

**TOWNSHIP OF MORRIS
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE 01-21
SPECIAL MEETING NOTICE OF
PUBLIC HEARING AND FINAL CONSIDERATION**

KINDLY TAKE NOTICE that the Township Committee of the Township of Morris has scheduled a special meeting that will be held via ZOOM on Wednesday, May 26, 2021, at 6:00 P.M.

This special meeting is the continuation of the public hearing and final consideration of the following ordinance:

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

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 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.

Formal action may be taken by the Mayor and Township Committee of the Township of Morris at this meeting.

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=QVIHN29FVGtSaGtnbFhUcINadkxhZz09>

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=QVIHN29FVGtSaGtnbFhUcINadkxhZz09>

If you are unable to participate via ZOOM on 5/26/21 and would like to make a public comment, please email clerk@morristwp.com with your comment or question by 5/25/21.

By order of the Township Committee

Dawn McDonald, RMC

Interim Deputy Municipal Clerk

Additional Info:

- o [340 Mt. Kemble Redevelopment Plan FAQs](#)
- o [340 Mt. Kemble Redevelopment Plan](#)
- o <https://www.morristwp.com/952/11536/Redevelopment?activeLiveTab=widgets> (includes 4/1/21 video)