

Explanation: This Ordinance adopts the 50 Hanover Road Redevelopment Plan for the property located at Block 303, Lots 5 and 12, and amends the zoning ordinance and zoning map to reflect the Redevelopment Plan location and standards.



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE #26-03**

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO ADOPT A REDEVELOPMENT PLAN FOR 50 HANOVER ROAD, BLOCK 303, LOTS 5 AND 12, AND TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO INCORPORATE SUCH REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, the Borough Council adopted Resolution No. 20-41 on January 23, 2020, which directed the Borough of Florham Park Planning Board to undertake a preliminary analysis to determine whether certain properties located in the Borough identified on the official Tax Map of the Borough of Florham Park as follows - Block 303, Lots 5 and 12; and the Township sewer properties (Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29) - are a non-condemnation area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Florham Park Planning Board directed the Board Planner to conduct an investigation and prepare a study to determine whether certain property or any portions thereof within the Borough, as identified in Borough Council Resolution #20-41, constitute a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, N.J. S.A. 40-A:12A-1 et seq. on February 10, 2020; and

WHEREAS, the Florham Park Planning Board transmitted a letter to the Mayor and Council dated on July 7, 2020, providing that the Board "concur and agrees with the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL supporting the recommendation that the Property be determined a non-condemnation "area in need of redevelopment", and "submits to the Mayor and Council for review and approval the Preliminary Investigation with its recommendation that the Property be declared a non-condemnation "area in need of redevelopment" under the LRHL, and this correspondence shall

serve as the Planning Board's recommendation in accordance with N.J.S.A. 40A:12A-6"; and

WHEREAS, the Borough Council adopted Resolution No. 20-94 on July 16, 2020 designating Block 303, Lots 5 and 12; and the Township sewer properties (Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29) - are a non-condemnation area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A-1 et seq., and directing the Planning Board to prepare a redevelopment plan for the property; and

WHEREAS, the Amended Fair Housing Act (P.L. 2024), created a new process for municipalities to come into constitutional compliance with their affordable housing obligations, and which the Borough of Florham Park filed a Declaratory Judgement action, MRS-L-157-25, on January 21, 2025 to participate in that process; and

WHEREAS, the Borough has a Fourth Round obligation of 305, as set forth in the Order by the Hon. Janine M. Allen, JSC filed April 29, 2025;

WHEREAS, the Borough of Florham Park Planning Board adopted the Housing Element and Fair Share Housing Plan (HEFSP) of the Borough of Florham Park Master Plan, dated June 11, 2025, on June 23, 2025 and

WHEREAS, the Borough participated in Settlement hearings and Session hearings before the Affordable Housing Dispute Resolution Program ("the Program") and the presiding Program judge over the case, the Hon. Menelaos W. Toskos, on November 13, 2025, December 19, 2025, and December 29, 2025; and

WHEREAS, as a result of the Program, the Borough worked in good faith and resolved the challenged issues with FSHC via a negotiated Mediation Agreement, which was fully executed by both parties on December 31, 2025; and

WHEREAS, as a term to that Mediation Agreement, the Borough has agreed to amend its HEFSP and to implement certain zoning and redevelopment plan ordinances to address its Fourth Round obligation, and more specifically, included this 50 Hanover Road Redevelopment Plan as a mechanism to address 62 units of affordable housing towards its Fourth Round obligation; and

WHEREAS, the Mayor and Borough Council have reviewed the documents referenced herein, including in particular the Redevelopment Plan, and concur that the subject property should be redeveloped as described in the Redevelopment Plan, and that the Zoning Ordinance and Zoning Map should be revised to incorporate all of the elements of the Redevelopment Plan.

IT IS HEREBY ORDAINED by the Borough Council of the Borough of Florham Park, Morris County, State of New Jersey, as follows:

SECTION 1. The Borough Council hereby adopts the Redevelopment Plan prepared by Sarmad Planning Group for property known as 50 Hanover Road, Block 303, Lots 5 and 12.

SECTION 2. As authorized by N.J.S.A. 40A:12-7(c), the Redevelopment Plan supersedes all applicable provisions of the Zoning Ordinances of the Borough of

Florham Park. The Redevelopment Plan shall constitute an Amendment to the Borough Zoning Map, and Block 303, Lots 5 and 12, which is deemed to have amended to effectuate this designation.

SECTION 3. Severability. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect and shall be deemed valid and effective.

SECTION 4. Inconsistencies. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the municipality, the provisions hereof shall be determined to govern and those inconsistent provisions shall be repealed to the extent of such inconsistency.

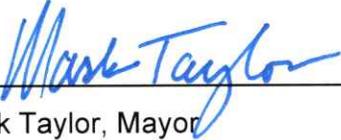
SECTION 5. Referral to Planning Board. A copy of this Ordinance shall be referred to the Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26A.

SECTION 6. Effective Date and Scope. This Ordinance shall immediately take effect upon its passage and publication, and as otherwise provided for by law. The provisions of this Ordinance shall be applicable within the entire municipality upon final adoption and shall become a part of the Code once completed and adopted.

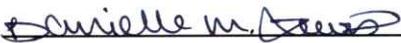
INTRODUCED: 02/19/2026

ADOPTED: 03/11/2026

ATTEST:

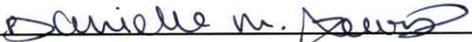


Mark Taylor, Mayor



Danielle M. Lewis, RMC,
Municipal Clerk

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park, and adopted on March 11, 2026.



Danielle M. Lewis, RMC, Municipal Clerk