

**TOWNSHIP OF MORRIS
MORRIS COUNTY – NEW JERSEY
ORDINANCE NO. 10-26**

AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, ADOPTING THE AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 5506, LOT 25 (95 MOUNT KEMBLE AVENUE) AND BLOCK 5605, LOTS 5, 6, 7, AND 8 (102, 106, AND 108 MOUNT KEMBLE AVENUE) 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, Morris County New Jersey, 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 January 26, 2016, the Township Committee of the Township of Morris adopted Resolution No. 31-16 authorizing and directing the Morris Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether property known as Block 5506, Lot 25 (95 Mount Kemble Avenue), and Block 5605, Lots 5, 6, 7, and 8 (102, 106, and 108 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 February 1, 2016, the Planning Board, pursuant to Section 6 of the LRHL, authorized the firm of Heyer, Gruel & Associates (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 July 18, 2016, 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 dated May 2016 prepared by the Planning Consultant entitled "Mt. Kemble Avenue Redevelopment Study" (the "Preliminary Investigation Report") and recommended to the Township Committee that Block 5506, Lot 25 in the Study Area be deemed a non-condemnation "area in need of redevelopment" and Block 5605, Lots 5, 6, 7, and 8 be deemed an "area in need of rehabilitation"; 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" and as an "area in need of rehabilitation".

WHEREAS, by Resolution No. 168-16, adopted on August 17, 2016, the Township Committee designated a portion of the Study Area as a non-condemnation "area in need of redevelopment" and a portion of the Study Area as an "area in need of rehabilitation"; and

WHEREAS, the Planning Consultant was authorized on behalf of the Township Committee to prepare a Redevelopment Plan, which Redevelopment Plan, dated May 2018, is entitled "Township of Morris Mt. Kemble Avenue Redevelopment Plan" (the "Redevelopment Plan"), The Planning Board issued a consistency recommendation on May 7, 2018 and the Township Committee on May 16, 2018, in Ordinance 14-18 adopted the Redevelopment Plan; and

WHEREAS, the Township Committee now desires to adopt an Amended Redevelopment Plan for Mt Kemble Avenue and on behalf of the Township and pursuant to the LRHL the Amended Mount Kemble Avenue Redevelopment Plan has been prepared by Phillips Preiss Grygiel Leheny Keller, LLC (“Amended Redevelopment Plan”); and

WHEREAS, pursuant to the LRHL, specifically N.J.S.A. 40A:12A-7(e), prior to the adoption of an amendment to a redevelopment plan, the municipality’s planning board shall provide to the governing body of the municipality a report containing the planning board’s recommendations concerning the redevelopment plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, after introduction of this Ordinance on first reading, the Township Committee directed the referral of the Amended Redevelopment Plan to the Planning Board for the Planning Board’s review pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board transmitted to the Township Committee a report containing the Planning Board’s findings that the Amended Redevelopment Plan is not inconsistent with the master plan and its recommendations concerning the Amended Redevelopment Plan, including an identification of any provisions in the Amended Redevelopment Plan that are inconsistent with the Borough master plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deemed appropriate.

SECTION TWO. The Amended Mount Kemble Avenue Redevelopment Plan, prepared by Phillips Preiss Grygiel Leheny Keller, LLC, a copy of which is annexed hereto and made a part of this Ordinance, is hereby adopted by the Township Committee, 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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION FIVE. 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 SIX. 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.

The foregoing is a true copy of an ordinance introduced and adopted on first reading by the governing body of the Township of Morris on February 18, 2026.

ATTEST:

TOWNSHIP OF MORRIS

Suzanne Walsh, Township Clerk

Donna J. Guariglia, Mayor

INTRODUCTION: 2/18/2026
MASTER PLAN CONSISTENCY REVIEW:
ADOPTION: