

MINUTES OF SPECIAL MEETING OF
THE TOWNSHIP COMMITTEE HELD ON
TUESDAY, MARCH 9, 2021
7:00 P.M. SPECIAL MEETING MINUTES
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MEETING HELD AS A REMOTE MEETING VIA ZOOM

Please click the link below to join the webinar:<https://us02web.zoom.us/j/82833908398?pwd=Wmk1REpkTUtyQ2Z6WGppKzVTeGxIQT09>
Passcode: 176107 - Or iPhone one-tap : US: +19292056099,,82833908398#,,,,*176107# or +13017158592,,82833908398#,,,,*176107#
Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 828 3390 8398 Passcode: 176107
International numbers available: <https://us02web.zoom.us/j/82833908398?pwd=Wmk1REpkTUtyQ2Z6WGppKzVTeGxIQT09>

CALL TO ORDER – at 7:04 P.M..

ATTENDANCE

ELECTED OFFICERS

GOVERNING BODY

Mayor Jeffrey Grayzel
Deputy Mayor Mark Gyorfy
Township Committee Member Peter V. Mancuso (via virtual)
Township Committee Member William V. Ravitz (via virtual)
Township Committee Member Catherine Wilson (via virtual)

APPOINTED OFFICERS

Timothy F. Quinn, Township Administrator
Scott L. Carlson, Township Attorney (via virtual)
Cathleen Amelio, Township Clerk (via virtual)

ALSO PRESENT

Mark Daley, IT
James Slate, Township Engineer

* * * *

PRESIDING OFFICER'S STATEMENT RE: ADEQUATE NOTICE – O.P.M.A. – (RECORD INSERT)

Mayor Grayzel issued the following statement of Adequate Notice:

“Adequate Notice” of this meeting of the Township Committee of the Township of Morris was given as required and defined by the Open Public Meetings Act as follows:

Written Notice was given to the official newspapers, Morris County Daily Record, and the Morris NewsBee by emailing them the annual resolution adopted by the Committee on January 7, 2021. A copy of this Notice relating to the time, date, location, to the extent known, was posted on the Bulletin Board and on the Township Website. The Agenda of this meeting was also posted on the Bulletin Board located in Municipal Building of the Township of Morris and on the Township website. A copy of the Notice was likewise filed in the Township Clerk’s Office, and copies of this Notice were emailed to all persons who have requested individual notice, pursuant to N.J.S.A. 10:4-19, all of which Notices were given at least 48 hours prior to the date of this meeting, and I hereby hand to the Township Clerk a copy of the Notice which was given as above, set forth for appropriate retention in the “Municipal Files”.

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MAYOR GRAYZEL - REMOTE STATEMENT

Mayor Grayzel welcomed members of the public who have joined the meeting remotely, noting that the agenda has been shared on the screen **and on the Township's website.**

Noting that the links to the Agenda, and Ordinance documents can also be found on the Township website at www.morristwp.com.

Instructions on remote access during the Public Comment/Inquiry:

1. Members of the public will be muted during this meeting except during designated "Public Comment/Inquiry."
2. The individual will have two (2) options to indicate that you would like to address the governing body.
3. If the individual is joining from a computer or mobile device using the Zoom application, you can "Raise Your Hand" and you will be acknowledged and unmuted by the host during the appropriate portion of the meeting. From a dial-in phone, you can raise your hand by hitting the STAR+9 KEYS only once.

Mayor Grayzel advised the public that no action will be taken on this Ordinance at this meeting.

PLEDGE OF ALLEGIANCE

Mayor Jeffrey Grayzel led the Pledge of Allegiance.

ORDINANCE – PUBLIC HEARING AND FINAL CONSIDERATION

The Township Clerk advised that this Ordinance scheduled for public hearing at this meeting has been duly posted on the legal notice bulletin board in the Municipal Building, published in the Daily Record, and the Morris NewsBee, as supported by proof of publication which had been received and placed on file, and further, that copies of the Ordinance had been provided to the members of the General Public on request, and those properties that are within the 200 foot list of the property as indicated in said Ordinance as required by law.

The following Ordinance, that as hereinafter set forth in full was read a second time, a public hearing held hereon.

Mr. Scott Carlson, Esquire summarized the following Ordinance as directed by Mayor Grayzel. Mr. Timothy F. Quinn, Township Administrator noted that the revised Redevelopment Plan relating to the Ordinance was revised in particular "Section One, Paragraph six (6) of this Ordinance indicating that said Ordinance now bears the date as January, 2021:

BE IT HEREBY ORDAINED by the Township Committee of the Township of Morris they being the governing body thereof as follows:

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ORDINANCE – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

ORDINANCE NO. 01-21- AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, ADOPTING OF THE REDEVELOPMENT PLAN FOR 340 MOUNT KEMBLE AVENUE REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 6101, LOT 5 (340 MOUNT KEMBLE AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.
SECTION ONE:

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), on March 27, 2019, the Township Committee of the Township of Morris adopted Resolution No. 77-19 authorizing and directing the Morris Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether property known as Block 6101, Lot 5 (340 Mount Kemble Avenue) as shown on the Tax Map of the Township of Morris (the "Study Area"), should be designated as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on April 1, 2019, the Planning Board, pursuant to Section 6 of the LRHL, authorized the firm of Phillips Preiss Grygiel Leheny Hughes LLC (the "Planning Consultant") to assist with the undertaking of a preliminary investigation and to prepare a report for review by the Planning Board concerning the Study Area; and

WHEREAS, the Planning Board conducted a public hearing on May 6, 2019, at which time members of the public, including all persons who were interested in or would be affected by a determination that the Study Area constituted an "area in need of redevelopment" were given an opportunity to be heard; and

WHEREAS, the Planning Board reviewed a report prepared by the Planning Consultant (the "Preliminary Investigation Report") and by resolution dated May 6, 2019 recommended to the Township Committee that Block 6101 Lot 5 in the Study Area be deemed a non-condemnation "area in need of redevelopment" ; and

WHEREAS, by Resolution No. 101-19 adopted on May 15, 2019, the Township Committee determined that the Study Area be designated as a non-condemnation "area in need of redevelopment"; and

WHEREAS, the Planning Consultant was authorized on behalf of the Township Committee to prepare a Redevelopment Plan, which Redevelopment Plan, dated January 2021, is entitled "Redevelopment Plan for 340 Mount Kemble Avenue" (the "Redevelopment Plan"); and

WHEREAS, the Township Committee has reviewed and carefully considered the Redevelopment Plan and has found it to be acceptable as to form and content, and now desires to adopt this Ordinance, formally adopting the Redevelopment Plan; and

WHEREAS, the Commissioner of the State of New Jersey, Department of Community Affairs, has heretofore approved the designation of the Study Area as an "area in need of redevelopment".

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ORDINANCE – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

ORDINANCE NO. 01-21- AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, ADOPTING OF THE REDEVELOPMENT PLAN FOR 340 MOUNT KEMBLE AVENUE REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 6101, LOT 5 (340 MOUNT KEMBLE AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

SECTION TWO. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is hereby adopted in accordance with Section 7 of the LRHL.

SECTION THREE. This ordinance constitutes an amendment to the zoning district map included in the Morris Township Zoning Ordinance.

SECTION FOUR. A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Planning Board for a Master Plan consistency review in accordance with Section 7e of the LRHL.

SECTION FIVE. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION SIX. If any section, subsection, paragraph, clause or provision of this Ordinance shall be adjudged to invalid, such adjudication shall apply only to such section, subsection, paragraph, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION SEVEN. This ordinance shall take effect upon the last to occur of the (i) filing with the Morris County Planning Board; and (ii) adoption and publication in the manner required by New Jersey law.

COMMUNICATIONS OF RECORD

From: Jennifer Avers , 4 Ironwood Road, dated: March 9, 2021

From: Rosemary Gilmartin, 37 Frederick Place, dated: March 9, 2021

From: Ted Jones, 31 Frederick Place, received March 8, 2021

From: James Loeffler , 62 Frederick Place - received March 2, 2021

Rosemary Gilmartin, 37 Frederick Place - , received February 25, 2021

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CALL TO ADJOURNMENT

At 8:09 P.M., Mayor Grayzel announced that due to the fact that ZOOM has reached the capacity of one hundred (100) participants, the hearing on this ordinance will be required to be rescheduled, noting that the presentation by Mr. Paul Phillips, Township Planner and question from the Township Committee will be required to be presented again. A new meeting date on this Ordinance will be announced and proper notification will be sent to the residents with the new meeting date as required by law.

With no further business to be considered, on motion duly made, seconded and unanimously adopted, that the Special Meeting was adjourned, next to convene at a regular meeting of the Township Committee that will be held on March 17, 2021 5:30 P.M. to Closed/Regular Meeting at 7:00 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris (Via Zoom).


CATHLEEN AMELIO
TOWNSHIP CLERK