

ORDINANCE NO. 27-2020

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER ADOPTING AN AMENDED AND RESTATED REDEVELOPMENT PLAN FOR PROPERTY LOCATED ON EDEN LANE, FORMERLY DEVELOPED BY THE WHIPPANY PAPER BOARD COMPANY, AND AT 39 AND 47 PARSIPPANY ROAD IN THE WHIPPANY SECTION OF THE TOWNSHIP AND ALSO DESIGNATED AS BLOCK 3801, LOT 2; BLOCK 4101, LOT 1 AND BLOCK 4301, LOT 6, RESPECTIVELY, ALL AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

WHEREAS, on March 14, 2019, the Hanover Township Committee authorized the Planning Board to conduct a preliminary investigation to determine if the River Park area, identified as Block 3801, Lot 2; Block 4101, Lots 1 and 23 and Block 4301, Lot 6, of the Township qualify as an “area in need of redevelopment” pursuant to the State of New Jersey’s Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A; and

WHEREAS, the Township Committee on August 8, 2019 considered the recommendation of the Planning Board and formerly designated the area a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, the Township Committee subsequently adopted a redevelopment plan on December 12, 2019 pursuant to Ordinance 58-2019, entitled “River Park Redevelopment Plan: Area A, Block 3801, Lot 2; Block 4101, Lot 1; and Block 4301, Lot 6; Township of Hanover, Morris County, New Jersey,” dated November 14, 2019 and prepared by Burgis Associates, Inc.; and

WHEREAS, as part of the Township’s continuing efforts to address its State-mandated affordable housing obligation, an amendment of the previously-adopted redevelopment plan is necessary; and

WHEREAS, the amended and restated redevelopment plan is intended to be consistent with and to implement certain stipulated actions set forth in the Settlement Agreement between the Township of Hanover and River Park Business Center, LLC, executed February 19, 2019, and a first amended and restated agreement, entered into and between the Township of Hanover and River Park on May 15th, 2020, which resolves River Park’s intervention in the Township of Hanover’s Declaratory Judgment Action, Township of Hanover, Docket No. MRS-L-1635-15, which sought partial 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).

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 "River Park Amended and Restated Redevelopment Plan: Block 3801, Lot 2; Block 4101, Lot 1; and Block 4301, Lot 6; Township of Hanover, Morris County, New Jersey," dated September 9, 2020 and prepared by Burgis Associates, Inc., is hereby adopted and replaces the former "River Park Redevelopment Plan: Area A" dated November 14, 2019 in its entirety.

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.

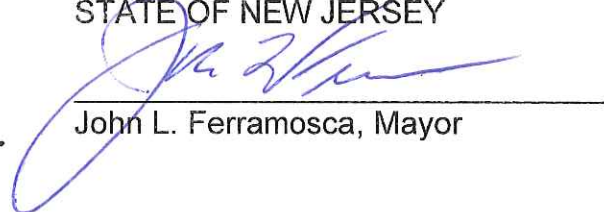
Section 4. This ordinance shall take effect in accordance with the law.

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: September 10, 2020
DATE OF ADOPTION: October 8, 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 8th day of October, 2020 at a meeting duly convened, of said Body.



Joseph A. Giorgio, Township Clerk