

**RESOLUTION TC 19-135
TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
JUNE 24, 2019**

**RESOLUTION ACCEPTING THE REPORT OF THE PLANNING BOARD CONCERNING THE
HURSTMONT REDEVELOPMENT PLAN**

WHEREAS, on November 19, 2018, the Township Committee of Harding Township adopted Resolution #18-196, directing the Planning Board to undertake a preliminary investigation to determine whether the properties identified as Block 27, Lot 2, located at 679 Mt. Kemble Avenue (the "Hurstmont Parcel") and Block 34, Lot 1 (the "Glen Alpin Parcel") (collectively referred to as the "Redevelopment Study Area") qualify as a "non-condemnation" area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the "Redevelopment Law"); and

WHEREAS, on February 19, 2019, the Planning Board conducted a duly-noticed public hearing, pursuant to *N.J.S.A. 40A:12A-6*, during which the Planning Board considered the preliminary investigation report of Heyer, Gruel & Associates ("HGA"), dated February 1, 2019 (the "Preliminary Investigation Report"), and heard the testimony of Susan S. Gruel, P.P. and McKinley Mertz, P.P. of HGA concerning the Preliminary Investigation Report; and

WHEREAS, after the Planning Board hearing and consideration of the Preliminary Investigation Report, the Planning Board determined that the Redevelopment Study Area meets the criteria for designation as an area in need of redevelopment under the Redevelopment Law and recommended that the Harding Township Committee designate the Redevelopment Study Area as an area in need of redevelopment, pursuant to the Redevelopment Law; and

WHEREAS, the Harding Township Committee accepted the recommendation of the Planning Board and, on February 25, 2019, via Resolution #TC-073, designated the Redevelopment Study Area as a "non-condemnation" redevelopment area; and

WHEREAS, on May 13, 2019, on behalf of Harding Township, HGA prepared a redevelopment plan for the Redevelopment Study Area, dated May 13, 2019 (the "Hurstmont Redevelopment Plan"), and referred such 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 Hurstmont Redevelopment Plan at its meeting of May 20, 2019 and submitted a report of its review of the Hurstmont Redevelopment Plan dated June 3, 2019 (the "Report") to the Harding Township Committee; and

WHEREAS, On June 24, 2019 the Harding Township Committee reviewed the Report and the recommendations made therein; and

WHEREAS, the Harding Township Committee has considered the five specific recommendations of the Report which generally related to 1) traffic, 2) public safety, 3) a Revolutionary War encampment site, 4) retention of a historic preservation professional, and 5) landscape design (the "Recommendations") all of which the Harding Township Committee recognizes as valid concerns; and

WHEREAS, the Harding Township Committee has determined that the Recommendations constitute details that should be addressed in the Redevelopment Agreement to be negotiated between the Township and the Redeveloper; and

WHEREAS, the Township Committee has determined that there is no need to revise the Hurstmont Redevelopment Plan to address the Recommendations.

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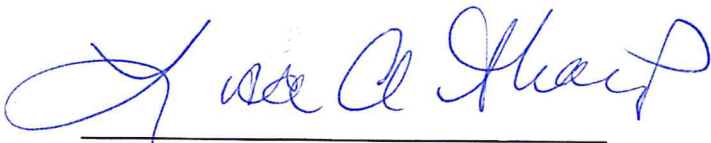
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HURSTMONT REDEVELOPMENT PLAN**

BE IT RESOLVED, by the Township Committee of the Township of Harding that:

1. The Report is accepted by the Township Committee; and
2. That this Resolution shall be entered into the minutes of the June 24, 2019 Township Committee meeting in response to the Recommendations pursuant to NJSA 40A:12A-7.

DATED: June 24, 2019

I, Lisa A. Sharp, Municipal Clerk of the Township of Harding, County of Morris, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at the meeting held on June 24, 2019.



Lisa A. Sharp, Municipal Clerk

Vote on Resolution:

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



MEMORANDUM

TO: Harding Township Committee

FROM: Planning Board

DATE: June 3, 2019

RE: Redevelopment Plan

At the May 20th regular meeting of the Planning Board, there was a presentation by the Township Planner on the details of the proposed Redevelopment Plan including new bulk standards and other related land use regulations and design standards to guide the proposed development of a Continuing Care Retirement Community to include 40 Affordable Housing Units. The Board received input from the Township Engineer, the Township Attorney and members of the public. Members Clew and Bjorkedal recused based on their involvement with the Harding Land Trust.

The Board determined by a vote of 5 in favor, none opposed and one abstention that the Redevelopment Plan as presented was consistent with the Harding Township Master Plan. Several Planning Board members noted that consistency was based in large part on a recent amendment of the Housing Element and Fair Share Plan of the Master Plan to include the designation of the properties know as Glen Alpin and Hurstmont as a Redevelopment Area in connection with the settlement of affordable housing litigation. Without this amendment to the Master Plan, the Redevelopment Plan would likely not have been deemed consistent with the Master Plan. Mr. Newlin, abstained from the vote because, although he supported the need for the redevelopment plan in accordance with the affordable housing legal settlement, was concerned that the Hurstmont part of the plan was much too heavily weighted towards historic preservation goals (about a structure that largely no longer exists) and did not sufficiently address or prioritize the serious environmental challenges and impact with regard to locating 250 units/beds on the 20 acre Hurstmont property.

There was extensive discussion among the Board, the professionals and the public concerning suggestions that should be considered for incorporation into the Redevelopment Plan and in future negotiations with the appointed developer once one is chosen.

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The following recommendations are made:

1. Traffic concerns are a major concern given the current stacking of cars at the intersection of Route 202 and Glen Alpin. Consideration should be given to an entrance/ exit onto Glen Alpin and developer funding for widening of 202 to provide a new turning lane to mitigate the impact on traffic.
2. Provision of public safety services to the development is another concern. Harding Township relies on its Police Department to provide first responder services, as well as on its all-volunteer First Aid and Fire Departments for follow up associated first aid and fire services. Harding's Police, First Aid, and Fire Departments could be overwhelmed unless the development makes its own arrangements for security, first responder; ambulance service and there is a fair cooperation agreement with adjacent towns for fire protection.
3. There may be a Revolutionary War encampment site (related to Jockey Hollow) in the Redevelopment Area and an archeologist should be retained by the project to investigate.
4. Consider retaining a credentialed historic preservation professional to guide the interpretation and implementation of the design standards and goals outlined in the Redevelopment Plan, respecting the architectural history of the area.
5. Landscape design should be a key element of the Redevelopment Plan and can be critical in reducing the visual bulk impact on the area and mitigate and even enhance the environmental value of the land. Specifically:
 - a. Consider how an environmentally innovative landscape plan can be used to mitigate the environmental impact of the proposed intensive use of the Hurstmont property. Consider other natural landscaping elements that will contribute to water filtration, sound absorption, visual interest and habitat for fauna including pollinators and other beneficial insects and small animals.
 - b. Consider that because the CCF will use municipal service water but will use an onsite septic system on the Glen Alpin property, significant water volume will be imported into the Glen Alpin property.
 - c. Consider how the new plantings will grow to maturity and the effect on views to and from the development
 - d. Consider enhancing the Tree Preservation zone with native shrub plantings.
 - e. Consider multiple trail heads to improve access to the natural resources in the area with a long-term view to connecting the Great Swamp with Jockey Hollow including a pedestrian bridge at the intersection of 202 and Glen Alpin near Primrose
 - f. While LED lighting is the new standard, investigate choice in light spectrum to minimize disruption to flora and fauna.

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