

ORDINANCE NO. 17-2020

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER ADOPTING A REDEVELOPMENT PLAN, PURSUANT TO N.J.S.A. 40A:12A-7, FOR PROPERTY LOCATED ON ROUTE 10 AND MOUNT PLEASANT AVENUE, AND ALSO DESIGNATED AS BLOCK 4001, A PORTION OF 9, LOTS 10, 11, 12, 13, AND 14, AND BLOCK 8803, LOT 17, ALL AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

WHEREAS, on March 14, 2019, the Township Committee by Resolution No. 62-2019 directed the Planning Board to conduct an investigation of the area identified as Block 4001, Lots 6, 7, a portion of 9, 10, 11, 12, 13, and 14, and Block 8803, Lot 17, of the Township in order to determine whether it met the conditions as a condemnation "area in need of redevelopment" according to criteria set forth in N.J.S.A. 40A:12A-5 in the State of New Jersey's Local Redevelopment and Housing Law (LRHL); and

WHEREAS, Phillips Preiss Grygiel Leheny Hughes LLC, was retained to undertake the investigation, and on July 23, 2019 the Planning Board conducted a public hearing on the findings in the study, and upon completion of the hearing recommended the area as a Condemnation Area in Need of Redevelopment; and

WHEREAS, on August 8, 2019, the Township Committee concluded that it did not intend to proceed with condemnation of any of the properties within the proposed redevelopment area, and thereafter adopted Resolution No. 169-2019 designating the area as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, the preparation of a redevelopment plan was also discussed in a Settlement Agreement between the Township of Hanover and JMF Acquisitions, LLC, last executed March 22, 2019, which Settlement Agreement is intended to provide for the development of a portion of the Township's fair share obligation as part of the Township of Hanover's Declaratory Judgment Action, Township of Hanover, Docket No. MRS-L-1635-15, which seeks a determination of compliance with the Mt. Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. for the Prior Round (1987 – 1999) and the Third Round (1999 – 2025);

WHEREAS, based upon the decision of the Township Committee to not exercise the right of condemnation, and based upon the expressed interest of the owners of Lots 6 and 7 in Block 4001 to not redevelop their property as part of the proposed redevelopment, the Township Committee has determined to not include such properties in the redevelopment plan;

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

Section 1. The proposed redevelopment plan, entitled "Redevelopment Plan for Block 8803, Lot 17 & Block 4001, Lots 10, 11, 12, 13, 14 & a Portion of Lot 9 in the Township of Hanover, New Jersey," dated April 2020 and prepared by Phillips Preiss Grygiel Leheny Hughes LLC is hereby adopted.

Section 2. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

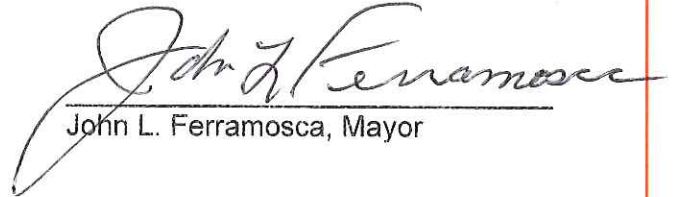
Section 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

Section 4. This ordinance shall take effect in accordance with the law.

ATTEST:

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


Joseph A. Giorgio, Township Clerk

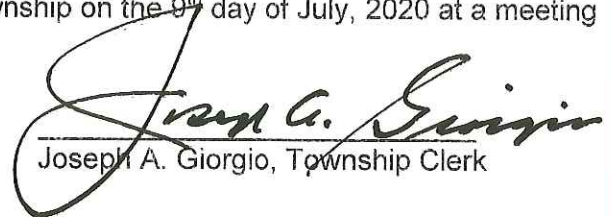

John L. Ferramosca, Mayor

DATE OF INTRODUCTION: April 9, 2020

DATE OF ADOPTION: July 9, 2020

CERTIFICATION

I, Joseph A. Giorgio, Township Clerk of the Township of Hanover, County of Morris and State of New Jersey, do hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Committee of said Township on the 9th day of July, 2020 at a meeting duly convened, of said Body.


Joseph A. Giorgio, Township Clerk