

**TOWNSHIP OF HARDYSTON**

**ORDINANCE 2024-07**

**ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 43 LASINSKI ROAD AND 141 OLD PROSPECT SCHOOL ROAD, AND DESIGNATED, RESPECTIVELY, AS BLOCK 75 LOT 53 AND BLOCK 75, LOTS 72.01 AND 72.02, ON THE TAX MAP OF THE TOWNSHIP OF HARDYSTON, WITHOUT CONDEMNATION PURSUANT TO N.J.S.A. 40A:12A ET SEQ, AND AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HARDYSTON IN ORDER TO CODIFY SAID REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of rehabilitation, as such terms are defined in the Act; and

**WHEREAS**, the Township of Hardyston is interested in the redevelopment of the properties identified as Block 75, Lots 53, 72.01, and 72.02 on the Township tax map ('Redevelopment Area'); and

**WHEREAS**, the Township on August 24, 2022, approved Resolution #76-22, authorizing a preliminary investigation in order to determine whether the Redevelopment Area is an area in need of Non-Condemnation Redevelopment pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, specifically pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township on December 14, 2022, approved Resolution #121-22, authorizing Joseph H. Burgis, of Burgis Associates, Inc., to complete an Initial Assessment, a power point presentation, and an Area in Need of Redevelopment Study in connection with the Redevelopment Area; and

**WHEREAS**, the Township on July 26, 2023, approved Resolution #66-23, authorizing Joseph H. Burgis, of Burgis Associates, Inc., to prepare a Redevelopment Plan for the Redevelopment Area ('Redevelopment Plan'); and

**WHEREAS**, the Redevelopment Plan having been completed and the Township Council and Administration having reviewed same, the Township Council wishes to adopt the Redevelopment Plan as the ordinance governing development in the Redevelopment Area.

**NOW, THEREFORE BE IT ORDAINED** by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

**SECTION 1.** The Township approves the Redevelopment Plan prepared by Burgis Associates, Inc. and dated May 10, 2024, concerning the properties identified as Block 75, Lots 53, 72.01, and 72.02 on the Township tax map, which is attached hereto as Appendix A ('Lasinski Road Redevelopment Plan').

**SECTION 2.** The zoning map of the Township of Hardyston is hereby amended to incorporate the provisions of the Lasinski Road Redevelopment Plan.

**SECTION 3.** All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4.** The Lasinski Road Redevelopment Plan is hereby incorporated into the Township's General Legislation, specifically Chapter 185, 'Zoning.'

**SECTION 5.** If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

**SECTION 6.** This Ordinance may be renumbered for purposes of codification.

**SECTION 7.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

## ATTACHMENT A

### LASINSKI ROAD REDEVELOPMENT PLAN

Do to the size and scope of this document and for the purposes of advertising, Attachment A is available for viewing on the official Township website: [hardyston.com](http://hardyston.com). In addition, any member of the public may request a printed copy of the Redevelopment Plan by contacting the Hardyston Township Municipal Clerk's office during regular business hours.

### NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Hardyston, County of Sussex, New Jersey, held on May 22, 2024. It will be further considered for final passage after public hearing thereon, at a meeting of said governing body to be held in the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey on June 26, 2024 at 7:00 p.m., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

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Jane Bakalarczyk, RMC/CMC  
Municipal Clerk