



# *Township of Hillsborough*

COUNTY OF SOMERSET  
THE PETER J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
(908) 369-4313  
[www.hillsborough-nj.org](http://www.hillsborough-nj.org)

## **ORDINANCE 2018-01**

### **ORDINANCE AUTHORIZING LEASE AGREEMENT WITH APEX LAND ASSOCIATES, LLC, FOR LEASE OF AN OUTDOOR SYNTHETIC TURF FIELD TO BE CONSTRUCTED AT THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP AS BLOCK 175, LOT 23.01**

**WHEREAS**, the Township is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, on April 22, 2008, the Township Committee adopted a Resolution determining that the properties identified on the Tax Map of the Township as Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03, and 23.04 which property based on a 2017 Subdivision is now known as Block 175, Lots 39.01 and 23.01 and Block 177, Lot 23.04 (“Belle Mead GSA Depot Redevelopment Area”) are an “area in need of redevelopment” under the LRHL; and

**WHEREAS**, the Township Committee subsequently arranged for Bruce Rydel of CME Associates, a licensed professional planner of the State of New Jersey, to prepare a proposed redevelopment plan for the Belle Mead GSA Depot Redevelopment Area; and

**WHEREAS**, CME Associates prepared a proposed redevelopment plan for the Belle Mead GSA Depot Redevelopment Area, dated October 2008 (the “Redevelopment Plan”); and

**WHEREAS**, the Township Committee thereafter referred the Redevelopment Plan to the Township of Hillsborough Planning Board (“Planning Board”) for the Planning Board’s review and recommendation in accordance with N.J.S.A. 40A:12A-7e; and

**WHEREAS**, on October 23, 2008, the Planning Board adopted a Resolution determining the Redevelopment Plan to be consistent with the Township’s Master Plan and recommending the Township Committee adopt the Redevelopment Plan; and

**WHEREAS**, the Township Committee reviewed the Redevelopment Plan and the recommendations of the Planning Board and determined that it is was in the public interest to adopt the Redevelopment Plan for the Belle Mead GSA Depot Redevelopment Area; and

**WHEREAS**, on December 9, 2009, the Township Committee adopted Ordinance 2008-42 approving the Redevelopment Plan for the Belle Mead GSA Depot; and

**WHEREAS**, on December 9, 2017, Apex Land Associates, LLC, (“Apex”) and Somerset County Improvement Authority entered into an “Agreement for the Purchase and Sale of Real Property” for that portion of the Belle Mead GSA Depot Redevelopment Area identified on the Tax Map of the Township as Block 175, Lot 23.01 (“Property”); and

**WHEREAS**, the “Agreement for the Purchase and Sale of Real Property” is contingent upon Apex being named by the Township as the redeveloper of the Property; and

**WHEREAS**, Apex proposes to develop the Property in accordance with Redevelopment Plan adopted by the Township as amended by Ordinance 2017-21 with three (3) outdoor synthetic turf fields (one such field being designated as the Township Turf Field) and a state of the art indoor athletic and recreational facility of approximately 210,000 square feet with two (2) domes to be used for youth sports, training programs, clinics, camps, sports performance, fitness training, youth and adult leagues, tournaments and events (“Project”); and

**WHEREAS**, the Township desires to lease from Apex one of the outdoor synthetic turf fields (“Township Turf Field”) to be constructed at the Property pursuant to the terms and conditions set for in a Lease Agreement between the parties.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows: (1) the Mayor and Township Clerk are authorized to execute the attached Lease Agreement with Apex Land Associates, LLC, for the lease of an outdoor synthetic turf field (“Township Turf Field”) to be constructed at the Property; and (2) this Ordinance shall take effect upon final adoption and publication according to law.

**ATTEST:**

**TOWNSHIP OF HILLSBOROUGH**

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Pamela Borek, Clerk

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Gloria McCauley, Mayor

Introduced: 3/13/18

Published: 3/2/18

Public Hearing:

Adopted:

Published: