

TOWNSHIP OF HARDING
ORDINANCE #16-2023
ORDINANCE ADOPTING AN AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as being in need of redevelopment; and

WHEREAS, the Township Committee of the Township of Harding in its capacity as the municipal governing body (the “**Governing Body**”) is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Redevelopment Law; and

WHEREAS, on November 19, 2018, the Governing Body adopted Resolution TC 18-196 directing the Planning Board of the Township of Harding (the “**Planning Board**”) to undertake a preliminary investigation to determine whether the real properties identified as Block 27, Lot 2, located at 679 Mt. Kemble Avenue (the “**Hurstmont Parcel**”) and Block 34, Lot 1, located at 685 Mt. Kemble Avenue (the “**Glen Alpin Parcel**”) qualified as a “non-condemnation” area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on February 25, 2019, the Governing Body adopted Resolution TC 73-2019 designating the Hurstmont Parcel and the Glen Alpin Parcel as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, Heyer, Gruel & Associates (“**HG&A**”) prepared a redevelopment plan, dated May 13, 2019, for the Hurstmont Parcel and the Glen Alpin Parcel entitled the “*Glen Alpin/Hurstmont Redevelopment Plan*” (the “**Redevelopment Plan**”); and

WHEREAS, on June 24, 2019, the Governing Body adopted Ordinance #12-2019 to approve the Redevelopment Plan; and

WHEREAS, on September 30, 2019, the Governing Body adopted Ordinance #16-2019 to amend the Redevelopment Plan; and

WHEREAS, on December 12, 2022, the Governing Body adopted Resolution TC 22-206 directing the Planning Board to undertake a preliminary investigation to determine whether the real property identified as Block 34, Lot 1.01, located at 508 Tempe Wick Road (the “**McAlpin Gardens Parcel**”), qualified as a “non-condemnation” area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on February 14, 2023, the Governing Body adopted Resolution TC 23-079 designating the McAlpin Gardens Parcel as a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, on February 14, 2023, the Governing Body adopted Ordinance #01-2023 to further amend the Redevelopment Plan; and

TOWNSHIP OF HARDING
ORDINANCE #16-2023
ORDINANCE ADOPTING AN AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN

WHEREAS, HG&A, as directed by the Governing Body, prepared a third amendment to the Redevelopment Plan, dated November 2, 2023, to incorporate the McAlpin Gardens Parcel into the Redevelopment Plan and to modify certain standards with respect to the Glen Alpin Parcel; and

WHEREAS, on November 13, 2023, the Governing Body introduced this Ordinance TC 16-2023, and referred the third amendment to the Redevelopment Plan to the Planning Board for review and comment pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, the Planning Board considered the third amendment to the Redevelopment Plan at its meeting on November 27, 2023, and voted to recommend the Governing Body adopt the third amendment to the Redevelopment Plan having found it to be consistent with the Township Master Plan; and

WHEREAS, on December 11, 2023, the Governing Body conducted a public hearing on the third amendment to the Redevelopment Plan and this Ordinance TC 16-2023 (the “**Public Hearing**”); and

WHEREAS, at the Public Hearing, the Township Committee reviewed and considered the third amendment to the Redevelopment Plan and the Planning Board’s recommendations, and has determined that it is consistent with the Township Master Plan; and

WHEREAS, the Governing Body desires to adopt the third amendment to the Redevelopment Plan.

BE IT ORDAINED by the Township Committee of the Township of Harding as follows:

SECTION 1: That the third amendment to the Glen Alpin/Hurstmont Redevelopment Plan prepared by Heyer, Gruel & Associates, dated November 2, 2023, a copy of which is attached to this Ordinance as Exhibit A, is hereby adopted.

SECTION 2: The Glen Alpin/Hurstmont Redevelopment Plan, as amended, shall supersede the development regulations of the Township’s Zoning Ordinance, to the extent set forth therein and the Township Zoning Map is hereby amended to conform with the provisions of the Glen Alpin/Hurstmont Redevelopment Plan, as amended.

SECTION 3: If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

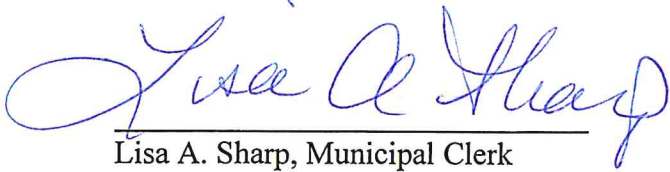
SECTION 4: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**TOWNSHIP OF HARDING
ORDINANCE #16-2023
ORDINANCE ADOPTING AN AMENDMENT TO THE GLEN ALPIN/HURSTMONT
REDEVELOPMENT PLAN**

SECTION 5: This ordinance shall take effect after final passage and publication as prescribed by law.

ATTEST

TOWNSHIP OF HARDING



Lisa A. Sharp, Municipal Clerk



Timothy D. Jones, Mayor

INTRODUCED: November 13, 2023 **ADVERTISED:** November 16, 2023

PUBLIC HEARING: December 11, 2023

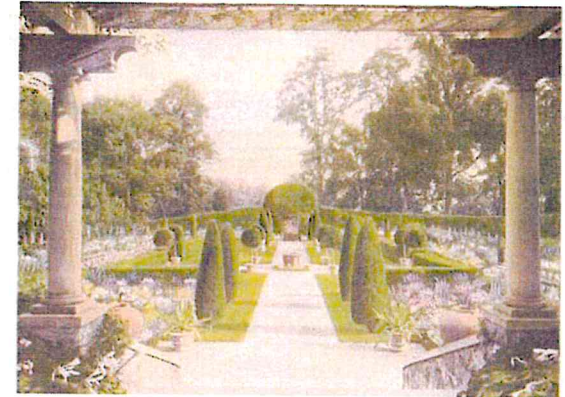
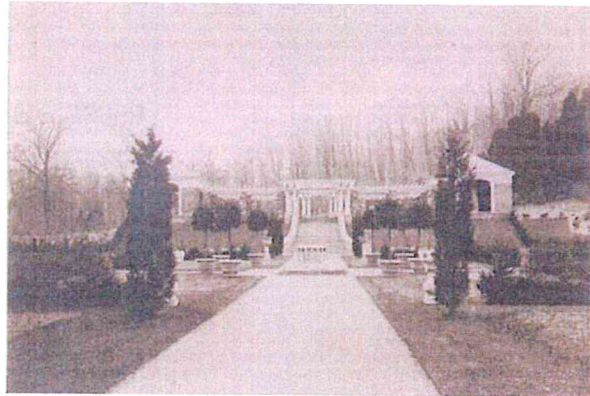
ADOPTION: December 11, 2023 **ADVERTISED:** December 14, 2023

Vote on Adoption:

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

GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN

Township of Harding, County of Morris



Adopted June 24, 2019
Amended and Adopted September 30, 2019
Amended January 17, 2023 and adopted February 14, 2023
Amended November 2, 2023 and adopted December 11, 2023
Prepared by:

HGA

ACKNOWLEDGMENTS

Township Committee

Timothy Jones, Mayor
Rita Chipperson, Deputy Mayor
Christopher Yates
Nicolas Platt
Nicole Lacz

2019 Redevelopment Steering Committee

Nik Bjorkedal, Resident
Gwenn Claytor, Resident
Richard Clew, Resident
Thomas dePoortere, Resident
Kim Foley, Resident
Timothy Jones, Mayor
Lawrence Weppler, Resident
Christopher Yates, Deputy Mayor
Hurstmont Representatives

Robert Falzarano, Township Administrator
Vince DeNave, Assistant Township Administrator
Robert Goldsmith, Special Council
John Hague, Special Council
Susan S. Gruel, Township Planner

Township Planning Board

Richard Clew, Chair
David Chipperson, Vice Chair
Gwenn Claytor
Tracy Walters
Thomas dePoortere
Robert J. Edgar
Alf Newlin
Timothy Jones
Christopher Yates

Darren Burns, Alt. #1
Frank Rosato, Alt. #2

Special Thanks To

Mary Prendergast and the Harding
Township Historical Society
and the
Glen Alpin Conservancy

Heyer, Gruel & Associates

M. McKinley Mertz, PP, AICP, LEED Green Associate
Susan S. Gruel, PP
Bailey Surbrook, Associate Planner

INTRODUCTION

The Township of Harding's Glen Alpin/Hurstmont Redevelopment Area, herein referred to as the "Area" or "Redevelopment Area," is approximately 35.5 acres in size and consists of Block 34 Lots 1 and 1.02 (685 Mt. Kemble Avenue (Route 202) – "Glen Alpin"). Block 27 Lot 2 (679 Mt. Kemble Avenue – "Hurstmont"), and Block 34 Lot 1.01 (508 Tempe Wick Road - "McAlpin Gardens"). The Area is located on the west side of Route 202, on the northwest corner of the Tempe Wick Road – Route 202 intersection. The Area is bordered by residential properties to the north and west, as well as Morristown National Historical Park to the northwest.

On November 19, 2018, the Township Committee adopted Resolution 18-196 to direct the Harding Township Planning Board to investigate the Glen Alpin and Hurstmont properties to determine if they qualified as a non-condemnation "area in need of redevelopment" per the statutory criteria of the Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A, et seq. An investigation report, entitled "685 Mt. Kemble Avenue ("Glen Alpin") 679 Mt. Kemble Avenue ("Hurstmont") Area in Need of Redevelopment Investigation Report" ("2019 Study") dated February 1, 2019, was prepared. On February 19, 2019, the Township Planning Board adopted a resolution recommending the properties be designated as a non-condemnation area in need of redevelopment. The Township Committee took action at its February 25, 2019 meeting, designating the properties as an area in need of redevelopment through Resolution 17-073.

The Glen Alpin and Hurstmont sections of the Redevelopment Area are components of the Court-approved settlement agreement between the Township and Fair Share Housing Center (FSHC). The settlement agreement was approved by the Court at a November 2, 2018 Fairness Hearing. These sections of the Area are also part of the Township's Housing Element and Fair Share Plan (HEFSP), adopted by the Planning Board on December 17, 2018. At a Compliance Hearing on March 1, 2019, the Court declared the land use regulations and affirmative measures

within the HEFSP will satisfy the Township's constitutional obligation to provide its fair share of the region's affordable housing under the Mount Laurel doctrine.

At the March 1, 2019 Compliance Hearing, the Township was issued a Conditional Declaratory Judgment of Compliance and Repose (JOR), with one of the conditions being the adoption of a Redevelopment Plan for the Glen Alpin/Hurstmont Redevelopment Area. The Court-approved settlement agreement determined that development within the Redevelopment Area shall produce no less than 40 affordable housing units. The adopted HEFSP concluded that the Hurstmont property is appropriate for an age-restricted community, consisting of up to 250 units with the mandatory set-aside of 40 units. This Plan implements the provisions of the HEFSP, the Court-approved settlement agreement, and one of the conditions of the Conditional JOR.

Subsequent to the Compliance hearing, a Redevelopment Plan was prepared for the Glen Alpin and Hurstmont land use districts and adopted by the Township Committee on June 24, 2019 after significant public input. The Township Committee also designated Hurstmont Estate Acquisition, LLC as the redeveloper of Block 27 Lot 2 (the Hurstmont site). An Amended Redevelopment Plan was adopted in September 2019.



*Hurstmont Mansion, 1907
From the June 1907 issue
of American Homes and
Gardens*

In 2022, the adjacent lot, Lot 1.01 of Block 34, became available to study as a potential addition to the Glen Alpin/Hurstmont Redevelopment Area. As discussed later in this Plan, Lot 1.01 contains valuable cultural resources and was once part of the larger tract of land that also included the Glen Alpin and Hurstmont properties. On December 12, 2022, the Township Committee adopted Resolution 22-206 directing the Planning Board to conduct an investigation of Lot 1.01 to determine whether the property met the statutory criteria to include it in the already established redevelopment area.

An investigation report, entitle "Block 34, Lot 1.01 Area in Need of Redevelopment Investigation Report," ("2023 Study") dated January 4, 2023 was prepared. In a report dated January 25, 2023, the Planning Board recommended the property be designated as a non-condemnation area in need of redevelopment and added to the Glen Alpin/Hurstmont Redevelopment Area. On February 14, 2023, the Township Committee adopted Resolution 23-079 designating Lot 1.01 as an area in need of redevelopment.

Because Lot 1.01 is not within State Planning Areas 1 or 2, the determination the Township Committee made in its Resolution 23-079 could not take effect until the Commissioner of the Department of Community Affairs (DCA) reviewed and approved the designation. Upon submission of Resolution 23-079 to the DCA, the Township received a letter, dated March 10, 2023 stating that the designation was not approved. The Township subsequently appealed the determination and submitted supplemental material to the DCA to review. In a letter from the DCA dated May 23, 2023, Lot 1.01 was recognized for its "historical and physical relationship" with the Glen Alpin and Hurstmont properties and was approved for a redevelopment designation.

This Amended Redevelopment Plan includes additional standards and regulations incorporating Lot 1.01 (herein after refereed to as the "McAlpin Gardens property") into the Glen Alpin / Hurstmont Redevelopment Area. The core of the Plan principles and Plan goals remain essentially

unchanged and consistent with the HEFSP and the settlement agreement with FSHC.

STATUTORY CRITERIA

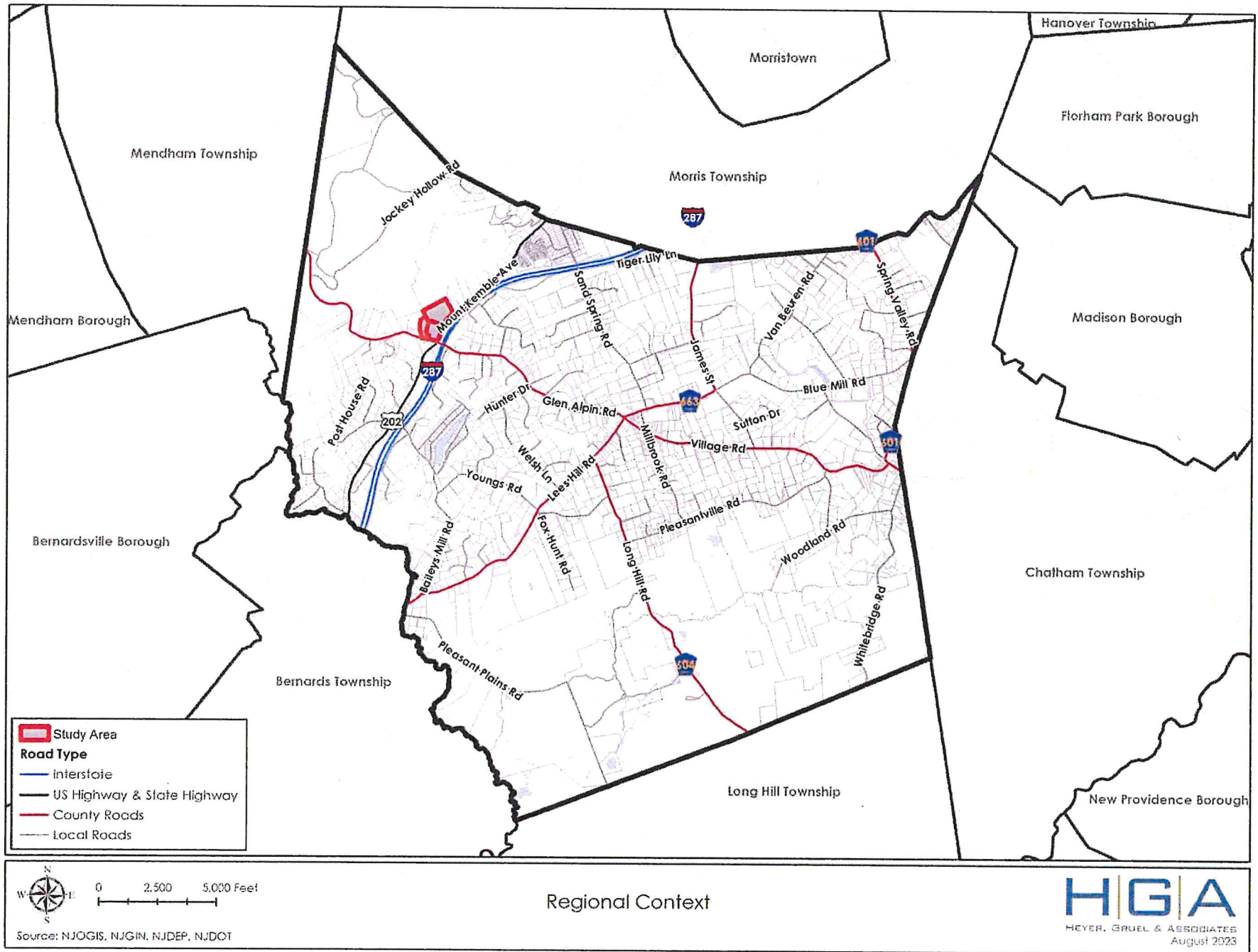
The Redevelopment Plan is a formal planning document for the Redevelopment Area. According to the Local Redevelopment and Housing Law (NJSA 40A:12A-7), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;



Glen Alpin Mansion, 1942

*Photo courtesy of the Harding Township
Historical Society*



Area Description

The Hurstmont property was previously developed with a 17,000 square foot, single-family home, along with a one-story structure called the “playhouse” near Mt. Kemble Avenue and a two-story barn-like structure known as the “carriage home” in the rear of the property. The principal dwelling was originally constructed in 1903. In 2011, the owner received demolition permits from the Township to demolish structures on the property, but the demolition was not completed, leaving the structures in a state of partial demolition for years, until the demolition was completed in 2021/2022. On July 31, 2023, the Township Planning Board granted Preliminary and Final Major Site Plan approval and Minor Subdivision approval in accordance with the provisions of this Redevelopment Plan.

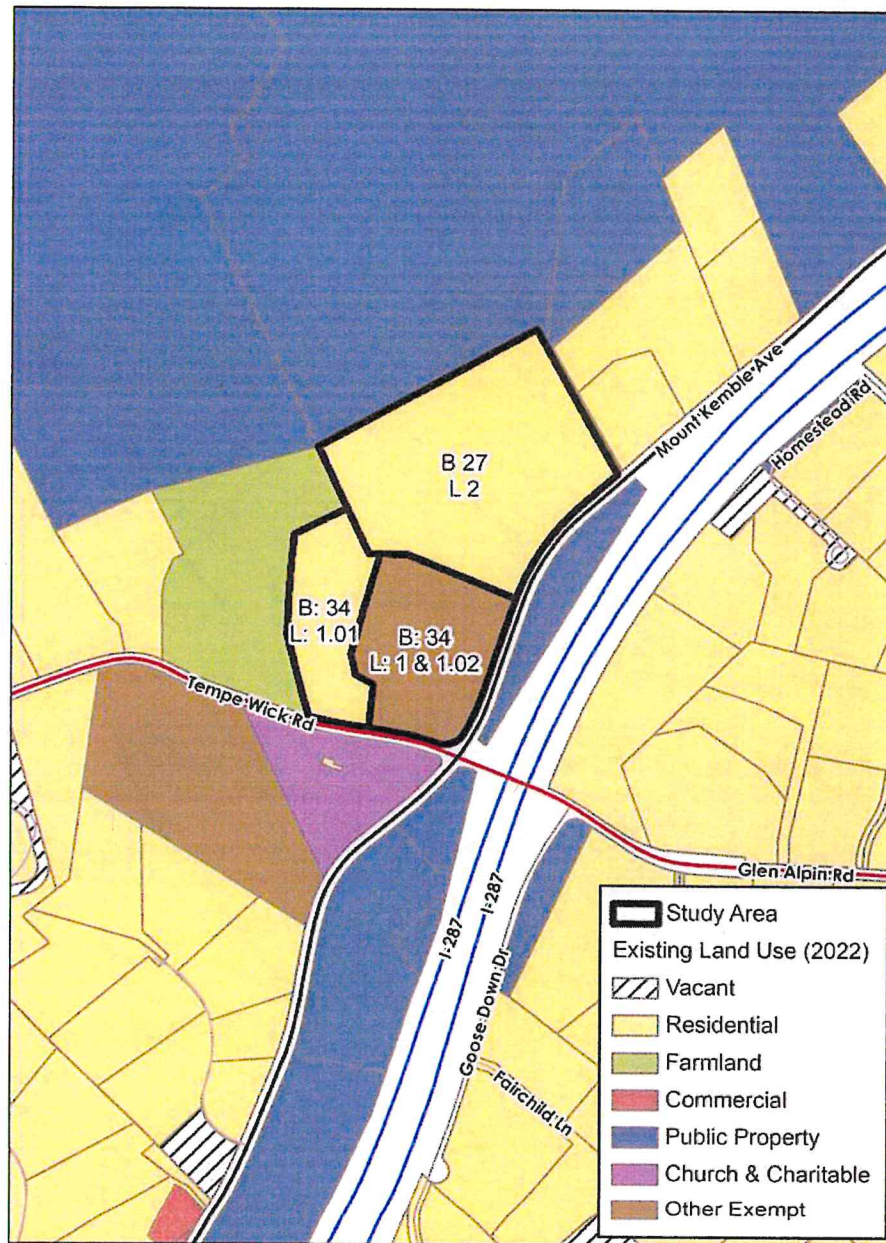
The Glen Alpin property is developed with a 14,000 square foot, three floor, gothic-revival single-family home set back approximately 500 feet from Mt. Kemble Avenue (Route 202) and 370 feet from Tempe Wick Road. There is a small burial ground south of the dwelling, and to the north is a six-bay, single story, cement block garage. The property has two driveway entrances onto Mt. Kemble Avenue. The first entrance being at the intersection of Mt. Kemble Avenue and Tempe Wick Road, and the second being approximately 500 feet north of the intersection. Since 2004, the Township has invested a significant amount to renovate the principal dwelling in an effort to preserve its functionality and historic character, but the structure still shows signs of deterioration.

The McAlpin Gardens property is currently developed with a 7,000 square foot single-family dwelling that was constructed in the latter half of the 20th century, as well as the remaining structures of a stone garden that were built at the turn of the 20th century by Charles McAlpin. The gardens were formerly part of the Glen Alpin property and still contain stairs that lead directly to the rear of the Glen Alpin mansion. There is also a direct pathway and set of stairs that connects the gardens to the Hurstmont property. In the approved Planning Board application for the Hurstmont property, these stairs are proposed to be preserved and maintained as an access point to the walking trail. The gardens take inspiration from English and Italian garden design and contain a formal garden divided into four parts by walkways and an elevated pergola structure built into the grade of the property. The pergola consists of brick structures and columns that create a central green. A stone fountain and several stone sculptures also remain.

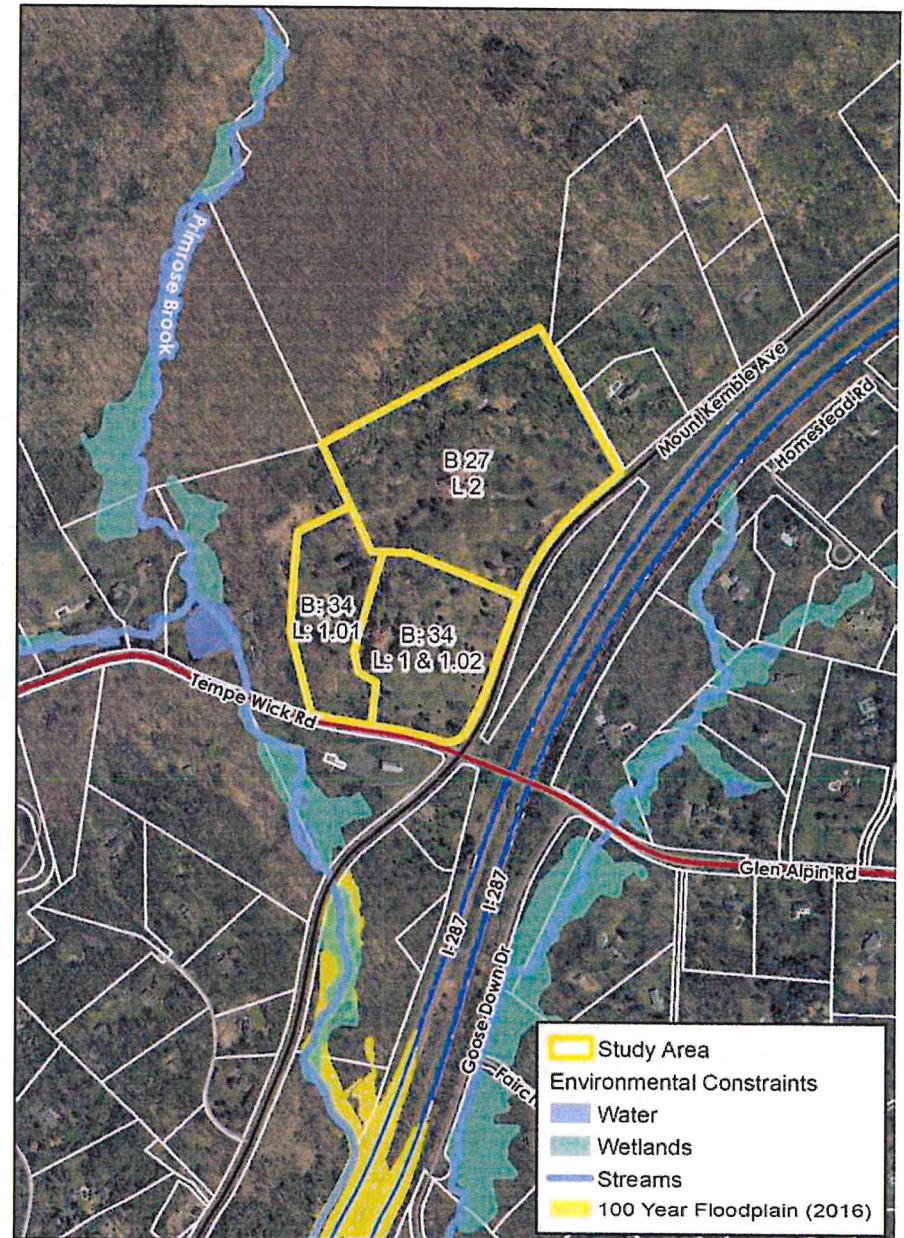


Glen Alpin Mansion, 1940s

*Photo courtesy of the Harding Township
Historical Society*



Existing Land Use



Environmental Constraints

Adelaide and James decided to redesign their home to better reflect their social status. With the help of architect Stanford White, of the McKim, Mead, and White architecture firm, the home was redesigned to have 30 rooms and was decorated with antique crown molding, plaster designed ceilings, marble hearths, elaborate tapestries, and Moravian Tile. The new home was featured in the June 1907 edition of *American Homes and Gardens*. A featured component of the estate was the formal gardens and terraces that were cut into the hillside. A large, rectangular pool was a focal point of the gardens. The property changed ownership throughout the 20th century until the current owner, Harding Holdings LLC, purchased the property in 2011.

The gardens that are still visible on the Hurstmont property extend into the McAlpin Gardens property and then connect down to the Glen Alpin mansion via a brick walkway. When Charles McAlpin expanded the Glen Alpin house at the turn of the 20th century, he also commissioned the development of lavish gardens, which were then featured in the March 1907 edition of *American Homes and Gardens* as well as a 1916 publication called "Beautiful Gardens in America."



*Main Entrance of the Hurstmont Mansion, 1907
From the June 1907 Issue of American Homes and
Gardens*

PLAN PURPOSE

The purpose of this Plan is to redevelop the Hurstmont property into an age-restricted community with an affordable housing set-aside. In addition, a significant component of this Plan is to preserve the historic Glen Alpin site and restore it as a community asset and to include the McAlpin Gardens property to facilitate the preservation and restoration of Glen Alpin and its gardens.

PLAN PRINCIPLES

Senior Living Housing

- Supply a variety of living arrangements for seniors, including townhouses/stacked townhouses, multi-family independent living, and assisted living/dementia care.
- Supplement living options with dining facilities and medical assessments and other services, including fitness, occupational, and cognitive therapy.
- Provide a portion of the Township's affordable housing obligation in accordance with the Court-approved settlement agreement between the Township and the Fair Share Housing Center.
- Redevelop the site with a facility that considers the location of steep slopes and preserves the existing environmental features on the site to the extent feasible.

Circulation

- Maintain the existing access point to the Hurstmont property, which may be widened or otherwise expanded, and, as an option, construct a second access roadway from Route 202.
- Evaluate the need for transportation infrastructure investments on surrounding roadways, traffic signals, and signage to offset the impacts of the new development on existing conditions.
- Design an on-site circulation plan to ensure efficient movement of vehicles within the development and reduce congestion from turning vehicles on Mt. Kemble Avenue.
- Minimize the impact of the development on traffic at the intersection of Mt. Kemble Avenue and Tempe Wick Road.
- Encourage cross-district access between all three land use districts within the Redevelopment Area both for emergency purposes and for the enjoyment of the site's users.



*Hurstmont Mansion, 1907
From the June 1907 Issue of American Homes and
Gardens*

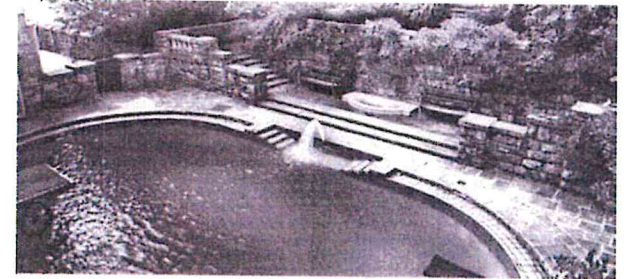
- Restore the McAlpin Gardens to their former glory and preserve them as a public asset for the enjoyment of the community.
- Encourage sensitivity to cultural heritage and historical resources on the Hurstmont property with the acknowledgment that the structures on the Hurstmont property have been razed in connection with the redevelopment of the property.

Community Character

- Create an aesthetically pleasing community that is compatible with the architectural and community character of the Township.
- Maintain the residential character of Harding by use of traditional building materials. See the Architectural Standards section of this Plan for more details.

PLAN GOALS

- Provide a variety of affordable housing options for the senior population that contribute to the Township's Third Round Affordable Housing Obligation.
- Improve the utilization of the land, which can be redeveloped into uses beneficial for the community while taking into consideration the historical significance of the properties.
- Preserve and enhance the historical character of the Township.
- Maintain the rural pattern of development in the Township.
- Facilitate redevelopment that addresses and protects the environmental constraints and characteristics, particularly as they relate to stormwater runoff, of the individual site as well as the Township as a whole.
- Minimize the impact of the proposed development on the natural environment.
- Encourage the pursuit of LEED or the following of LEED Goals or other sustainability best practices that meet or exceed current energy codes such as Commercial Property Assessed Clean Energy (CPACE).
- Mitigate the impact of any additional traffic generated by the new development.
- Preserve and restore the historic Glen Alpin mansion and its gardens.
- Provide a public walking trail that connects the Redevelopment Area to the Morristown National Historical Park and the "Eggert Property" (Block 27 Lot 3.01).



Hurstmont Swimming Pool, 1939

*Photo courtesy of the Harding Township
Historical Society*

Zoning Map. Any and all amendments to this Plan shall be authorized and adopted by the Harding Township Committee. In addition, any potential future reuse of underground parking shall require a Plan amendment. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Regulations Ordinance.

LAND USE PLAN

This Plan includes the following three land use Districts:

- Senior Living District
- Glen Alpin Cultural District
- McAlpin Gardens District

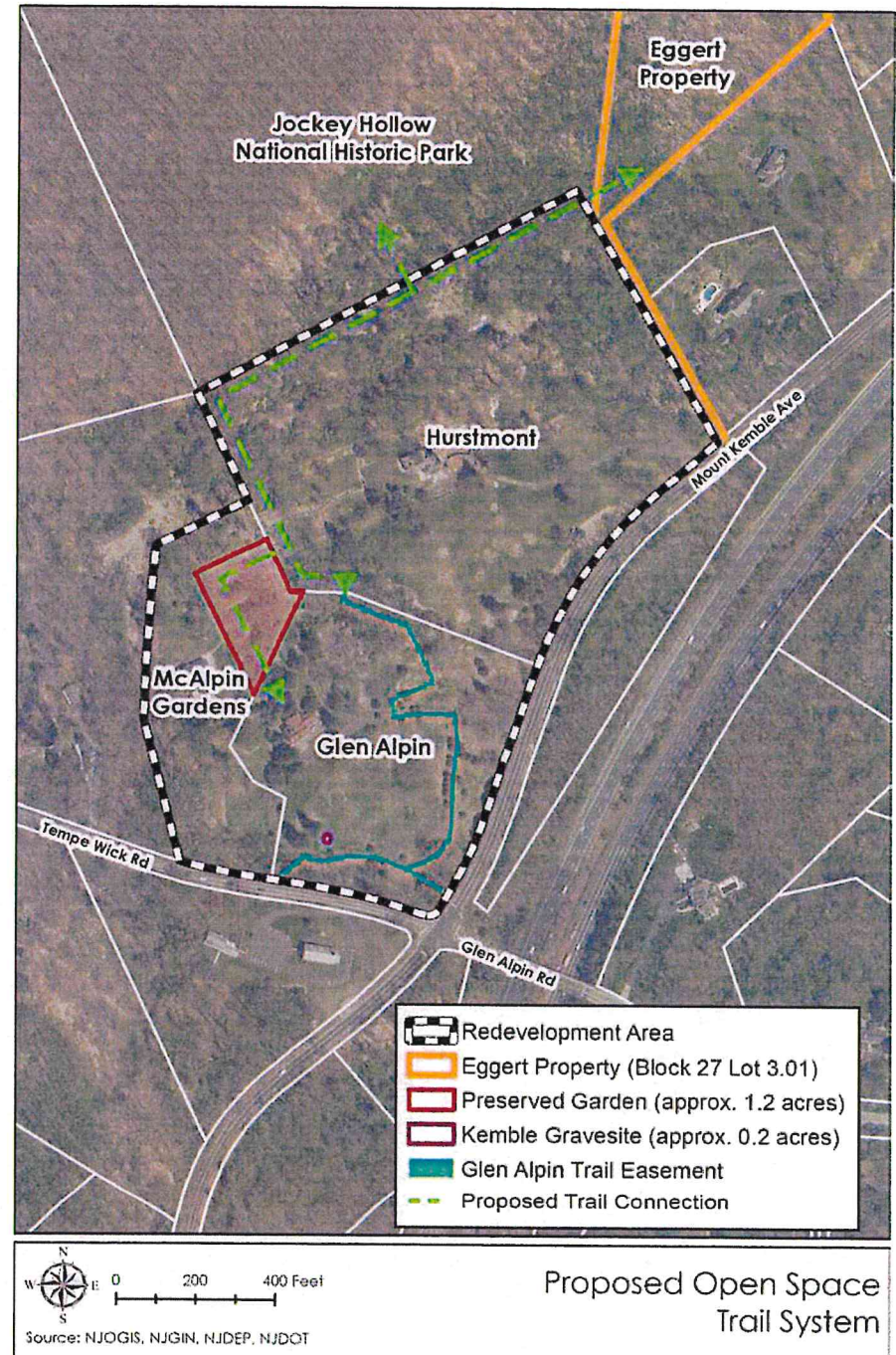
The evaluation of any proposal submitted under this Redevelopment Plan shall be based upon the sections of this Plan entitled "Relationship of Plan to Township Standards" as well as "District Standards" and "Design Standards."

The following Land Use Plan is broken down into three sections, each associated with one of the above-listed Land Use Districts: "Part 1: Senior Living District;" "Part 2: Glen Alpin Cultural District;" "Part 2A: McAlpin Gardens District." While the three districts are intended to interact with each other, the Glen Alpin Cultural District and McAlpin Gardens District will function in tandem, with the McAlpin Gardens District providing for spill over and accessory uses for the Glen Alpin Cultural District. The following section, however, entitled "Standards Applicable to All Districts," provides regulations applicable to all three Land Use Districts.

Standards Applicable to All Districts

Walking Trails

- A walking trail(s) shall be constructed throughout the entire Redevelopment Area, connecting the Glen Alpin Cultural District, the McAlpin Gardens District, and the Senior Living District to each other as well as provide the opportunity to connect with the Jockey Hollow section of the Morristown National Historical Park (see map entitled "Proposed Open Space Trail System"). This Plan notes that



any trail connection with Jockey Hollow will need to be coordinated with, and approved by the Park Service.

- The walking trail shall also connect to Block 27 Lot 3.01, commonly referred to as the “Eggert Property,” via the rear portion of the Senior Living District. The Eggert Property is a Township-owned parcel located directly north of the Redevelopment Area and is preserved as open space.
- In accordance with the diversion and disposal process, the trail shall extend into the Glen Alpin Cultural District and traverse southwest toward Tempe Wick Road, as depicted in the Proposed Open Space Trail System Map.
- The trail shall incorporate the historic gardens within the McAlpin Gardens District, as discussed further in Part 2A of this Land Use Plan.
- Developers of the Glen Alpin Cultural District and McAlpin Gardens District shall coordinate with the Township and/or County regarding the design and implementation of trail markers.
- Public parking shall be permitted in the Glen Alpin Cultural District for users of this public trail.

Circulation

- Applications for development shall provide a traffic study evaluating the impact of new development, particularly on the Mt. Kemble Avenue/Tempe Wick Road intersection and identify strategies to mitigate the traffic effects of the new development.
- All private roads and driveways must have adequate width and turning radii to accommodate emergency services vehicles including fire trucks and ambulances.
- Mountable curbs shall be provided where feasible.
- To the extent feasible, street ends shall be designed as hammerheads rather than cul-de-sacs.
- Site circulation improvements shall include provisions for sidewalks or similar pedestrian pathways. Protections for pedestrians shall be provided at crosswalks and sidewalks.
- Surface parking is encouraged to utilize reinforced porous products to reduce impervious coverage.
- Parking is encouraged to be constructed into the grade and be hidden from view as much as feasible.
- All roads shall be built to Township standards or RSIS standards as applicable.



*Existing Mature Trees at the Rear of the CCRC District,
January 2019*

Subsurface Wastewater Treatment and Disposal Systems

- An on-site subsurface wastewater treatment and disposal system ("system") may be provided within the front yard of the Senior Living District to service all three Districts. Development of the on-site system shall be subject to the appropriate approvals from the DEP and shall be exempt from the Township's Sewers and Water ordinance (Chapter 422).

State Requirements

- All development shall conform to all applicable State requirements, unless the State grants any waivers or exceptions. This includes the electric vehicle infrastructure ordinance.

Stormwater Management

- All development shall comply with Chapter 225, Part 4 "Stormwater Management" of the Township Land Use and Development regulations.
- Site design within the Redevelopment Area shall adhere to the New Jersey Stormwater Management Best Management Practices Manual, which can be accessed at: https://www.njstormwater.org/bmp_manual2.htm. Should there be discrepancies between the New Jersey Stormwater Management Best Management Practices and the Township's Stormwater Management ordinance, the stricter standard shall govern.
- To the extent feasible, development within the Area should employ green infrastructure and stormwater management best practices including, but not limited to, the following:
 - Rain gardens/bioswales - A shallow, sloped, and landscaped retention area designed to capture and convey stormwater runoff. These facilities assist with stormwater filtration and groundwater recharge while also serving as aesthetically pleasing landscapes and habitats for local wildlife.
 - Rain barrels – Containers that capture stormwater runoff from the roof of a structure and store it for later use, such as on lawns, gardens, or indoor plants. Reduces the amount of water taken from the municipal system that is used for aesthetic landscaping maintenance.



Glen Alpin Mansion, 2009

*Photo courtesy of the Harding Township
Historical Society*

Retaining Walls and Steep Slopes

- Chapter 225 Article XVIII Steep Slopes is not applicable. Section 225-79 (Cut and Fill Slopes) shall not be applicable, subject to approval by the Harding Township Fire Department. However, concerns relating to erosion in association with steep slopes will need to be addressed during the site plan application process.

Part 1: Senior Living District

The purpose of the Senior Living District is to permit the redevelopment of the Hurstmont property into a senior living facility that provides a diversity of residential opportunities. Residential housing types will include townhomes, stacked townhomes, multi-family independent living units (ILUs), and assisted living and dementia care homes. An affordable housing set-aside is required. This District shall be designed and developed on a coordinated basis. Development of this District shall take into account the rural character of the development immediately surrounding the District as well as the Township as a whole.

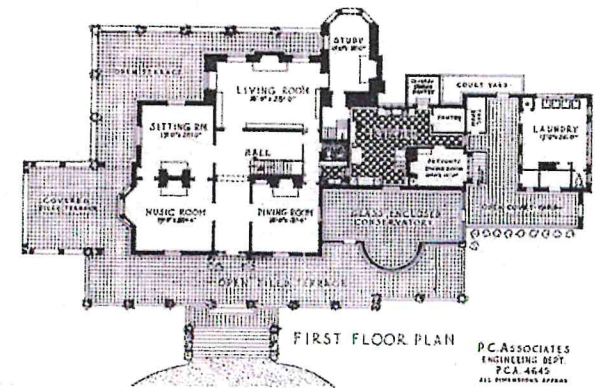
Definitions

Assisted Living Residence: A facility licensed by the Department of Health and operated pursuant to N.J.A.C. 8:36-16.1 et seq. to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance, intended for, and solely occupied by, persons 62 years of age or older, unless permitted by Medicaid.

Independent Living Unit (ILU): One (1) or more rooms occupied by persons who are sixty-two (62) years of age or older with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within multi-family structures.

Dementia Care Home: Pursuant to N.J.A.C. 8:37-1.1 et. seq. and the Dementia Care Home Act, a Dementia Care Home is a facility which (1) provides services to residents with special needs, including but not limited to, persons with Alzheimer's disease and related disorders or other forms of dementia; (2) is subject to the licensure authority of the Department of Health as a health care facility pursuant to P.L. 1971, c.136 (C.26:2H-1 et seq.); and (3) meets the requirements of section 19 of P.L.2015, C.125 (C.26:2H-150). There shall be no age restriction on the dementia care home provided that the residents are over the age of nineteen (19) and have a medical diagnosis of Alzheimer's disease or related disorders or others forms of dementia.

Townhouse: A contiguous building or buildings, including one of two or more contiguous dwelling units in the same structure, each separated by plane vertical or horizontal walls, such that the townhouses may be situated side by side (herein after referred to as "townhouse") or one over another (herein after referred to as "stacked townhouse"), and having direct access to the outside and the road without use of a common hall, passageway or land. A townhouse shall be occupied by persons who are fifty-five (55) years of age or older and others pursuant to the Federal Housing



Glen Alpin Mansion First Floor Plan

*Photo courtesy of the Harding Township
Historical Society*

- Subsurface Wastewater Treatment and Disposal System, including a related structure, (which shall not be greater than 30 feet in height). The size of the structure shall be designed in accordance with applicable DEP regulations and based on the effluent requirements specified in the final discharge permit. The architectural/exterior treatment of the structure will resemble that of the townhomes and shall abide by the material standards found within this Plan. Odor control systems and noise attenuating enclosures will also be added. The facility shall have below grade treatment tanks and all related equipment shall also be below grade. The structure shall be set back a minimum of 100 feet from any District line. The system will be used to service both the Senior Living District and Glen Alpin Cultural District, including any potential future improvements at the Glen Alpin site/building.
- Uses that are customarily incidental to the principal use.

Bulk Standards

Minimum Tract Area:

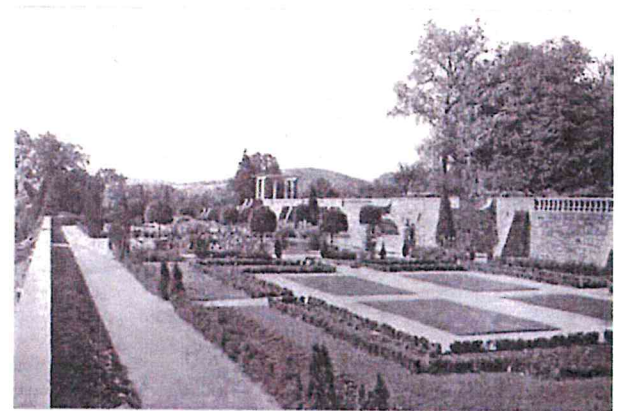
- 19 acres. The proposed property may be subdivided for purposes of financing, operations, and ownership. With respect to any subdivision, internal setbacks and coverage standards shall not apply. In the case of any subdivision, easements including but not limited to, cross access easements shall be required.

Impervious Coverage:

- Maximum building coverage shall not exceed 25% within the District.
- Maximum impervious coverage shall not exceed 45% within the District.
- Any land conveyed to the Township or Park Commission shall be included for purposes of calculating coverage.

Number of Units:

- The total number of units, inclusive of market rate and affordable units, shall not exceed 250 to be broken down as follows:
 - No more than 40 townhouse units shall be constructed
 - A group home shall be considered a townhouse unit for purposes of this limit
- Of the remaining units, no less than 68 of such units shall be assisted living/dementia care units.



Hurstmont's Formal Gardens, 1930s

*Photo courtesy of the Harding Township
Historical Society*

Multi-Family Independent Living Units (ILU's) and Assisted Living/Dementia Care Homes:

Minimum setback from Mt. Kemble Ave.	300 feet
Minimum setback from rear property line*	100 feet
Minimum setback from adjacent structures**	30 feet
Maximum building height ***	4 habitable residential stories over parking, lobby and related dining facilities and service areas / 65 feet total. Service areas include accessory uses as defined in this Plan.

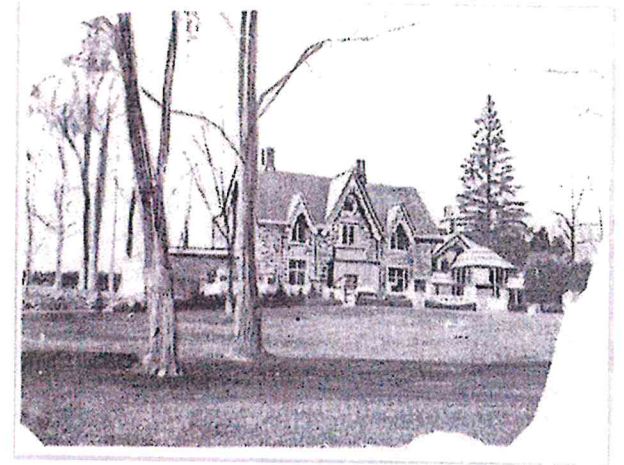
*Rear property line = property line abutting Morristown National Historical Park

** This setback does not apply to generators or other accessory structures that may be situated adjacent to a building.

*** Calculation of height shall be as defined by the Township's Land Use Development Ordinance. Except that all buildings shall be exempt from the front elevation height limitation as set forth in the Township's Land Development Ordinance.

Parking Requirements

- ILUs: 1 space per unit
 - Guest parking for the ILUs may be provided at a maximum ratio of 1 space per three (3) units but is not required.
- Assisted living/dementia care: 0.5 spaces per unit
- All parking associated with the independent living units and the assisted living/dementia care home, including employee parking, shall be located under the ground surface. However, a maximum of 20% of the total parking may be surface parking earmarked for visitors and/or as handicapped spaces.
- Each townhouse unit shall have a one- or two-car attached garage.
- Street parking is not permitted anywhere within the District.
- Parking spaces may be 9' x 18'
- Electric vehicle charging equipment shall be located interior to townhouse garages as well as associated with the independent living units and the assisted living/ dementia care building where the exact location shall be at the discretion of the owner.
- Development shall meet all parking requirements under this Plan; however, a de minimis exception from the parking requirements for assisted living/dementia care/ILUs from the Residential Site Improvement Standards ("RSIS") found at N.J.A.C. 5:21 is acceptable.



Early Photo of the Glen Alpin Mansion, Prior to the Construction of the Conservatory

Photo courtesy of the Harding Township Historical Society

Emergency Services

- The redeveloper shall provide their own ambulance and emergency services, which may be contracted out so as to not put a significant burden on the existing all-volunteer Township services.

Outdoor Amenities

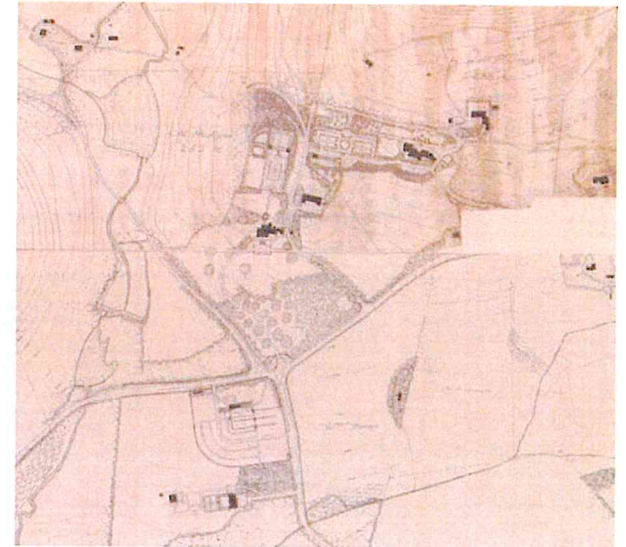
- The extent and placement of outdoor amenities, such as pools, shall be evaluated at site plan approval to minimize any impact on adjacent residential properties. Specific considerations shall be given to lighting and noise. Tennis courts shall not be lighted.

Garages for Townhouses

- To the extent feasible, garages shall be visually screened from public streets.

Tree Conservation

- A 50-foot tree conservation area is required along all perimeter property lines, with the exception that the rear property line abutting the Morristown National Historic Park and the southwest property line in which a trail connection is proposed, shall have a 25-foot wide tree conservation area. Within this conservation area, no tree measuring six inches or greater in diameter at a point 4 ½ feet above the ground shall be cut down or removed.
- Exemptions to the tree conservation requirements:
 - Walking trails may pass through the tree conservation area.
 - Utilities, wastewater treatment and disposal systems as well as stormwater management features as approved by Township Board of Health and Township Engineer may extend into the conservation area.
 - Driveways that service the development, including emergency access driveway, may traverse the conservation area.
 - Existing improvements on site such as historic retaining walls and stairs may remain.
 - Retaining walls required to support the infrastructure and development may encroach up to 25 feet into the tree conservation area.
 - Additional exemptions shall be in conformance with Ordinance Section 225-111.B(2) of the Township Code.
- Should an application for development propose any tree removal within the tree conservation area, a permit shall be obtained pursuant to Ordinance Section 225-111 of the Township Code. 'C' variance relief is not required.



*Hand Drawn 1915 Map of Redevelopment Area,
prepared by F.S. Tainter, Engineer*

*Photo courtesy of the Harding Township
Historical Society*



Rendering of The Carriages at Hurstmont Estate
Rendering prepared by Luce Architects
Adopted by Planning Board on July 31, 2023



Rendering of water treatment building
Rendering prepared by Luce Architects
Adopted by Planning Board on July 31, 2023

Telecommunication Standards

- Installation of a wireless telecommunications antenna or antenna array shall be permitted on the rooftop or flush against the exterior of the assisted living/dementia care building. Monopoles and/or towers are not permitted.
- Wireless telecommunications antennas/antenna arrays are subject to the following standards:
 - Application requirements shall be pursuant to §225-175.B.
 - Applications to construct wireless telecommunication facilities are not subject to a report and approval by the Township Department of Health.
 - All equipment associated with the wireless telecommunications facility, including equipment shelters, shall be located internally within the building.
 - Wireless telecommunication facilities are required to be structurally sound and not create any hazards to the general public.
 - Wireless telecommunication facilities shall be designed, located, and screened to blend with and into the surrounding architecture and designed so as to eliminate, to the maximum extent practical, adverse visual impacts through the use of color, camouflaging, architectural treatment, and other means.
 - Antennas must be spaced and positioned in such a way as to not interfere with buildings' architecture and design features.
 - All wiring and/or cable tray device must be positioned in such a way that is not visible to the public.
 - Wireless telecommunication facilities that are not in use for wireless telecommunication purposes for six consecutive months shall be removed by the facility owner or the contractually responsible party at its expense. Removal shall occur within 90 days of the end of such six-month period. Upon removal, the site shall be cleaned and restored.



West Wing of Hurstmont Mansion, January 2019

Permitted Accessory Uses

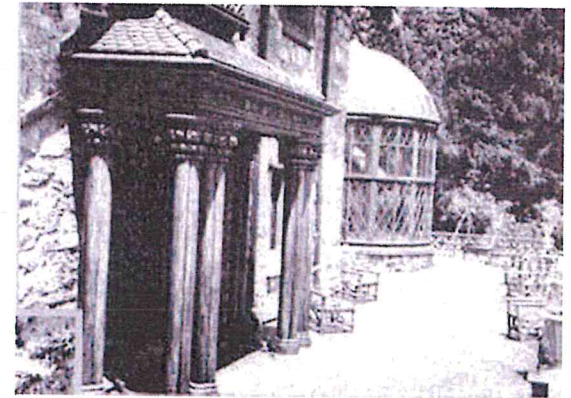
- Offices associated with the principal uses on site
- Subsurface Wastewater Treatment and Disposal System, only for use within the Redevelopment Area
- Electric vehicle charging infrastructure
- Uses that are customarily incidental to the principal use

Bulk Standards

- Minimum Tract Area: 9 acres
- All development shall occur within Block 34 Lot 1, the 3.5 acre fee simple disposal area that contains the Glen Alpin mansion.
- A maximum lot coverage of 50% of the total combined land that encompasses Block 34 Lot 1 and the McAlpin Gardens District is permitted.
- All agreements and easements with the NJ Historic Land Trust, DEP, County, or other relevant parties shall remain in effect and control.

Parking Requirements

- Parking for the Glen Alpin Cultural District and the McAlpin Gardens District shall be developed cohesively.
- 350 spaces total across both Districts, of which no more than 100 may be surface parking.
- Trail Head Parking: 4 spaces
- Valet parking is permitted for all on-site uses.
- Parking requirements may be met through the use of off-site locations located within 200 feet of the District, provided that the off-site location is a conforming parking lot as of the date of this Redevelopment Plan. The provision of off-site parking shall only be permitted upon the submission of an executed agreement between the redeveloper and property owner of the off-site location. The agreement shall be submitted with an application for site plan approval by the redeveloper. The agreement shall include a provision requiring notice to the Township if terminated and any approval shall be conditioned upon the agreement remaining effective. Furthermore, any approval shall be conditioned upon the redeveloper's provision of shuttles for guests to between the off-site location..



Glen Alpin Mansion Front Entrance, 1942

*Photos courtesy of the Harding Township
Historical Society*

Part 2A: McAlpin Gardens District

Purpose

The purpose of the McAlpin Gardens District is to preserve the historic gardens located in the rear of the property, provide an interconnected trail network with the Senior Living District and the Glen Alpin Cultural District that shall be available to the public, and establish accessory uses associated with the uses in the Glen Alpin Cultural District. The District is intended to be developed in conjunction with, and in support of, the Glen Alpin Cultural District.

Permitted Principal Uses

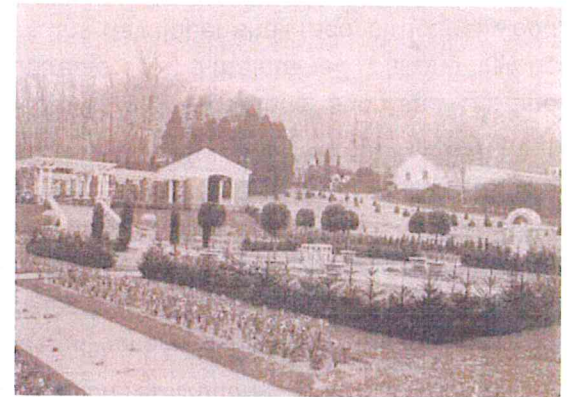
- The McAlpin Gardens District shall be developed in conjunction with the Glen Alpin Cultural District and cannot be developed as a separate entity / use.
- Guest suites, a.k.a. "casitas" (maximum of 10) associated with hotel/event space located within the Glen Alpin Cultural District.
- Restored gardens and walking trails that are accessible to the public. See the additional Standards for more information,
- "Overflow" of the principal structures and uses as permitted in the Glen Alpin Cultural District.

Permitted Accessory Uses

- Subsurface Wastewater Treatment and Disposal System, only for use within the Redevelopment Area
- Uses that are customarily incidental to the principal uses either on the Glen Alpin Cultural District or within the McAlpin Gardens District.

Bulk Standards

- Minimum Lot Size: 6 acres
- A maximum lot coverage of 50% of the total combined land that encompasses Block 34 Lot 1 and the McAlpin Gardens District is permitted.
- Casitas:
 - Maximum Height: 1 story / 18 feet.
 - Maximum Gross Square Footage: 800 square feet.
- See "Additional Standards" below for further information.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

Design Standards

Deviations from the following standards would result in design waiver relief.

Architecture

Architecture for all Districts

- New development shall be architecturally consistent with the architecture of the now demolished Hurstmont mansion as well as the Glen Alpin mansion.
- New development shall be designed to utilize the natural topography of the site.
- New development shall be undertaken in ways that will preserve and respect the historic character of the Redevelopment Area, the Township, and the surrounding area. Historic character is defined by existing or formerly existing structures that participated significantly in aspects of the local historic story.
- Respect in design shall be expressed at the level of basic structural forms, rather than in superficial architectural detail.
- All buildings shall be designed with materials that reflect the historical and rural character of the community. Appropriate materials include, but shall not be limited to:
 - Brick
 - Wood
 - Cast architectural concrete
 - Azek Trim or similar product
 - Simulated fiberglass roofing and asphalt tiles that simulate shake tiles
 - Clapboard siding
 - Field stone/granite/other native stone
 - Cementitious or fiber cement materials

- Durable manufactured product is permitted for retaining wall surfacing only, pursuant to approval of the Redevelopment Entity. Examples that are not acceptable will be referenced in redevelopment agreement.
- Pudding stone, EIFS, and stucco shall not be utilized anywhere on site.
- Imitative veneers, such as vinyl siding or Garden State Brickface, shall not be used anywhere on site.
- No manufactured products such as cultured stone can be used as a veneer on any building.
- Architectural features such as mullioned windows and gabled roofs shall be used for any new structures developed on the Glen Alpin and McAlpin Gardens Districts.
- Building massing shall be broken up through the use of multiple gables, varying roof heights, dormers, materials, and architectural articulation.
- Hipped and gable roofs shall be utilized for all new structures.
- Roofs and building orientation should be designed to accommodate solar panels whenever possible.
- To the extent feasible, existing historic features such as stone walls shall be salvaged and utilized in the development.
- Construction materials used in landscaping shall conform to the design standards found herein.

Architecture for Senior Living District

- Decorative details like shutters, pilasters, and elaborate shingle siding patterns shall be used sparingly and in support of massing statements, not as an afterthought. The architectural design of the townhouses, independent living building, and the assisted living/dementia care building in the Senior Living District shall be compatible in terms of building materials and architectural techniques utilized.

- Outdoor gardens are encouraged within the Senior Living District and shall be planted with non-invasive flowers, shrubs, and tree species. To the maximum extent feasible, historic garden elements shall be restored and reused. The responsibility of managing the gardens is delegated to the redeveloper.

Signage

- Unless otherwise stated here, all signs shall comply with Article XXIII Signs of the Harding Township Land Use and Development regulations.
- Historic/environmental markers, signs, or other similar forms of identification or educational signage are permitted in all land use districts.
- Trail markers and signage shall be permitted in all land use districts.

Senior Living District

- Two entrance monument signs (a sign in which the entire bottom is in contact with the ground) shall be permitted at the main entrance from Mt. Kemble Avenue. The signs may be located completely or in part on retaining walls, as depicted on the example image on page 31, and sign text shall not exceed 16 square feet per sign and 32 square feet for both as measured from the exterior edges of the text. The signs may be externally lit by shielded downlighting.
- The entrance monument signs shall be located entirely on the subject property and shall not interfere with any sight triangles.
- Directional and wayfinding signs are permitted on all internal roadways. All wayfinding signage shall be consistent in design, style, and color.
- A street sign identifying the name of the secondary access road may be placed at the intersection of the secondary access road with Mount Kemble Avenue.

Glen Alpin Cultural District

- An entrance monument sign (a sign in which the entire bottom is in contact with the ground) shall be permitted at the main entrance from Mt. Kemble Avenue. The sign shall be externally lit by shielded downlighting, and shall be architecturally compatible with the historic context.
- Directional and wayfinding signs are permitted on all internal roadways. All wayfinding signage shall be consistent in design, style, and color.
- A temporary sign identifying the location of the temporary sales /leasing office is permitted at the entrance from Mt. Kemble Avenue. Such sign shall be temporary in nature (i.e. no



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

Utilities

- All utilities shall be installed underground.
- Building-mounted utility meters shall be placed in enclosures, rooms, alcoves, or otherwise incorporated into the design of the building and screened from public view.
- Ground-level utilities shall be screened on at least three (3) sides by non-deciduous landscaping that will conceal the structures throughout the year, without impeding access to the unit for the utility company.
- Emergency generators are required for all multi-family structures and for buildings consisting of assisted living/dementia care. Use of generators shall be for emergency use only.
- Emergency generators shall be planned for as part of the site plan application for development and shall be incorporated into building and site design. For each townhouse, an appropriately sized generator pad, of a design to be approved by the Board Engineer, shall be indicated on the site plan. Generators may alternatively be placed within a retaining wall, which shall also be indicated on the site plan. In the event that future residents elect to install a generator, it shall be placed in the location shown on the approved site plan unless another location is approved by the applicable government authority having jurisdiction.
- Generators shall not be visible from Mr. Kemble Avenue or neighboring properties. The provisions for ground-level utility screening described above shall apply to generator installations. Generators will be powered with an uninterruptable fuel source.
- To the extent feasible, generators should be fueled by battery backup storage devices, charged by solar panels with a natural gas backup.

RELATION TO OTHER PLANS

Township Master Plan

Harding Township's Master Plan was originally adopted in 1984. Components of the Master Plan have subsequently been amended several times. Additionally, in 2020 the Planning Board adopted a Reexamination Report. The following goals, objectives, and policies in the following Master Plan documents are relevant to the Area and the formulation of this Redevelopment Plan:

Master Plan Reexamination Report (2020)

- Protect natural resources and environmentally sensitive features by maintaining open space networks. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protect areas where public investments in open space preservation have been made. Development and redevelopment should maintain and enhance the natural resources and character of the Township. - The historic Glen Alpin mansion and its gardens will be preserved, along with its grounds. Additionally, walking paths connecting the site to Jockey Hollow will be provided. The design standards and setback requirements work to maintain the desired visual appearance of the development from Mt. Kemble Avenue.
- To promote the maintenance and protection of the high quality visual environment of Harding Township through creative development techniques and protection and enhancement of the unique physiographic and rural historical features. - The design standards and design precedents provided in this Plan give clear direction regarding the desired aesthetic of the development to ensure it is in keeping with the character of the Township.
- To encourage the preservation and restoration of historic buildings and sites, especially within the New Vernon Historic District, the Green Village area, and in areas adjacent to, or within the viewsheds of the Morristown National Historical Park. - The historic Glen Alpin mansion will be preserved.

Housing Element and Fair Share Plan (2018)

- The 2018 Housing Element and Fair Share Plan (HEFSP) envisions the Redevelopment Area as a CCRC with an affordable set-aside of 40 affordable units. The Redevelopment Plan provides for both age-restricted residential units as well as the affordable set-aside.

Adjacent Municipalities

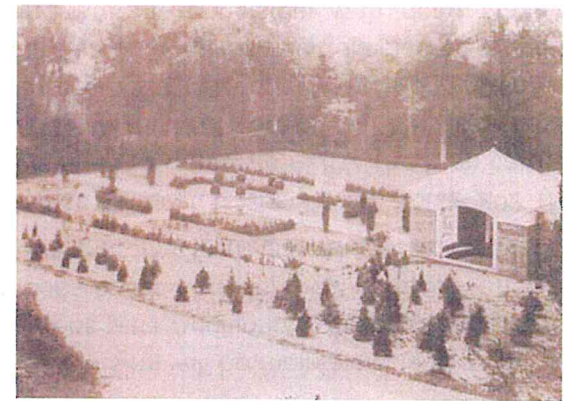
The Redevelopment Area is located in the northwest portion of the Township and does not border or impact any of the adjacent municipalities.

Morris County Master Plan

The Morris County Master Plan was last adopted in April 1975. Elements have since been added to the Master Plan and amended. The following goals, objectives, and policies in the Land Use Element are relevant to the Area and the formulation of this Redevelopment Plan:

Circulation Element (2018)

- Support bicycle and pedestrian network improvements – The Redevelopment Plan provides standards for a pedestrian trail connecting the Glen Alpin Cultural District and the Senior Living District with the Jockey Hollow section of the Morristown National Historical Park. Additionally, pedestrian connections within the Area are encouraged through required sidewalk networks.
- Improve access to tourist destinations, such as historical, cultural, and recreation sites – The Glen Alpin Cultural District will become more available to the public through the realization of the Redevelopment Plan. The proposed trail connecting the Districts with the National Historical Park will also improve tourist access to the sites and recreation areas of the Park.
- Support local efforts to construct and expand trails on or connecting to public parkland – As previously stated, this Plan provides for a connecting trail through the Area and into the Morristown National Historical Park.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

New Jersey State Development and Redevelopment Plan

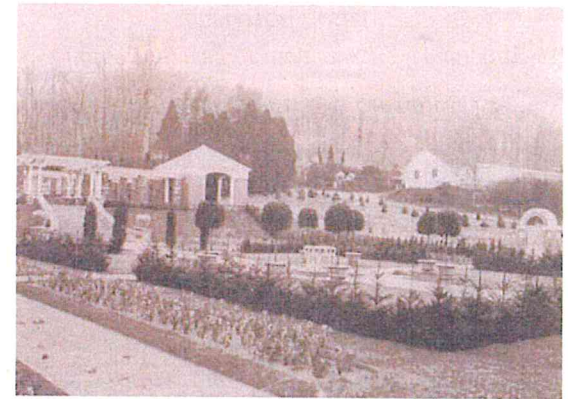
The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies at various government levels with the purposes

State Strategic Plan

The Final Draft of the New Jersey State Strategic Plan for Development and Redevelopment, which has yet to be adopted by the State Planning Commission, was intended to be an update to the State Development and Redevelopment Plan. The four goals guiding the State Strategic Plan are the following:

1. Targeted economic growth: Enhance opportunities to attract and grow industries of statewide, regional, and international importance.
2. Effective regional planning: Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.
3. Preservation, protection, and enhancement of critical state resources: Ensure that strategies for growth include preservation, protection, and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.
4. Tactical alignment of government: Prioritize effective resource allocation, coordination, cooperation, and communication among entities that play a role in meeting the Plan's mission.

The State Strategic Plan also outlines several "Garden State Values" which reflect the principles set forth in this Plan, including prioritizing redevelopment and infill development, creating high-quality and livable spaces, and protecting and restoring heritage lands.



*Historical Photo of McAlpin Gardens
Cornell University Library - Rare Book and
Manuscript Collections*

have. Two plans attached hereto prepared by Gladstone Design, Inc., dated 01-12-2023 ("Concept Plan") and 07-01-2022 ("Alternate Concept Plan") are associated with the Senior Living District. In addition, several renderings attached hereto prepared by Luce Architects, dated 10-25-2023, are associated with the Glen Alpin Cultural District and the McAlpin Garden District. The Committee should review any relevant concept plans.

If the Harding Township Committee or its professionals determine that the plans are not consistent, the Harding Township Committee shall advise the Redeveloper of the issues that give rise to such inconsistency. The Redeveloper shall then revise the plans and resubmit them as many times as necessary to receive approval from the Harding Township Committee. The Harding Township Committee shall issue a report to the Planning Board providing its consistency evaluation and any recommendations relating to the proposed site plan. Such report can include recommendations and comments relating to consistency with relevant Township ordinances including but not limited to the standards found in Article XVI Design Standards for Site Plans where applicable. It should be noted the Harding Township Committee does not have the authority to grant relief from 'c' variances or grant waivers from the design standards of the Redevelopment Plan.

- Planning Board Review of Development Plans - After approval of the proposed plans by the Harding Township Committee, the Redeveloper shall submit the plans to the Planning Board for its review pursuant to its normal site plan and subdivision powers. The Planning Board shall take the Harding Township Committee's comments and recommendations into account in their review process.

The redeveloper is not required to present the plans to the Harding Township Historic Preservation Commission.

Redeveloper Process

1. Applicants for designation as redeveloper shall submit the following materials to the Township Committee for review and approval:
 - a. Documentation evidencing financial responsibility and capability with respect to the proposed development.
 - b. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - c. Estimated time schedule for start and completion of development.
 - d. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, traffic circulation, landscaping, and active and/or passive recreation space.
2. The redeveloper shall be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
3. The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
4. As previously noted, The Township Committee has designated Hurstmont Estate Acquisition, LLC as the redeveloper for the Senior Living District.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township of Harding may amend, revise, or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

Property Acquisition

The Area has been designated as a non-condemnation redevelopment area. No property acquisition through the use of eminent domain is authorized or anticipated as part of this Plan.



Rendering of Green Acres - Patriots Path

Prepared by Luce Architects



Rendering of McAlpin Gardens from Banquet Hall
Prepared by Luce Architects



Rendering of Hotel Suites
Prepared by Luce Architects



Rendering of Site Plan
Prepared by Luce Architects

"Alternate Concept Plan," prepared by Gladstone Design, Inc, dated 07-01-2022

