

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE NO. 2023:21**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS ADOPTING THE BLOCK 737, LOT 3  
REDEVELOPMENT PLAN**

**WHEREAS**, on August 16, 2022, the Township Council of the Township of Parsippany-Troy Hills (the “Township”) adopted Resolution R2022-124, which authorized and directed the Parsippany-Troy Hills Planning Board (the “Board”) to conduct a preliminary investigation to determine whether property identified as the Block 737, Lot 3 on the Township’s official Tax Map and located at 249 Pomeroy Road (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 Local Housing and Redevelopment Law (LHRL); and

**WHEREAS**, on behalf of the Planning Board, ARH Associates prepared a report dated March 24, 2023 and entitled Report of Findings, Non-Condensation Preliminary Redevelopment Investigation, Block 737, Lot 3, 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 May 1, 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 April 18, 2023, the Township Council adopted Resolution R2023-066 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 July 14, 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.