

**ORDINANCE NO. 28-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE  
OF NEW JERSEY ACCEPTING ANNEXATION OF A PORTION OF  
BLOCK 200, LOT 1.2 IN THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS**

**WHEREAS**, in accordance with N.J.S.A. 40A:7-12, the Township Committee has been presented with an Annexation Petition dated May 9, 2019 on behalf of 1515 Parsippany, LLC requesting the annexation of a portion of Block 200, Lot 1.2 as designated on the tax map of the Township of Parsippany (the "Parsippany Parcel") by the Township of Hanover, and indicating that a companion request had been submitted to the Township of Parsippany for approval of the annexation of a portion Block 303, Lot 14, as designated on the tax map of the Township of Hanover (the "Hanover Parcel") by the Township of Parsippany. A copy of the Annexation Petition is attached hereto as Attachment A, and made a part hereof this Ordinance; and

**WHEREAS**, pursuant to N.J.S.A. 40A:7-12, the petition included a certification of ownership by the owner of the Parsippany Parcel; and

**WHEREAS**, by Ordinance No. 2019:27, adopted June 11, 2019 (the "Parsippany Ordinance"), the Township Council of the Township of Parsippany consented to the annexation of a portion of the Parsippany Parcel by the Township of Hanover, and accepted a portion of the Hanover Parcel for annexation by the Township of Parsippany, subject to certain terms and conditions, in accordance with N.J.S.A. 40A:7-12; and

**WHEREAS**, pursuant to N.J.S.A 40A:7-12, the Township Tax Assessor for the Township of Parsippany issued a certification setting forth the value of real estate currently located in the Township of Parsippany to be annexed by the Township of Hanover. This certification is included in the Annexation Petition attached hereto as Attachment A, and made a part hereof this Ordinance; and

**WHEREAS**, the metes and bounds descriptions for the portion of the Hanover Parcel to be annexed by the Township of Parsippany-Troy Hills as well as for the portion of the Parsippany Parcel to be annexed by the Township of Hanover have been revised dated April 9, 2019. In accordance with N.J.S.A. 40A:7-12, a copy of the revised metes and bounds descriptions dated April 9, 2019 are attached hereto as Attachments B and C, and made a part hereof this Ordinance; and

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located within their jurisdiction constitute an area in need of redevelopment; and

**WHEREAS**, on September 22, 2015, the Township Council of the Township of Parsippany adopted a resolution designating the Parsippany Parcel as a non-condemnation area in need of redevelopment as per the Redevelopment Law; and

**WHEREAS**, on August 22, 2017, the Township Council of the Township of Parsippany adopted a Redevelopment Plan for the Parsippany Parcel after conducting a public hearing in accordance with N.J.S.A. 40A:12A-7(e) (the "Parsippany Redevelopment Plan"); and

**WHEREAS**, Block 303, Lots 13 and 14 as identified on the official tax map of the Township of Hanover (the "Hanover Property") is contiguous to the Parsippany Parcel and was previously designated as a non-condemnation area in need of redevelopment by the Township Committee of the Township of Hanover pursuant to the Redevelopment Law; and

**WHEREAS**, the Township Committee of the Township of Hanover has adopted a Redevelopment Plan for the Hanover Property (the "Hanover Redevelopment Plan"); and

**WHEREAS**, the Hanover Redevelopment Plan contemplates the redevelopment of the Hanover Parcel in a manner that is consistent with the Parsippany Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township Hanover, in Morris County, State of New Jersey as follows:

1. The Township Committee accepts annexation of a portion of the Parsippany Parcel as described in the attached metes and bounds description. This ordinance is subject to the following terms and conditions:
  - a. Adoption of all required legislative acts effectuating both annexations by the Township of Parsippany-Troy Hills and the Township of Hanover, respectively.
2. The Township of Parsippany-Troy Hills and the Township of Hanover shall retain the bonded and other indebtedness related to the annexed territories formerly forming part of their respective municipalities. This determination shall be in lieu of any apportionment made by a joint committee of representatives of each municipality pursuant to N.J.S.A. 40A:7-18 and the Ordinances of each municipality shall be filed with the Clerk of each of the municipalities in lieu of the report referred to in N.J.S.A. 40A:7-21.
3. The Township Clerk is hereby authorized and directed to transmit a copy of this Ordinance to the Township Clerk for the Township of Parsippany and attorney representing 1515 Parsippany, LLC.

4. The Township Clerk is hereby authorized and directed to transmit a copy of this Ordinance to the Morris County Clerk's Office and the New Jersey Secretary of State.
5. All Township officials and employees are hereby authorized and directed to take all actions necessary to effectuate this Ordinance.

**SECTION 2.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**SECTION 3.** All ordinances or parts of ordinances of the Township of Hanover heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4.** This ordinance shall take effect immediately upon its final passage, approval and publication as provided by law.

ATTEST:

TOWNSHIP COMMITTEE  
TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY

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Ronald F. Francioli, Mayor

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Joseph A. Giorgio, Township Clerk

INTRODUCTION DATE: July 11, 2019

ADOPTION DATE: August 8, 2019