

Ordinance #2026-11

**An Ordinance of the Township of Hardyston, County of Sussex and State of New Jersey
Adopting the 2nd Amendment to the Redevelopment Plan Identified as the Route 94
Redevelopment Plan for Block 16 Lot 8.01 & Block 14 Lot 24.01 in order to expand the
permitted used for the Village Center North**

WHEREAS, the Mayor and Council of the Township of Hardyston, by Ordinance #2024-09 adopted on August 28, 2024, adopted the Route 94 Redevelopment Plan for Block 16 Lot 8.01 & Block 14 Lot 24.01;

WHEREAS, said Redevelopment Plan complied with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder;

WHEREAS, the Mayor and Council of the Township of Hardyston, by Ordinance #2026-07 adopted on March 11, 2026 amended certain portions of the Redevelopment Plan in order to address the requirements for affordable housing;

WHEREAS, it has become necessary to amend the redevelopment plan further;

WHEREAS, the Joint Land Use Board of the Township of Hardyston has submitted to the Mayor and Township Council its recommendations regarding the amendments to the Redevelopment Plan for the Area and the Mayor and Township Council duly considered the Joint Land Use Board's recommendations concerning same;

WHEREAS, the Township Council of the Township of Hardyston, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed and considered the recommended amendments to the Redevelopment Plan from the Joint Land Use Board;

WHEREAS, the Township Council of the Township of Hardyston, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed the certain proposed amendments to the Redevelopment Plan, approved by the Hardyston Township Joint Land Use Board, and wish to adopt these amendments as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance; and

WHEREAS, the Township Council of the Township of Hardyston has determined that approving the proposed amendments to the Redevelopment Plan will be in the best interest of the residents of the Township of Hardyston; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Hardyston, County of Sussex and State of New Jersey that:

Section 1. That the proposed amendments to the Redevelopment Plan, as referenced in Exhibit “A” to this Ordinance, attached hereto and made a part hereof this Ordinance, hereby are adopted as the 2nd amendment to Ordinance #2024-09; and

Section 2. It is hereby found and determined that the Amended Redevelopment Plan conforms to the Master Plan of the Township of Hardyston;

Section 3. It is hereby found and determined that the Amended Redevelopment Plan gives due consideration of the provision of appropriate allowable uses of the areas as is desirable for mixed use residential development, with special consideration for the health, safety and welfare of the residents of the area and the Township of Hardyston;

Section 4. It is hereby found and determined that the amendments to the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area;

Section 5. In order to facilitate the implementation of the Redevelopment Plan and the amendments thereto, it is hereby found and determined that this action must be taken by this Township Council to amend this Section of the Redevelopment Plan in order to facilitate the rehabilitation and redevelopment of the property;

Section 6. Development activity pursuant to the Redevelopment Plan and its amendments shall only be related to the area and any analysis of surrounding area contained in the Redevelopment Plan and its amendments shall not be construed to mean that the Township of Hardyston intends to develop such surrounding areas.

Section 7. The Redevelopment Plan for the area and its amendments, having been duly reviewed and considered, is hereby approved, and the Township Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

Section 8. All Ordinances contrary to the provisions of this section of the Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE

PLEASE TAKE NOTICE that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on April 22, 2026. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on May 27, 2026, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

Jane Bakalarczyk, Township Clerk

Amendment #2 to Route 94 Redevelopment Plan

for Block 16 Lot 8.01 & Block 14 Lot 24.01

Hardyston Township

Sussex County, New Jersey

Prepared by

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Township Planner

NJ PP LICENSE #33LI00613500

(Addition of text in bold; deletion noted in strikethrough)

Section 1. Amend Section 185-20, Permitted Uses to read as follows:

§ 185-120 Permitted uses.

A. The following uses shall be permitted in the Mixed-Used Village Center zone located in Village Center South and **Village Center North**:

- (1) Retail sales and services (exclusive of auto-related uses);
- (2) Restaurants and eating establishments (including curbside pickup and outdoor dining);
- (3) Banks and financial institutions;
- (4) Theatres;
- (5) Health clubs, spas, saunas, wellness centers;
- (6) Urgent-care centers and surgical centers (nonretail uses);
- (7) Offices;
- (8) Indoor recreational uses and clubhouses (exclusive of adult entertainment uses);
- (9) Pubs, taverns, bars, brew pubs, breweries, distilleries, wineries including retail sales and tasting;
- (10) Art schools and cooking schools;
- (11) Hotels;

(12) Resort recreation activities both indoor and outdoor including, but not limited to axe throwing, zip lines, indoor and outdoor pools and water parks, pickle ball, paddle tennis and tennis, mini-golf, and arcades; and

(13) Recording studios.

(14) Long-term resident care

(15) Resort Oriented Housing to include; single-family detached dwellings, single-family detached dwellings with zero-lot-lines, single-family attached (duplex) dwellings with zero-lot-lines, townhouse dwelling units, multilevel housing units, multistory, common entrance condominium buildings, and age-restricted housing;

(16) Multi-family; including multi-story, common-entrance apartment buildings

(17) Short-term rentals ~~in the Mixed Use Village Center South Zone.~~

(18) Public and quasi- public uses such as museums or civic space;

(19) Hotel condominiums only if operated in connection with a full-service hotel developed in the village center;

(20) Low and moderate affordable housing, affordable units may be located on the ground level provided they do not front on Main Street;

(21) Meeting rooms and conference facilities;

(22) Golf villa units;

(23) Mixed-use with nonresidential uses on the ground level and residential uses above.

~~B. The following uses shall be permitted in the Village Center North:~~

~~(1) Resort Oriented Housing to include; single family detached dwellings, single family detached dwellings with zero lot lines, single family attached (duplex) dwellings with zero lot lines, townhouse dwelling units, multilevel housing units, multistory, common entrance condominium buildings, and age restricted housing;~~

~~(2) Multi-family; including multi-story, common-entrance apartment buildings.~~

Section 2. Amend Section 185-21, Additional standards and accessory uses to read as follows:

§ 185-121 Additional standards and accessory uses.

A. The following accessory uses shall be permitted in the Mixed-Use Village Center zone located in Village Center South **and Village Center North:**

- (1) Parking;
- (2) Signage;
- (3) Outdoor dining;
- (4) Public spaces/plazas/open space;
- (5) Merry-go-rounds;
- (6) Miniature trains;
- (7) Glockenspiels;
- (8) Amphitheaters;
- (9) Holiday markets, festivals and events;
- (10) Farmers markets and petting zoos;
- (11) Outdoor recreation classes, i.e., Goat Yoga;
- (12) Hiking paths, activity trails; Bandstands, gazebos, outdoor pavilions; and
- (13) Other accessory uses and structures customary and incidental to the principal permitted uses.

~~B. The following accessory uses shall be permitted in Village Center North:~~

- ~~(1) Parking;~~
- ~~(2) Signage;~~
- ~~(3) Public spaces/plazas/open space;~~
- ~~(4) Hiking paths, activity trails, bandstands, gazebos, outdoor pavilions; and~~
- ~~(5) Other accessory uses and structures customary and incidental to the principal permitted uses.~~