

MINUTES OF SPECIAL MEETING OF
THE TOWNSHIP COMMITTEE THAT WAS HELD VIA ZOOM ON
MONDAY, JUNE 14, 2021, 6:00 P.M.

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MEETING HELD AS A REMOTE MEETING VIA ZOOM

The Public can participate via ZOOM using the following link:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81807186414?pwd=QVlHN29FVGtSaGtnbFhUclNadkxhZz09>

Or One tap mobile: US: +13017158592,,81807186414#,,,,*631914# or +13126266799,,81807186414#,,,,*631914#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 818 0718 6414 Passcode: 631914

International numbers available: <https://us02web.zoom.us/j/81807186414?pwd=QVlHN29FVGtSaGtnbFhUclNadkxhZz09>

If you are unable to participate via Zoom 5/26/21 and would like to make a public comment, please email, clerk@morristwp.com with your comment or question by 6/11/21. Dawn McDonald, RMC

CALL TO ORDER – at 6:00 P.M.

ATTENDANCE

ELECTED OFFICERS

GOVERNING BODY

Mayor Jeffrey Grayzel

Deputy Mayor Mark Gyorfy (via virtual)

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)

Dawn McDonald, RMC, Interim Deputy Municipal 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 SPECIAL MEETING NOTICE on June 1, 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. Further instructions will follow during the public portion of the meeting.

Links to the Agenda, Ordinances, Resolutions, and Consent Calendar 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.

PLEDGE OF ALLEGIANCE

Mayor Jeffrey Grayzel led the Pledge of Allegiance.

ORDINANCE – PUBLIC HEARING AND FINAL CONSIDERATION

Mr. Scott Carlson, Esquire, summarized the following Ordinance as directed by Mayor Grayzel:

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.

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

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

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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".

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 be 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.

Prior to opening the public hearing, Mayor Grayzel made the following statements:

1. He would like to address a rumor that was circulating; he reiterates that the Township Committee had no previous knowledge of this ordinance or application and there was no decision ahead of time.
2. He states that the Township Committee has acted in the best interest of the residents and involved the public with Q&A, public hearings, FAQs and adopted land use resolutions to encourage openness and transparency.
3. The Township Committee is seeking answers to the same questions that came up during previous public hearings and went to Onyx for answers. The market study was completed pre-COVID. The Township Committee has many of the same concerns as the public.

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Mayor Grayzel announces that without a market study and a named hotel partner, this ordinance will be withdrawn without prejudice.

On motion duly made, seconded, and carried by the vote as hereinafter indicated, Ordinance 01-21 was withdrawn without prejudice.

ROLL CALL:	MR. GYORFY	YES	MR. RAVITZ	YES
	MR. MANCUSO	YES	MRS. WILSON	YES
	MAYOR GRAYZEL	YES		

COMMENTARY

Mr. Ravitz states this is a good decision and looks forward to working with Onyx in the future. He is interested in a study of how business has been affected by COVID. He reiterates that it is never a done deal and thanks everyone for their input.

Mr. Mancuso echoes comments made by Mayor Grayzel and Mr. Ravitz. It was a difficult decision, but not enough criteria were provided to make an informed decision.

Mrs. Wilson inquires as to whether a hotel is really needed to make offices viable. She is also curious as to what improvements have been made to the interior offices to attract tenants. If Onyx returns with another application, she would like to request a site visit. Mrs. Wilson further encourages residents to pay attention to Harding Township Planning Board meetings.

Mr. Gyorfy thanks all of the residents for their time during this process as well as our professionals. Withdrawing this proposed plan is an appropriate move and joins members of the Committee and our residents in having concerns with the proposed redevelopment plans' implications: long-term viability of a hotel, the viability of the office park, the lack of a clear hotel chain, issues with buffers, excess room capacity, and so on, are all legitimate and genuine concerns. Mr. Gyorfy points out that thanks to resident input during this process, the Township Committee codified its redevelopment hearing policy, which requires a resident input session with a perspective redeveloper before it makes it to the Township Committee. The fact that this plan is being withdrawn tonight exemplifies the need for resident input ahead of the hearing process. Should Onyx or another redeveloper wish to submit another redevelopment proposal before the Township Committee, they will need to work with the neighbors before the governing body considers their proposal.

Mayor Grayzel states that the idea of a hotel in an office park is intriguing and cites the implication of tax revenue. He is open to hearing Onyx out if they come back. Mayor Grayzel further states that this decision has no reflection on Onyx; they invested in a structure here in Morris Township seven years ago and he thanks them for their proposal. In addition, thanks go out to the professionals who worked hard on this proposal, as well as residents for being engaged.

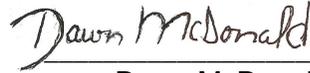
CALL TO ADJOURNMENT

At 6:21pm, with no further business to be considered, on motion duly made, seconded and unanimously adopted, that the June 14, 2021 special meeting was adjourned, next to convene on

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Wednesday, June 16, 2021 at 7:00pm for a Regular Meeting (5:30pm Closed) that will be held in the Municipal Building, 50 Woodland Avenue, Township of Morris (Via Zoom).



Dawn McDonald, RMC
Interim Deputy Township Clerk
Township of Morris, Morris County