

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
APRIL 1, 2019**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening April 1, 2019, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris, N.J.

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call

Public Hearings

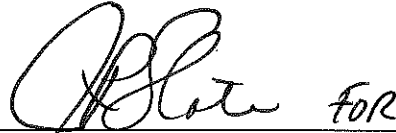
5. PB-01-19, Morristown Motors, Inc. Site Plan / Variance / Waiver
Block 10104, Lot(s) 7, 9 & 13, 169 Ridgedale Avenue, I-21 zone.

Continuation from the March 18, 2019 public hearing, Applicant proposes to develop an automobile service facility for Subaru on lot 13, with other related improvements. Applicant also seeks variance for front yard setback and impervious coverage along with design waiver, steep slope disturbance and impervious coverage.

6. **Other Matters**

- Legislative Committee Report (if any)
- Seeing Eye Road Naming
- Resolution #77-19 from Township Committee requesting the Planning Board to investigate whether the property commonly known as Block 6101, Lot 5 should be designated as an area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A 40A:12A-1, ET.SEQ.
- Resolution authorizing Phillips Preiss Grygiel Leheny Hughes, LLC to investigate and conduct a study whether the property commonly known as Block 6101, Lot 5 should be designated as an area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A 40A:12A-1, ET.SEQ.

7. Update on Master Plan Re-examination Report implementation plan progress
8. Public Commentary
9. **Closed Session** (if necessary)
10. Adjournment

A handwritten signature in cursive script, appearing to read 'Sonia', followed by the word 'FOR' in a similar style.

Sonia Santiago, Board Secretary

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda your rights can only be protected by attending the meeting.

Distribution: March 28, 2019

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission



TOWNSHIP OF MORRIS

50 WOODLAND AVENUE
PO BOX 7603
CONVENT STATION, NEW JERSEY 07961-7603
FAX NO. (973) 605-8363
WWW.MORRISTWP.COM

CATHLEEN AMELIO, RMC
TOWNSHIP CLERK
(973) 326-7430

March 28, 2019

Mr. Franz Vintschger, Planning Board Chairman
Sonia Santiago, Planning Board Secretary
Planning Board Members

Re: Resolution Number 77-19
340 Mt. Kemble Avenue
Block 6101, Lot 5
Authorization to investigate - Redevelopment

Mr. Vintschger:

The Township Committee of the Township of Morris at a Special Meeting that was held on March 27, 2019 approved Resolution Number 77-19 authorizing the Planning Board to investigate whether property commonly known as Block 6101, Lot 5, 340 Mt. Kemble Avenue on the Tax Map of the Township of Morris as to the designation as an area in need of redevelopment pursuant to the "Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq."

Please provide this office with the Board findings and recommendations on the above stated matter.

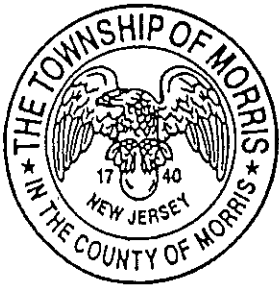
Truly yours,

Cathleen Amelio

Cathleen Amelio, Township Clerk

Attachments

CC VIA EMAIL: Sonia Santiago, Planning Board Secretary
Franz Vintschger, Planning Board Chairman
Paul Phillips, Planning Board Planner
Steven Warner, Planning Board Attorney
James Slate, Township Engineer
Timothy F. Quinn, Township Administrator



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RESOLUTION NO. 77-19

RESOLUTION OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN AS BLOCK 6101, LOT 5 ON THE TAX MAP OF THE TOWNSHIP OF MORRIS, STATE OF NEW JERSEY, HAVING A STREET ADDRESS OF 340 MT. KEMBLE AVENUE SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et. seq..

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., as amended (the "Redevelopment Law"), authorizes Municipalities to determine whether certain parcels of land in the Municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Redevelopment Law the Township Committee (the "Township Committee") of the Township of Morris (the "Township") must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee hereby requests that an investigation occur with respect to the property commonly known as Block 6101, Lot 5, on the tax map of the Township of Morris, State of New Jersey (the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, if the Planning Board determines to recommend that the Study Area should be designated as an area in need of redevelopment, pursuant to Section 7(f) of the Redevelopment Law, the Township Committee requests that the Planning Board also prepare a redevelopment plan for the Study Area and submit same to the Township Committee for its consideration; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment, the Township Committee further authorizes the Township to use all of those powers provided under the Redevelopment Law for use in a redevelopment area, except for the power of Eminent Domain pursuant to N.J.S.A. 40A:12A-8(c) (as designated, a "Non-Condemnation Redevelopment Area"); and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to direct the Planning Board to undertake a preliminary investigation of the Study Area pursuant to the procedures of the Redevelopment Law, provide its recommendations to the Township Committee, and prepare a draft redevelopment plan for same, if redevelopment designation is recommended.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Morris, New Jersey as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant N.J.S.A. 12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment, which designation would permit the Township to utilize all of the redevelopment powers, except for the power of Eminent Domain.



CATHLEEN AMELIO, RMC
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RESOLUTION NO. 77-19(CONTINUED)

RESOLUTION OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN AS BLOCK 6101, LOT 5 ON THE TAX MAP OF THE TOWNSHIP OF MORRIS, STATE OF NEW JERSEY, HAVING A STREET ADDRESS OF 340 MT. KEMBLE AVENUE SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et. seq. (CONTINUED)

Section 3. As part of its investigation, the Planning Board shall prepare maps showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundary of the Study Area, the date of the hearing, and the Municipal option to exercise the power of Eminent Domain to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination would not authorize the Township or Township Committee to exercise the power of Eminent Domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condernation Redevelopment Area.

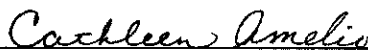
Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make recommendations to the Township Committee as to whether the Township Committee should designate all or some of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

Section 7. If the Planning Board recommends the Study Area be designated as a Non-Condernation Redevelopment Area, the Planning Board is further directed to prepare a redevelopment plan for the Study Area pursuant to Section 7(f) of the Redevelopment Law. Upon completion of the redevelopment plan, the Planning Board shall transmit the plan to the Township Committee for its consideration.

Section 8. This Resolution shall take effect immediately.

I, Cathleen Amelio, Township Clerk of the Township of Morris, Morris County, New Jersey do hereby certify that the forgoing is a true copy of a resolution adopted by the Governing Body at a duly authorized meeting held on March 27, 2019.


Cathleen Amelio, Township Clerk
Township of Morris, Morris County
State of New Jersey