

TOWNSHIP OF HARDYSTON

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE 2022 HARDYSTON VACANT LAND AND LANDFILL REDEVELOPMENT PLAN, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

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 in the municipality constitute "areas in need of redevelopment," as such term is defined in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, on September 22, 2022, the Township Council ("Township Council") of the Township of Hardyston, in the County of Sussex, State of New Jersey (the "Township"), duly adopted two resolutions: Resolution Number 82-22, designating the property identified on the tax maps of the Township as Block 63, Lot 1.01 as a "non-condemnation area in need of redevelopment," and Resolution Number 83-22, further designating the property identified on the tax maps of the Township as Block 75, Lot 55 as a "non-condemnation area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, and pursuant to the authority granted under the Redevelopment Law, the Township caused Benecke Economics to prepare a redevelopment plan for the Redevelopment Area entitled, "The 2022 Hardyston Vacant Land and Landfill Redevelopment Plan" dated November 7, 2022 (the "Redevelopment Plan"); and

WHEREAS, the Township on December 14, 2022 approved Ordinance No. 2022-12, adopting the Redevelopment Plan; and

WHEREAS, pursuant to Ordinance No. 2022-12, the Township Council established that the Redevelopment Plan, in addition to being modified based on Planning Board recommendations, may be amended by the Township Governing Body; and

WHEREAS, since the time of the approval of Ordinance No. 2022-12, the Township found that there is the potential for a higher and better use of the Redevelopment Area than what was previously planned for, and

WHEREAS, the Township on January 22, 2025 approved Resolution #15-25 to retain and appoint Burgis Associates, Inc. ("Burgis") to prepare a Redevelopment Plan Amendment for the Redevelopment Area; and

WHEREAS, Burgis has completed its Redevelopment Plan Amendment, dated September 15, 2025; and

WHEREAS, the Township Council finds that it is in the best interest of the Township to adopt the Redevelopment Plan Amendment.

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

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Amendment to the Redevelopment Plan prepared by Burgis Associates, Inc., attached hereto as Exhibit A, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 3. This Ordinance shall be referred to the Township of Hardyston Land Use Board for a courtesy review.

SECTION 4. The Redevelopment Plan may be further amended by the Township Governing Body pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

SECTION 5. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 6. 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 7. A copy of this ordinance and the Redevelopment Plan Amendment shall be available for public inspection at the office of the Township Clerk during regular business hours.

SECTION 8. This Ordinance shall take effect as provided by law.

ATTEST:

Dana Vitz, Deputy Municipal Clerk

Brian Kaminski, Mayor

NOTICE

TAKE NOTICE that the above entitled ordinance was introduced at a regular meeting of the Township Council of the Township of Hardyston on October 29, 2025 and will be considered for final passage after public hearing at a regular meeting of the Township Council of the Township of Hardyston to be held on December 10, 2025 in the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419.

Dana Vitz, Deputy Municipal Clerk