

**ORDINANCE NO. 21-2020**

**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 AT 1515 ROUTE 10 AND ALSO DESIGNATED AS BLOCK 303, LOTS 13 AND 14 AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER (BLOCK 303, LOTS 13.01 AND 14.01 ON THE TOWNSHIP'S TAX RECORDS)**

**WHEREAS**, the Township Committee adopted a resolution on October 10, 2019 authorizing the Planning Board to conduct a preliminary investigation to determine if the portion of former Block 200, Lot 1.2 on the Parsippany-Troy Hills tax maps, now located in Hanover Township, meets the statutory criteria for an "area in need of redevelopment" under the law; and

**WHEREAS**, a "Non-Condemnation Area in Need of Redevelopment Study" including a map of the subject property was prepared by Blais L. Brancheau, P.P., dated February 4, 2020 which recommended that the subject property meets the statutory criteria for an area in need of redevelopment; and

**WHEREAS**, the Planning Board conducted a public hearing on the findings of the study on June 23, 2020, at the conclusion of the hearing voted to recommend to the Township Committee of the Township of Hanover that the property be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, on July 9, 2020, the Township Committee accepted the Planning Board's findings, and designated Lots 13.01 and 14.01 in Block 303, which comprise a portion of former Lots 13 and 14 in Block 303 currently depicted on the Township Tax Map, as well as a portion of land formerly designated as Block 200, Lot 1.2 on the Parsippany-Troy Hills tax maps, also known as 1515 Route 10, 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.*"; and

**WHEREAS**, all such properties that were designated as an Area in Need of Redevelopment were formerly so designated by both the Township of Hanover and the Township of Parsippany-Troy Hills, and a redevelopment plan was formerly adopted for all such properties by the respective municipalities; and

**WHEREAS**, a 2019 change in the municipal boundaries that cross the property necessitated the re-designation of the respective properties as Areas in Need of Redevelopment, and the adoption of an amended redevelopment plans; and

**WHEREAS**, Blais L. Brancheau, P.P. prepared a proposed redevelopment plan for the Study Area entitled "Redevelopment Plan, Block 303, Lot 13.01 and 14.01, Township of Hanover, Morris County, New Jersey" (the "Redevelopment Plan"); and

**WHEREAS**, the Township Committee, having reviewed the Redevelopment Plan, has determined that the Redevelopment Plan should be adopted.

**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 plan entitled "Redevelopment Plan, Block 303, Lots 13.01 and 14.01, Township of Hanover, Morris County, New Jersey" dated July 2020, and prepared by Blais L. Brancheau, P.P. is hereby adopted as the Redevelopment Plan for the Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-7. The redevelopment plan shall apply as an overlay on the existing I-P zone district, as described in the plan, and the zoning map is hereby amended to depict Block 303, Lots 13.01 and 14.01 as having a redevelopment plan overlay.

**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.

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

ATTEST:

By:

  
Joseph A. Giorgio, Township Clerk

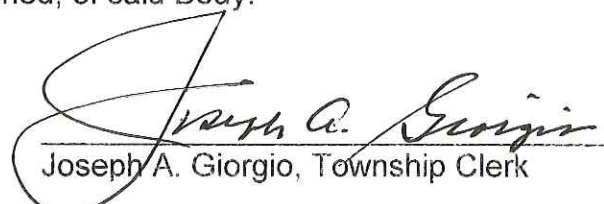
  
John L. Ferramosca, Mayor

DATE OF INTRODUCTION: July 9, 2020

DATE OF ADOPTION: August 13, 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 13<sup>th</sup> day of August, 2020 at a meeting duly convened, of said Body.

  
Joseph A. Giorgio, Township Clerk

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