

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY
ORDINANCE NO. 2023:09**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS ADOPTING THE 20-30 LANIDEX PLAZA WEST
REDEVELOPMENT PLAN**

WHEREAS, on January 24, 2023, the Township Council of the Township of Parsippany-Troy Hills (the “Township”) adopted Resolution R2023-032 which authorized and directed the Township Planning Board to conduct a preliminary investigation to determine whether the property identified as Block 226, Lots 3 and 3.2 on the official Tax Map of the Township of Parsippany-Troy Hills and located at 30 and 20 Lanidex Plaza West, respectively (collectively, the “Property”), or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, on behalf of the Planning Board, ARH Associates prepared a report entitled Report of Findings, Non-Condensation Preliminary Redevelopment Investigation, Lanidex Study Area, Block 226, Lots 3 and 3.2, Parsippany-Troy Hills, Morris County, New Jersey, which concluded, for the reasons stated therein, that the Property meets certain criteria under the LRHL supporting a declaration that the Property is a non-condemnation redevelopment area (the “Preliminary Investigation”); and

WHEREAS, the Planning Board held a duly noticed public hearing on April 3, 2023 concerning the above-referenced Preliminary Investigation; and

WHEREAS, at the May 1, 2023 public hearing, the Planning Board further concurred and agreed with the reasons stated in the Preliminary Investigation that the Property constitutes and meets certain criteria under the LRHL supporting the recommendation that the Property be determined and declared a non-condemnation “area in need of redevelopment”; and

WHEREAS, on May 16, 2023, the Township Council adopted Resolution R2023-075 declaring the Property a non-condemnation area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, ARH Associates prepared a redevelopment plan dated June 2023 (the “Redevelopment Plan”) for the Property, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(d)-(e), upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Township Planning Board for review and issuance

of a report containing its recommendations, if any, concerning the Redevelopment Plan and its consistency with the Parsippany-Troy Hills Township Master Plan within forty-five (45) days of referral.

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

Section 1. Pursuant to N.J.S.A. 40A:12A-7 the Township Council hereby accepts and approves the Redevelopment Plan, as attached hereto as **Exhibit A** and as set forth herein, and hereby adopts said Redevelopment Plan.

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Township's development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Township's zoning ordinance shall be deemed amended accordingly.

Section 5. This Ordinance shall take effect upon passage and publication in accordance with applicable 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 _____ and adopted on _____.

Khaled Madin, Esq.
Township Clerk