

TOWNSHIP OF PARSIPPANY-TROY HILLS

MORRIS COUNTY, NEW JERSEY

ORDINANCE NO. 2019:27

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY TROY-HILLS, MORRIS COUNTY, NEW JERSEY CONSENTING TO PETITION TO ANNEX A PORTION OF BLOCK 200, LOT 1.2 IN THE TOWNSHIP OF PARSIPPANY-TROY HILLS BY THE TOWNSHIP OF HANOVER AND ACCEPTING ANNEXATION OF A PORTION OF BLOCK 303, LOT 14 IN THE TOWNSHIP OF HANOVER

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 located within their jurisdiction constitute an area in need of redevelopment; and

WHEREAS, by resolution dated April 21, 2015, the Township Council of the Township of Parsippany-Troy Hills directed the Township Planning Board to undertake a preliminary investigation pursuant to the Redevelopment Law to determine whether the property identified as Block 200, Lot 1.2 on the official tax map of the Township and also known as 1515 Route 10 (the "Parsippany Parcel") constitutes a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board completed its investigation and received and reviewed a preliminary investigation report prepared by the Township Planning Consultant, including a map of the proposed redevelopment area; and

WHEREAS, after completing its investigation and public hearing on the matter, the Planning Board adopted a resolution dated September 21, 2015 which memorialized its decision recommending that the Parsippany Parcel be designated by the Township Council as a non-condemnation redevelopment area as provided under the Redevelopment Law; and

WHEREAS, on September 22, 2015, the Township Council accepted the Planning Board's recommendation and adopted a resolution designating the Parsippany Parcel as a non-condemnation area in need of redevelopment as per the Redevelopment Law; and

WHEREAS, on August 22, 2017, the Township Council adopted a Redevelopment Plan for the Parsippany Parcel after conducting a public hearing in accordance with N.J.S.A. 40A:12A-7(e) (the "Parsippany Redevelopment Plan"); and

WHEREAS, Block 303, Lots 13 and 14 as identified on the official tax map of the Township of Hanover (the "Hanover Parcel") is contiguous to the Parsippany Property and was previously designated as a non-condemnation area in need of redevelopment by the Township Committee of the Township of Hanover pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee of the Township of Hanover has adopted a Redevelopment Plan for the Hanover Parcel (the "Hanover Redevelopment Plan"); and

WHEREAS, the Parsippany Redevelopment Plan contemplates the redevelopment of the Parsippany Property in a manner that is consistent with the Hanover Redevelopment Plan; and

WHEREAS, in accordance with N.J.S.A. 40A:7-12, the Township Council has been presented with an Annexation Petition dated March 8, 2019 on behalf of 1515 Parsippany, LLC requesting the annexation of a portion of the Hanover Parcel to be annexed by the Township of Parsippany-Troy Hills and indicating that a companion request will be submitted to the Township of Hanover for approval of the annexation of a portion of the Parsippany Parcel by the Township of Hanover. A copy of the Annexation Petition is attached hereto and made a part hereof this Ordinance; and

WHEREAS, pursuant to N.J.S.A 40A:7-12, the Township Council referred the Annexation Petition to the Planning Board for consideration on the impact of the annexation upon the Township; and

WHEREAS, on April 8, 2019, the Planning Board considered the report dated April 4, 2019 prepared by the Township Planner, Susan Favate, AICP, PP of BFJ Planning, and adopted a resolution dated a April 22, 2019 determining that the proposed annexation to be consistent with the Planning Board's previous consistency determinations for the Redevelopment Plan; and

WHEREAS, a true copy of the Planning Board's resolution and the Planner's report are attached hereto and made a part hereof this Ordinance and are on file with the Township Clerk's office; and

WHEREAS, pursuant to N.J.S.A 40A:7-12, the Township Tax Assessor issued a certification setting forth the value of real estate currently located in the Township of Parsippany-Troy Hills to be annexed by the Township of Hanover. This certification is attached hereto and made a part hereof this Ordinance and is on file with the Township Clerk's office; and

WHEREAS, by resolution dated April 11, 2019, the Township Committee of the Township of Hanover consented to the annexation of a portion of the Hanover Parcel by the Township of Parsippany-Troy Hills, subject to certain terms and conditions, in accordance with N.J.S.A. 40A:7-12. A copy of this resolution is attached hereto and made a part hereof this Ordinance and is on file with the Township Clerk's office; and

WHEREAS, the metes and bounds for the portion of the Hanover Parcel to be annexed by the Township of Parsippany-Troy Hills as well as for the portion of the Parsippany Parcel to be annexed by the Township of Hanover have been revised dated April 9, 2019. A copy of the revised metes and bounds description dated April 9, 2019 are attached hereto and made a part hereof this Ordinance; and

WHEREAS, the Township Council wishes to consent to the annexation of a portion of the Parsippany Parcel by the Township of Hanover, subject to certain terms and conditions, in

accordance with N.J.S.A. 40A:7-12 and simultaneously accept dedication of a portion of the Hanover Parcel.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Parsippany-Troy Hills, in Morris County, State of New Jersey as follows:

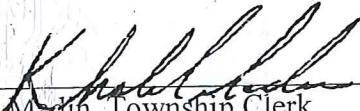
1. The Township Council accepts the Planning Board's recommendation concerning the Annexation Petition requesting the annexation of a portion of the Parsippany Parcel by the Township of Hanover and the annexation of a portion of the Hanover Parcel by the Township of Parsippany-Troy Hills.
2. The Township Council consents to the annexation of a portion of the Parsippany Parcel by the Township of Hanover and accepts annexation of a portion of the Hanover Parcel. This ordinance is subject to the following terms and conditions:
 - a. Designation of the portion of the Parsippany Parcel to be annexed by the Township of Hanover as an area in need of redevelopment pursuant to the Redevelopment Law and adoption of an amended redevelopment plan with policies compatible with the Township of Parsippany Redevelopment Plan.
 - b. Adoption of all required legislative acts effectuating both annexations by the Township of Parsippany-Troy Hills and the Township of Hanover, respectively.
3. The Township of Parsippany-Troy Hills and the Township of Hanover shall retain the bonded and other indebtedness related to the annexed territories formerly forming part of their respective municipalities. This determination shall be in lieu of any apportionment made by a joint committee of representatives of each municipality pursuant to N.J.S.A. 40A:7-18 and the Ordinance of each municipality shall be filed with the Clerk of each of the municipalities in lieu of the report referred to in N.J.S.A. 40A:7-21.
4. The Township Clerk is hereby authorized and directed to transmit a copy of this resolution to the Township Clerk for the Township of Hanover and attorney representing the redeveloper.
5. All Township officials and employees are hereby authorized and directed to take all actions necessary to effectuate this Ordinance.

SECTION 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

SECTION 3. All ordinances or parts of ordinances of the Township of Parsippany-Troy Hills heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect immediately upon its final passage, approval and publication as provided by law.

I HEREBY CERTIFY the above to be a true copy of an Ordinance introduced by the Township Council of the Township of Parsippany-Troy Hills at a duly convened meeting held on May 7, 2019 and adopted on June 11, 2019.



Khaled Madin, Township Clerk



Michael A. Soriano, Mayor

6-13-19
Date

FILED
JAN 17 2020
TAMESHA WAY
SECRETARY OF STATE

AMANDA M. KRONEMEYER
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8042 F: (973) 755-7869
akronemeyer@daypitney.com

January 14, 2020

Tahesha Way, Esq.
NJ Department of State
P.O. Box 300
Trenton, NJ 08625

Re: Certified Copy of Ordinance No. 28-2019 for Filing
Client-Matter No: 783913-000000

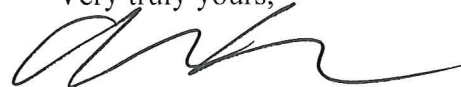
Dear Ms. Way:

Pursuant to N.J.S.A. 40A:7-14, we are providing a certified copy of each ordinance, approved and adopted by Parsippany Troy-Hills and Hanover, to be filed with your office in order to perfect the land annexation. Enclosed please find:

1. One (1) Original Certified Copy of Ordinance No. 2019:27, An Ordinance of the Township Council of the Township of Parsippany Troy-Hills, Morris County, New Jersey Consenting to Petition to Annex a Portion of Block 200, Lot 1.2 in the Township of Parsippany-Troy Hills by the Township of Hanover and Accepting Annexation of a Portion of Block 303, Lot 14 in the Township of Hanover; and
2. One (1) Original Certified Copy of Ordinance No. 28-2019, An Ordinance of the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey Accepting Annexation of a Portion of Block 200, Lot 1.2 in the Township of Parsippany-Troy Hills.

If you have any questions, please do not hesitate to contact me; Amanda Kronemeyer at (973) 966-8042 or via e-mail; akronemeyer@daypitney.com.

Very truly yours,



Amanda M. Kronemeyer



AMK
Enclosures