a typographical error related to the permissible age of the occupants of the age-restricted townhouse development that resulted from the collaborative review process was adopted in the Amended Redevelopment Plan; and

WHEREAS, the Township Committee desires to amend the Redevelopment Plan for a second time to correct the typographical error that was erroneously adopted.

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARDING IN THE COUNTY OF MORRIS AND THE STATE OF NEW JERSEY AS FOLLOWS (~~DELETIONS HAVE STRIKETHROUGH~~):

SECTION 1: [Amendment to Glen Alpin/Hurstmont Redevelopment Plan](#).

The definition of “Townhouse” is hereby amended as follows:

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 or more cumulative days over a year) resident shall be nineteen (19) years or younger.

SECTION 2: At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

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SECTION 3: This Ordinance shall take effect upon final passage and publication according to law.

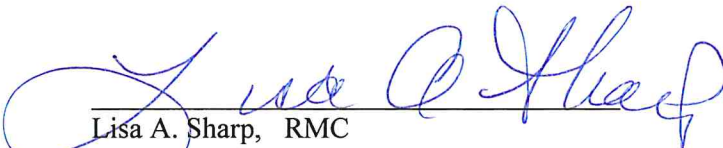
SECTION 4: The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Municipal Clerk is further directed to public notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

SECTION 5: All Ordinance or parts of Ordinances inconsistent herewith are hereby repealed.


SECTION 6: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

ATTEST

TOWNSHIP OF HARDING



Lisa A. Sharp, RMC
Municipal Clerk



Timothy D. Jones
Mayor

INTRODUCED: February 8, 2021

ADVERTISED: February 18, 2021

PUBLIC HEARING: March 8, 2021

DOPTED: March 8, 2021

ADVERTISED: March 11, 2021

Vote on Adoption:

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