

MINUTES OF SPECIAL MEETING OF
THE TOWNSHIP COMMITTEE HELD ON
WEDNESDAY, AUGUST 26, 2020
6:00 P.M. SPECIAL MEETING MINUTES
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CALL TO ORDER

ATTENDANCE

ELECTED OFFICERS

GOVERNING BODY

Township Committee Member John Arvanites(via virtual)
Mayor Catherine J. Wilson
Deputy Mayor Jeffrey Grayzel
Township Committee Member Mark Gyorfy
Township Committee Member Peter V. Mancuso (via virtual)

APPOINTED OFFICERS

Timothy F. Quinn, Township Administrator
Scott Carlson, Esquire
Cathleen Amelio, Township Clerk(via virtual)
Mark Daley, IT Manager

ALSO PRESENT

Carol Barken, Chair of the Township Historical Preservation Committee(via virtual)
Amy E. Curry, Executive Director, Morris County Historical Society(via phone)
James Slate, Township Engineer
Paul Phillips, Township Planner
Elizabeth Leheny, AICP, PP
* * * *

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

Mayor Wilson 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 on August 22, 2020 to the official newspaper, Daily Record, by email at least 48 hours prior to the date of this meeting, and a copy of the Notice was posted on the Bulletin Board in the Municipal Building of the Township of Morris by the Township Clerk. 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”.

* * * *

PLEDGE OF ALLEGIANCE

Mayor Catherine Wilson led the Pledge of Allegiance.

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Mayor Wilson directed Mr. Scott Carlson, Esquire to summarize the following Ordinance:

ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION

07-20 AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE ABBEY/ALNWICK HALL REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 8409, LOT 1 (355 MADISON AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (AS INTRODUCED ON MARCH 18, 2020)

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 October 17, 2018, the Township Committee of the Township of Morris adopted Resolution No. 164-18 authorizing and directing the Morris Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether property known as Block 8409, Lot 1 (355 Madison 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 August 20, 2018, 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 October 1, 2018, 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 October 1, 2019 recommended to the Township Committee that Block 8409 Lot 1 in the Study Area be deemed a non-condemnation "area in need of redevelopment"; and

WHEREAS, by Resolution No. 229-18 adopted on October 17, 2018, the Township Committee determined that the Study Area be designated as a non-condemnation "area in need of redevelopment"; and

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ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

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WHEREAS, the Planning Consultant was authorized on behalf of the Township Committee to prepare a Redevelopment Plan, which Redevelopment Plan, dated March 2020, is entitled “The Abbey/Alnwick Hall Redevelopment Plan” (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.

* * * *

MAYOR WILSON COMMENTS ON THE MEETING PROCESS AND PROCEDURE

Mayor Wilson announced that those individuals who are viewing the meeting in the Municipal parking lot are required to practice social distancing as required by law.

Ms. Wilson explained the following procedure: We will be conducting a hybrid ZOOM and limited public participation in the meeting room. Members of the public may watch the ZOOM portion of the meeting in the Municipal Building parking lot, where it will be on

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MAYOR WILSON COMMENTS ON THE MEETING PROCESS AND PROCEDURE (CONTINUED)

display. Members of the public who wish to speak during the public commentary will be able to do so through the ZOOM process or permitted in the Municipal Building to speak at the podium. Once their allotted time is complete, they have to exit the building. The five (5) minute rule will be adhered to so as to provide those who want to be heard may be able to.

Mayor Wilson also noted that this is the formal process for this Ordinance and that the Redevelopment Plan for the Abbey is forty (40) pages long.

Mayor Wilson summarized the process of the meeting and announced the following to those attending via ZOOM and in attendance in the Township parking lot:

1. Intro by Mayor Wilson
2. Redevelopment Plan – Paul Phillips
3. Township Committee questions to Mr. Phillips
4. Public Commentary/Questions
 - a. Mr. Caputo and Mr. Steck will be permitted to go first
 1. TWP Committee ask Mr. Steck questions
 - b. HPC – Carol Barkin
 1. TWP Committee ask Mrs. Barkin questions
 - c. Public questions and comments
 2. To be answered or responded to at end of meeting
6. Public Commentary closed at 9:30pm (may resume next meeting)
7. Paul Phillips to address Steck report and public comments
8. Township Committee to answer questions posed to them during public commentary.
9. ADJOURN

Mr. Paul Phillips, Township Planner: Presentation is attached hereto and is made part of the official minutes of this meeting (attachment):

Mayor Wilson called for a 10 minute recess at 6:55 P.M., reconvened at 7:11 P.M..

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Questions by the Township Committee Members to Mr. Phillips:

At this time Mayor Wilson called on the Members of the Township Committee for questions they may have for Mr. Phillips:

Mayor Wilson - Asked Mr. Phillips to explain the difference between the Abbey Site Plan process and the Redevelopment Plan.

Mr. Phillips explained that there are more details in the Redevelopment Plan than this Ordinance. The Redevelopment plan is clearly a concept plan as to what could be done on the site noting that the Planning Board has the review powers in establishing parking set-backs from bordering properties abutting to the Abbey property. The Planning Board will hear what will be a suitable plan. The buffers will be worked out on the site plan review and will include for example: parking and setbacks, trees, vegetation, buffer planting, etc.. There are a number of ways to curtail left hand turns on Crescent Drive and the detail plans will be discussed during the site plan review. Mayor inquired, if the plan is adopted can the developer reach out to adjacent property owners as to what buffers they prefer.

If the plan is adopted the redeveloper can reach out to adjacent property owners as to what they would prefer in reference to plantings, trees and /or retaining walls, etc.. The Planning Board is also concerned with the adjacent property owners and the neighboring properties, this a Board decision and that members of the public can appear before the Planning to Board to state their concerns. Mayor – Can the redevelopment plan be amended? Mr. Phillips – if changes are not minor the Redevelopment Plan would go back to first reading. Food for thought is the possibility on detail terms such as buffering that can be rolled into the Redevelopment Agreement after adoption of the Plan. Mayor stated the meeting is for the residents to raise their concerns. Mr. Grayzel – noted that both he and the Mayor are members of the Planning Board and that residents who have raised concerns about this project can be discussed by Mrs. Wilson and Mr. Grayzel with the other members of the Planning Board. Mayor Wilson inquired if the redevelopment plan prohibits uses such as weddings and special events. Mr. Phillips said there is nothing addressed in the Plan for special events. Determination of wedding events would fall under accessory use. Mr. Grayzel inquired given the size dining facility what events could take place? Mr. Phillips does not have the size as there are many scenarios, but seating is limited and can be handled with the redevelopment agreement.

Mr. Gyorfy – If the Township approves this Ordinance and Restoration Hardware moves forward and the development goes belly-up or moving forward with the plan how are the residents protected? Mr. Phillip – This would go into the agreement that would be drafted by legal counsel for protections. If the plan moves forward would also need a site plan agreement. Mr.

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Questions by the Township Committee Members to Mr. Phillips (CONTINUED)

Gyorfy – What are the protections for the adjacent residents? Mr. Phillips, the buffering requirements would go into the agreement prior to construction. Mr. Grayzel-Protections are important and any agreements must shield residents during construction. Mr. Mancuso-noted that Mr. Phillips did an excellent job and the preparation of the Redevelopment Ordinance and Plan. The Resident problems with this redevelopment were felt, and that if this Ordinance is passed and not changed what is the difference between the changes? Mr. Phillips the redevelopment plan is 40 pages and changes to the document, if substantial would have to go through the whole process again, but that minor revisions are doable. Mr. Mancuso would it be possible to have “No Parking” on Canfield Road on both sides of the street? Mr. Quinn, Township Administrator – The Police Department and the Township Administration would work with the residents on Canfield Road, and there would be a survey prepared with various options relating to parking on Canfield Road. Mr. Mancuso –Construction barriers prohibiting left turns is important, as well as the input from residents in reference to trees, landscaping, barriers, etc. Mr. Arvanites- Thanked Mr. Phillips, and his team for all their hard work, and hope that the residents who are participating this evening can hear the meeting. Thanked the Committee and Mr. Quinn for everything they have done in the best interest of the residents. He has thought about this personally the development and feels that it is not an appropriate fit. Is not the appropriate use and character for the area. Restoration Hardware have done their homework and this is a good location, we can stop the ordinance here. The Committee should not be blinded by any “PILOT” money and there could possibly be changes in the school system and these are the reasons that this development is not appropriate. The Township cannot anticipate that money will be coming. Could there be changes to the PILOT money paid or even stopped?

Mr. Phillips – is not familiar with PILOT programs and that the Township is not required to enter into a PILOT. Mr. Arvanites – What will be the volume of traffic once this development is completed? Mr. Phillips – A traffic study will be part of the TCC review and there will be a gravity model by a traffic professional. The study will primarily come from the end of Madison Avenue and Punch Bowl Road, and from Woodland Avenue. Mr. Phillips drove various roads leading to the site to see what would be the easiest and convenient way to drive there. Local roads in his opinion will not see traffic.

Noted that if Restoration Hardware was not a good fit and went on to explain that the Planning Board investigation and that all effort that was made to find a user for the property. The criteria that the Planning Board used was that the user would be required to restore the Abbey building, which requires extensive work which will be costly in order to preserve the existing building.

The OSGU Zoning was not tenable for this site and that concerned him and the TCC. There could be other uses such as gas stations, fast food stores, banks, and multifamily housing for this site, but the historic building would be demolished. The TCC wanted to maintain the character of not only the existing building, but of the area as well, was the main goal for the TCC.

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Mr. Arvanites – This property is five (5) acres and the threat of condos would mean less vehicle traffic. The Township Committee complains about surround towns adding development due to the increase in traffic, but this proposed project would add to the problem. Mayor Wilson asked Mr. Arvanites if he would prefer this proposal or condos? Mr. Arvanites stated that this is not the right thing to go there. Mr. Grayzel – The impact of increase traffic including the intersection will not be that significant. Mr. Phillips stated that a new traffic light has been installed and the realignment of Punch Bowl Road and Crescent Drive is an improvement. Mr. Grayzel inquired what is the existing building height verses the other structures on the proposed development plan? Mr. Phillips is aware in terms of the historic quality of the Abbey building and explained that the new structures would be no more then two (two) stories and the middle addition will be one story. Mr. Grayzel inquired as to why is it not one continuous building. Mr. Phillips explained that the proposed developer wanted to maintain the historic character of the Abbey building. Mr. Grayzel Preserving the Abbey is a strong consideration. During construction the abbey will be stabilized? Mr. Phillips stated that this is not in the Redevelopment Plan, but would be part of the Redevelopment agreement or even during the TCC review. Mr. Grayzel asked Mr. Phillips to explain who is on the TCC. Mr. Phillips stated that the TCC is made up of Township Professionals such as the Township Administrator, Engineer, Planning Board Attorney Steve Warner, Board of Adjustment Attorney Mr. Richard Oller, and Mr. Phillips. All development applications are reviewed, including concept plans that are presented by developers. A report is prepared and distributed to the Committee on the outcome of the review and the TCC recommendations. Mr. Grayzel noted that members of Restoration Hardware are listening to this meeting and needs the input.

PUBLIC COMMENT/INQUIRY- At this time Mayor Wilson opened to the public Ordinances 07-20 for comments and the following appeared to be heard:

Mayor Wilson announced that there is a five (5) minute rule and will be maintained:

Peter G. Steck, Community Planning Consultant

Peter G. Steck, Community Planning Consultant, summarized the following Planning Evaluation relating to Abbey/Alnwick Hall Redevelopment Plan-355 Madison Avenue, Block 8409, Lot 1:

This report was prepared on behalf of several concerned property owners in the neighborhood who have expressed concern regarding the substance of the proposed Redevelopment Plan as well as the procedures followed in designating the site as in need of redevelopment and in drafting the Redevelopment Plan. Of particular concern is the lack of opportunity early in the process for public input and the obvious alignment of the proposed Redevelopment Plan with the interests of the redeveloper.

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Peter G. Steck, Community Planning Consultant (CONTINUED)

Upon review of the proceedings and the substance of the Redevelopment Plan, I find there are troublesome procedural defects and, from a planning point of view, the “as of right” development authorized by the Redevelopment Plan does not adequately protect the residential uses in the neighborhood.

The redevelopment process appears to have been initiated by the property owner who submitted a concept plan to the Township’s Technical Coordinating Committee (TCC) that was reviewed on October 5, 2017. Discussed at the meeting was a proposal on behalf of Restoration Hardware to develop the 4.8-acre site known as Lots 1 and 26 in Block 8409 as a retail store/gallery/hospitality facility that would include dining in part of the existing building and in newly constructed buildings. The TCC indicated that “the proposal would not be in compliance with the use regulations in either the OS-GU or RA-15 zones” and approval would need a use variance from the Board of Adjustment, a conventional rezoning, or a rezoning via a redevelopment plan. In closing, the TCC told the developer that the concept would have to be discussed with the Township Committee.

The Township subsequently decided to accommodate the development via the redevelopment process that involves declaring the site an area in need of redevelopment (same as being blighted) and adopting a redevelopment plan. On October 17, 2018 the Township Committee directed the Planning Board to conduct a redevelopment investigation in furtherance of the project.

On August 20, 2018 the Planning Board hired Planner Phillips to prepare a redevelopment investigation report that was completed in September of 2018. On October 1, 2018 the Planning Board conducted a public hearing on the report. On the same evening the Planning Board recommended that Lot 1 in Block 8409 (but not the adjacent Lot 26) be designated as an area in need of redevelopment.

Following this recommendation, on October 17, 2018 the Township Committee designated Lot 1 in Block 8409 as an area in need of redevelopment whereupon the Township Committee directed Planner Phillips to prepare a redevelopment plan now dated March of 2020. As drafted “The Abbey / Alnwick Hall Redevelopment Plan” constitutes an overlay zone (preserving the

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existing OS-GU and RA-15 conventional zones) and establishes detailed standards for redevelopment. These standards appear to have been established in alignment with the

Peter G. Steck, Community Planning Consultant (CONTINUED)

redeveloper's proposal without any supporting traffic, drainage, environmental or other studies typically part of a site development process.

Noteworthy is that in the future when the redeveloper submits a site plan application to the Planning Board, adherence to these redevelopment plan standards essentially guarantees approval of the project.

The proceedings up to and including the adoption of a redevelopment plan are exempt from public notice to nearby property owners. The only required notices are the fine-print legal notices in the newspaper and a formal notice only to the owner of the subject property. The Township has chosen starting in 2017 to communicate with the owner of the subject property and to comply with the minimum legal notice requirements. Only in the last few months have communications opened up with interested neighbors.

The procedures for adopting a redevelopment plan by the Township Committee are in N.J.S.A. 40A:12A-7d. and 7e. of the Local Redevelopment and Housing Law:

d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

e. Prior to the adoption of a redevelopment plan, or revisions or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendations concerning the redevelopment plan. The report shall include an

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Peter G. Steck, Community Planning Consultant (CONTINUED)

identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies.

An April 6, 2020 resolution of the Morris Township Planning Board contains the following finding:

The Planning Board hereby submits the Redevelopment Plan, which is attached hereto as Exhibit A, to the Township Committee for adoption in accordance with the Redevelopment Law, finding that the Redevelopment Plan is not inconsistent with the Master Plan, pursuant to Section 7(e) of the Redevelopment Law.

This finding curiously uses a double negative (not inconsistent) and references both the Township's Master Plan and Reexamination Report, despite the test of consistency being only with the 1994 Master Plan. A careful reading of the June 20, 1994 Master Plan reveals that the proposed Redevelopment Plan is not substantially consistent.

I. The recommended OS-GU Zone permits public facilities, day schools, houses of worship, single-family dwellings with a minimum lot size of 130,000 square feet, and colleges previously established. It does not permit restaurants, furniture galleries, or wine bars. Moreover, Goal 5 of the 1994 Master Plan on page 57 stated that no expansion of commercial areas (beyond those that existed in 1994) were contemplated or recommended. The recommended RA-15 portion of the subject property was for single-family homes on 15,000 square foot lots.

Consequently, a redevelopment plan that permits retail and restaurant use cannot be read as "not inconsistent" with the 1994 Master Plan's recommendations for the subject property. A correct reading of the 1994 Master Plan and the proposed March 2020 Redevelopment Plan can only yield the conclusion that the Redevelopment Plan is substantially inconsistent with the Master Plan.

The April 6, 2020 resolution of the Planning Board also appears to find that the Redevelopment Plan is "not inconsistent" with the Reexamination Report – a different document than the Master

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Peter G. Steck, Community Planning Consultant (CONTINUED)

Plan. A reexamination report is prepared under N.J.S.A. 40:55D-89 and does not require a public hearing. A master plan is prepared under N.J.S.A. 40:55D-28 and is the official land use policy statement for the Township and does require a public hearing. They are two different documents serving two different purposes. Secondly, the August 2017 Reexamination Report on page 63 only called for the Abbey property to be studied. It did not recommend a restaurant or retail use for the site as noted in the excerpt below:

The Planning Board should evaluate the current OS/GU zoning of the mansion property and determine whether there are any appropriate reuse options that respond to the demands of the marketplace while also affording protection to adjacent single-family homes.

Hence, the Planning Board misinterpreted its own 1994 Master Plan, and the Township Committee appears poised to rely upon this misinterpretation concluding incorrectly that the Redevelopment Plan was “not inconsistent” with the Township’s Master Plan.

OFF-SITE PARKING NOT A PERMITTED USE-Section III.E.2. on page 18 of the draft redevelopment Plan states that only two-thirds of the required parking need be on the subject property, and that the balance of the required parking spaces can be located in any non-residentially zoned lot within 500 feet of the subject property (outside of the designated redevelopment area). The only eligible properties for this alleged off-site parking permission are office sites in the OL-5 Zone located either across Madison Avenue or across Canfield Road.

The OL-5 Office and Research Laboratory Zone permits offices with or without a laboratory component, schools, municipal parks, playgrounds, firehouses, libraries, municipal buildings, golf clubs and courses, sit-down restaurants and financial institutions. Parking is not permitted as a principal use. Parking is only permitted as an accessory use serving the principal use on the same property in the OL-5 Zone.

Parking in the OL-5 Zone for a restaurant or retail use in the redevelopment area becomes a principal use in the OL-5 Zone. Hence, any off-site parking for a restaurant or retail use in the redevelopment area that is proposed to be accommodated on properties in the OL-5 Zone

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requires a “use” variance application to the Morris Township Board of Adjustment. Consequently, a redeveloper must either provide the full complement of parking within the redevelopment area or, if off-site parking is needed, must make a separate application to the Board of Adjustment for a “use” variance.

PLANNING COMMENTS ON THE SUBSTANCE OF THE REDEVELOPMENT PLAN - Aside from the aforementioned infirmities, a review of the March 2020 Abbey/Alnwick Hall Redevelopment Plan reveals that it is heavily skewed to benefit the redeveloper and pays scant attention to protecting the nearby residential properties and to preserving the environs of the historic building. The following comments are offered in support of these observations:

1. The Draft Plan is tailored for a very specific development. The Redevelopment Plan is tailored for a very specific site plan already contemplated by the redeveloper. Presumably, the Conceptual Site Plan in the Redevelopment Plan was not prepared by either Paul Phillips or Elizabeth Leheny of Phillips Preiss Grygiel Leheny Hughes LLC. It was likely prepared by the redeveloper without any input from neighboring property owners. If the Redevelopment Plan is adopted as drafted, even though a site plan application to the Planning Board will be required, neighborhood considerations are of little importance if the redeveloper complies with the standards in the Redevelopment Plan.

2. New development overshadows the historic Abbey building. The contemplated development overshadows the historic building. The new building is multiple times the square footage of the portion of the historic building that is to remain. The new building will block the view of the historic building from Canfield Road, and the extensive spread of the new buildings and parking areas will decimate the grounds that have historically been an intrinsic component of the mansion. In short, it would appear that the developer bonuses in the Redevelopment Plan for preserving only a portion of the existing historic building are simply out of proportion to the public benefits of historic preservation. Although the graphics in the Redevelopment Plan are somewhat difficult to interpret because of the lack of detail.

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The specialized design of the redevelopment project for a home furnishings and restaurant use will be difficult to adapt in the future to other uses. Things change over time, and the proposed use may fail. If and when failure occurs, the current redeveloper or a future owner would have the same difficulties in adapting the complex to another use as is alleged to be the case with the current historic building. This is especially true given the limited on-site parking and the potential parking demand from a future replacement use.

4. Overdevelopment of the site. The redevelopment of the site is very aggressive. Despite the Redevelopment Plan proclaiming that both the building and setting of the site are worth preserving, the 65% impervious coverage allowed by the Redevelopment Plan (buildings and paving) is substantially greater than the 45% permitted in the R-15 Zone and is equal to or greater than that permitted in the OL-5, OL-15 and OL-40 Zones. Changing office use to retail and restaurant uses will surely increase the friction with the adjacent residential properties because of evening and weekend hour activities.

5. Evidence of overdevelopment. The aggressiveness of the redevelopment proposal given the size of the site is evidenced by allowing stacked parking spaces (one space blocking another), minimal buffers to residential properties, and the extent of new pavement. It may be the case that this redevelopment concept was crafted when the owner intended a larger site but, with a smaller redevelopment area not including Lot 26, the redeveloper retained the initial building plan despite the reduced lot size.

6. Inadequate buffers. The buffers to residential properties are wholly inadequate. In other zones, Morris Township requires buffer widths equivalent to 10 percent of the property width or depth. That standard applied to this property would suggest buffers of 40 or 45 feet and not the 10 and 15 feet allowed in the Redevelopment Plan. Given the intensive nature of the proposed uses and the extended hours, buffers of 50 feet and even 75 feet in width are reasonable.

7. Tree removal. The narrowness of the buffers allowed in the Redevelopment Plan means that most of the mature vegetation protecting the adjacent residential property lines will be removed. Even if an existing tree is near the property line, there is a good chance that damage to the root

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system will eventually kill the tree. Although the property survey included in the Redevelopment Plan is not easily readable.

The natural setting of the Abbey should be considered part of its historic value. Despite this, the Redevelopment Plan allows such extensive development that the natural setting will be decimated.

Questionable parking standards. The Redevelopment Plan requires one parking space for every 2.5 seats within the building for the restaurant and wine bar with a maximum indoor limit of 120 seats for the restaurant and 44 seats for the wine bar. Hence, this maximum 164 indoor seat configuration would require 66 parking spaces, a ratio of 0.40 parking spaces per seat.

Not included in this per seat standard is outdoor seating. The Redevelopment Plan only requires 2.0 parking spaces per 1,000 square feet of outdoor patio area. So for example, 40 seats in an outdoor patio area might cover 800 square feet and would require only 2 additional parking spaces. Hence, an indoor and outdoor configuration totaling 204 seats (164 indoor and 40 outdoor) would require 68 parking spaces. This results in an overall ratio of 0.33 parking spaces per seat.

For comparison purposes, the 5th Edition of the Institute of Traffic Engineer's Parking Generation Manual cites for a Quality Restaurant an average Friday peak parking demand of 0.47 spaces per seat and an 85th percentile peak parking demand of 0.86 spaces per seat. This suggests more parking is likely to be needed than is required in the Redevelopment Plan.

The shakiness of the parking standard in the Redevelopment Plan is highlighted by the requirement of studying the parking demand after the buildings are already constructed and in use. The Redevelopment Plan states that after the buildings are up and running, if the parking demand is found to be higher, the redeveloper is required to "address" this issue and is required to "explore the means by which additional off-site parking may be provided." This is not a parking standard that serves the public interest, and its enforceability is questionable. It also does not address how adequate parking would be provided should the proposed Restoration Hardware use be replaced by another user.

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Peter G. Steck, Community Planning Consultant (CONTINUED)

9. Unusual off-site parking requirement. The Redevelopment Plan itself reveals trepidation about the adequacy of parking in that it not only requires “after the fact” studies, it requires that only two-thirds of the required parking be on-site with the remainder on properties outside of the redevelopment area. As noted earlier, parking for redevelopment uses across the street in the OL-5 Zone is not permitted and requires a use-variance before the Board of Adjustment. Furthermore, because approval for the restaurant and retail use in the redevelopment area does not expire, the arrangements for off-site parking similarly needs to be permanent. This raises practical issues of whether other property owners will grant parking rights over a long period of time, and what happens after six months of operation when surveys are no longer required.

10. Safety issues related to off-site parking. The extension of parking off-site raises safety and liability issues. Proposed is a restaurant serving alcoholic beverages. This means that persons imbibing will be crossing roads or walking along roads on foot to reach their vehicles. If valet parking is implemented, this means that attendants will park customer cars across the street and then hurry back on foot to service the next customer. In such a situation, it is hard to envision a parking attendant patiently waiting for a “walk” light at the intersection to service the next customer’s car.

11. Traffic circulation issues. Without any traffic studies, the Redevelopment Plan authorizes retention of the existing one driveway on Madison Avenue and authorizes two driveways on Canfield Road which is essentially a residential street. This is a reversal of past planning policies that have maintained Canfield Road as a residential street.

Because the intersection of Canfield Road and Madison Avenue is signalized, the Redevelopment Plan’s authorized driveway configuration on Canfield Road is likely to put most of the traffic, including truck traffic, on Canfield Road. What does not make sense is how the Crum and Forster office complex to the north has been carefully designed with no driveway access on Canfield Road and with a substantial green buffer, and how this sound planning design is being undone by the proposed Redevelopment Plan that accommodates two driveways from the Abbey whereas currently there is no connection.

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Canfield Road is a residential street with no sidewalks except for the frontage along the Crum & Forster office complex at 305 Madison Avenue on the opposite side of the street. Canfield Road as well as the intersecting streets are frequented by pedestrians from the offices in the area during the daytime as well as by residents toward the evenings and weekends. Because the proposed use of the Abbey property will generate significant vehicular activity during the afternoons and, for the first time, into the evenings and weekends, pedestrian safety will be compromised.

Furthermore, because the Redevelopment Plan anticipates insufficient on-site parking, customer parking may overflow onto local streets. As this occurs, parking restrictions on the local streets may need to be imposed with its adverse consequences to the residents and their guests.

Motorists unfamiliar with the area will be drawn to the use, and the management of these parking and vehicle travel paths is problematic. This concern is likely to accentuate the adverse impacts of the Redevelopment Plan's commercial intrusion into a residential area – an intrusion clearly contrary to the Master Plan goal of restricting new commercial development.

The neighborhood has expressed strong concerns about potential traffic impacts adversely affecting this established residential area. Canfield Road, Crescent Drive and Bradwahl Drive are exclusively residential streets, and the introduction of a restaurant, furniture gallery and wine bar attracting patrons unfamiliar with the area and extending later into the evening and on weekends threatens the residential character of the area.

12. Stormwater management. The concept plan in the Redevelopment Plan does not reveal how stormwater management will be handled. The extensive amount of buildings and pavement will generate significantly more stormwater runoff. It is likely that surface stormwater detention facilities will be needed to regulate both the volume and quality of stormwater runoff from the additional impervious surfaces. This may involve even greater removal of natural vegetation and further damage to what is left of the historic attributes of the site.

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13. Integrity of the historic preservation. It would be helpful to review the initial historic nomination form to see what is considered historically significant. It is suspected that both the grounds and the building as a composite warrant preservation. The Redevelopment Plan radically changes the character of the grounds and authorizes building additions that overshadow what is left of the historic building. Although saving the historic buildings has merit, the aggressiveness of the redevelopment allowed in the proposed Redevelopment Plan may simply be too high a price to pay for retention of what will be a compromised historic site.

If preservation of the Abbey property is considered a premier public purpose, consideration should be given to purchase by the Township or by Morris County for a public purpose. It is noted that there is nothing in the Redevelopment Plan that assures that the Abbey building will be preserved in the long run. One would expect, for example, the imposition of a preservation easement to assure the public purpose of historic preservation.

14. Commercial intrusion, Residential property owners in the surrounding area have voiced a variety of concerns regarding the introduction of a new commercial use in the Madison Avenue corridor. While the most severe impacts will be on the abutting residential properties, the uses authorized by the proposed Redevelopment Plan will have impacts on the larger area including the surrounding residential streets. The Redevelopment Plan itself recognizes this by seeking to authorize parking outside of the redevelopment area and undercounting the likely parking demand. As noted previously, the surrounding streets are purely residential in character and accommodate not only vehicular access to the homes but pedestrian and bicycle activity on the roadway surface because there are no sidewalks.

Additionally, the Crum & Forster campus and the 310 Madison Avenue Professional Office Center mark the end of the Madison Avenue non-residential corridor. The Abbey currently presents itself visually as a grand residential mansion that marks the transition to a residential corridor extending along Madison Avenue to the southeast. The retail, restaurant, and wine bar authorized by the proposed Redevelopment Plan represents an intrusion into this corridor with a disruptive use by virtue of its extended hours of operation and outdoor activity, and customer draw from the region. The specialized design being promulgated on a site that is under-parked and under-buffered portends continuing problems when and if the proposed use ceases and the

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owners seek a replacement use. The proposed Abbey/Alnwick Hall Redevelopment Plan is short-sighted and does not adequately take into account the short-term and long-term adverse impacts on the residential neighborhood.

Mayor Wilson- Asked Mr. Phillips to review the 1994 and the 2017 Master Plan re-exam to address the issues raised by Mr. Steck; a memo received from Mr. Steck, Mayor Wilson took issue with the statement and as a member of the Planning Board certain storm water management rules are built into the process and traffic is not as clear cut. The site plan will be part of the Redevelopment should include a traffic study and if it does not then Mayor Wilson will vote no. The setback of the adjoining neighboring properties setback will be 10' & 15'. Ans. Mr. Steck, not a great distance. Mayor Wilson, the developer will work with adjoining property owners and inquired as to when that would occur. Mr. Carlson, Esquire – Would take place at the site plan level. Mr. Steck Parking across the street is not the best plan and that the redevelopment plan works for the developer and not the properties abutting the sites. Trees are part of the site plan review and will there be future uses that will increase coverage and is concerned. Ans. These issues will be addressed at the site plan review level.

Mr. Mancuso – Asked Mr. Phillips if Restoration Hardware decides in 5 to 10 years to abandon the site what can the Township do? Mayor Wilson advised Mr. Mancuso that Mr. Phillips will be addressing all question at the end of the meeting.

Mr. Grayzel – Thanked Mr. Steck for his report and appreciates his presentation and the residents for coming; parking across the street seems to be an issue and is the prosed restaurant a permitted use? Mr. Grayzel was advised that Mr. Phillips will address any questions at the end of the public portion of the meeting. Mr. Steck advised that there would be details on the plan and parking during the site plan review with the Planning Board. Mr. Grayzel stated that there are other restaurants on Madison Avenue. Mr. Steck advised Mr. Grayzel that restaurants have an impact and that this use would be more disruptive, more disruptive than an office use. This use is more active than an office use. Mr. Grayzel stated that there are various numbers of uses along that corridor which include gas stations, restaurants, banks, condos, and churches. Mr. Grayzel stated that the trees are an important and that the Township Environmental Commission will be reviewing the proposed plans. The Commission will work in conjunction with the developer in reference to tree replacement protocol on the Planning Board

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level which is very important. Old trees provide a wonderful canopy and buffering, but the Planning Board is seeking trees that will provide buffering to the neighbors which is very important. Younger trees will provide the buffering and that trees that are removed for the parking area will be replaced throughout out the property. This project will have buffering for adjoining property owners that will be either trees or walls. Mr. Grayzel thanked Mr. Steck for coming this evening.

Mr. Gyorfy – Thanked Mr. Steck for appearing. Mr. Gyorfy echoes' that the Township has sent notifications to as many residents as possible. Has a concern with the 28 parking spots up against the 15 foot buffer and can those spaces be moved elsewhere on the property? Mr. Steck advised Mr. Gyorfy that parking in the front of the property would be the wrong way to go. The proposed plan indicates preserving the front lawn of the property.

At this time Mayor Wilson called on Chairwoman Ms. Carol Barkin of the Morris Township Historic Preservation Commission for the Commission's recommendations and comments on the Abbey property.

Ms. Carol Barkin of the Morris Township Historic Preservation Commission made the following presentation:

Ms. Barkin thanked the Mayor and Members of the Township Committee for inviting her to this special meeting. Ms. Barkin made the following presentation on the history of the Abbey property and the Commission recommendations:

In the years 1885 to 1929, a large colony of American millionaires discovered Morris County, our area became known as the "inland Newport". On a 1910 map you can find 160 Gilded Age mansions built by prominent families looking to escape uncomfortable living conditions in the cities. Attracted by our clean air, water and abundant space, they came here in summer, and then began living here year-round.

Of the 160 mansions, 80 could be found in Morris Township. Today, just 26 remain. The others burned to the ground or were razed. Some of the remaining ones are still single-family homes, but most have been saved through adaptive re-use. All these properties are either listed on the National Register of Historic Places or are considered locally important.

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Ms. Carol Barkin of the Morris Township Historic Preservation Commission Presentation (CONTINUED)

It occupies a prominent location on Madison Avenue, once known as "Millionaires Row." It has survived down to this day because it was converted into St. Mark's Lutheran Church, and then into an office building. Today, known as The Abbey, it luckily still stands, but is neglected, deteriorating and at risk.

It is such a well-known and loved part of our local landscape that I think you'd be hard pressed to find anyone who wishes it to be demolished. There is general agreement in the public that it should be saved.

The fact that a property is on the National Register does not protect it from demolition or inappropriate alterations. Only the Township Committee and the boards have the power to decide the future of the Abbey along with a qualified, experienced redeveloper and a sensitive plan.

The redevelopment plan before you, and Restoration Hardware's intentions and track record, will insure the future of this at-risk resource. It will also enable public access to the mansion for years to come. Adaptive re-use of threatened historic resources is the most successful way to keep them available for future generations, while making them economically viable.

The Morris Township and Morristown Historic Preservation Commissions urge you to pass this redevelopment ordinance. Both Commissions welcome the opportunity to work with the redeveloper to insure the future of the Abbey.

Ms. Barkin at this time introduced to the Township Committee Ms. Amy Curry, Executive Director, Morris County Historical Society who delivered the following presentation:

Ms. Curry thanked the Committee for this opportunity.

Morris County Historical Society (MCHS), a leader in the preservation and interpretation of Morris County's rich, deep, and diverse history, was incorporated in 1946 and located at Acorn Hall in 1971. Over the past 74 years, MCHS has documented significant local development and we are encouraged by what we believe is a new standard of adaptive reuse, appreciation, and celebration of the historically significant structures that remain in our local community. As such, MCHS unequivocally supports the restoration and adaptive reuse of Alnwick Hall, The Abbey, by Restoration Hardware as means to honor, recognize, and maintain our local history while serving citizenry for decades to come.

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Ms. Amy Curry, Executive Director, Morris County Historical Society delivered the following presentation (CONTINUED)

The donation of Acorn Hall in 1971 by the last of four generations of residents was not only in recognition of the building's cultural heritage and significance to the people of Morris County, but also, to safeguard against eventual demolition and property subdivision. MCHS is acutely aware of the massive commitment required in restoration, care, and ongoing stewardship demanded by historic structures. We know that a passion for preservation and a long-term vision is critical for success. Restoration Hardware has shown, by its adaptive reuse of roughly a dozen other historic structures into Design Galleries, that it has the commitment, passion, vision, and experience necessary to bring The Abbey into a new era of grandeur and appreciation by generations of local residents and visitors, alike.

Our support of the adaptive reuse of The Abbey by Restoration Hardware comes after careful study of the available conceptual plans and other Design Galleries. We believe we are witnessing a defining moment and a future in historic preservation. Restoration Hardware has the knowledge, skills, and experience to make this a successful project that serves as an example for others to emulate; Morristown and Morris Township have many structures that could prove to be great candidates for this model.

MCHS is grateful that one of the most iconic mansions of the "Gilded Age" will again be a hub of social activity, featured, enjoyed, and returned to the community as a place where our local history is celebrated, revered, and placed in the context of modernity. In the words of Restoration Hardware CEO Gary Friedman, "You should count on us to take the road less traveled, one guided by our vision and values that will continue to ignite the spirit and inspire our customers."

The Abbey has the potential to embody precisely that sentiment.

At this time Mayor Wilson called for a five (5) recess at 9:11 P.M.

Mayor Wilson called the meeting back to order at 9:16 P.M..

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Mayor Wilson announced that the five (5) minutes rules will be strictly adhered to and Mr. Quinn will visually advise those individuals who are speaking what time is left.

And the following members of the public appeared to be heard:

Mr. Remo Caputo - 56 Canfield Road- Mr. Caputo does not believe that ZOOM meetings will meet the residents' concerns is looking for a meeting where everyone can be seen and be heard.

Realizes that the Committee is acting in good faith in reference to the hearing on the Abbey Redevelopment. Mr. Caputo noted that the Township is not meeting the requirements of a public hearing; that the plan was not properly vetted in reference to parking access and the issues that will exist with parking spaces across the street when individual go to get their cars at night, this will be dangerous; addressed the statement by Mr. Phillip in reference to the buffer setbacks and advised the Committee that the buffer cannot be moved and that once the plan is adopted that part of the plan relating to setbacks will be in "stone" as well as the number of parking spaces. Reiterating that once this plan is passed it is in "stone and cannot be changed."

Mayor Wilson advised Mr. Caputo that he can come back next week, Thursday, September 3 2020 with additional comments and questions. Mayor Wilson noted that at the meeting next week Mr. Phillips, Planner will address the questions, issues and concerns that have been and will be presented this evening. Mayor Wilson asked Mr. Phillips if he would look into the following question: When the plan is passed is it set in stone? Mr. Grayzel – Asked Mr. Phillips – can the 10 foot setback, once before the Planning Board be revised?

Mr. George Karamallis - 11 Bickford Road – Offered a perspective and noted that he has written letters to Mayor Wilson and Mr. Quinn and that Restoration Hardware is a chain furniture store and went on to describe what is sold Restoration Hardware and Mr. Karamallis, who also sells furniture, this use would be a threat to his business. Opposes this Ordinance.

Mr. Terrance Smith – 6 Independence Way – Requested that the Committee vote no on this Ordinance and start over again. Has concerns with the traffic that would occur on Punch Bowl Road.

Committeeman Grayzel asked if objecting to this project of the historic Abbey building that exists will be lost, have the residents considered that?

Mr. Thomas Maoli – 130 Route 10, Whippany – Owner of the property- Noted that people in general do not like change. Yes, this is an historic building and has invested \$1 million into this property; The Committee is voting for the entire of the Township and not just this neighbors in the area of the Abbey property, but all of the Township residents are affected by the Committees decision; noted that Mr. Steck's presentation was a misrepresentation of the development; the Township professionals are professional and commended them; reminded that Mr. Steck is representing the objectors only, and noted that Restoration Hardware is willing to work with the objectors.

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PUBLIC COMMENT/INQUIRY (CONTINUED)

ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

07-20 AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE ABBEY/ALNWICK HALL REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 8409, LOT 1 (355 MADISON AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (AS INTRODUCED ON MARCH 18, 2020)

Mr. Thomas Maoli – 130 Route 10, Whippany (continued) Mr. Maoli stated that he has been approached by a church, neighbors should look at what the alternatives could result in for instance: 60 condos could be constructed which would equate to 120 vehicles on a daily basis, or an office building; commended all the hard work by the Township professionals. Mr. Maoli has received numerous letters from residents in support of this project.

RESIDENTS IN SUPPORT OF THE ORDINANCE:

Mr. John Harper – 13 Old Glen Road

Ms. Kristen Komyati – 7 Bradley Road

Mr. Nicholas Komyati – 7 Bradley Road (noted that Mr. Steck does not speak for the whole neighborhood)

Mr. Justin Helm – 87 Independence Way

Mr. Joshua O'Neill – 24 Seymore Drive

Mr. Sean Moronski – 16 Thomas Paine Road

At this time Mayor Wilson called on Mr. Phillips to address the questions that were made during this meeting:

Mr. Phillips, Township Planner addressed the testimony of Mr. Steck. Mr. Phillips reviewed the report submitted by Mr. Steck and is responding to the various questions that were submitted in the report as presented by Mr. Steck:

1. In response to Mr. Steck that the response by the Planning Board to the Governing Body that “the Redevelopment Plan is not inconsistent with the Master Plan” prepared by the Morris Township Planning Board it is an acceptable response in reference to the referral to the Governing Board.
2. In regard to the Master Plan re-exam that requires a public hearing is incorrect as the Municipal Land Use Law does not require a public hear.
3. In 2017 reexamination has little or no weight. The recommendation in the report was to revise an OSGU (Abbey property) was no longer valuable.
4. Off-site parking is not permitted and will be used only for peak demand and may not be needed, but is a safeguard. Temporary parking off site is not uncommon in reference to restaurants, which is permitted in the zone and would not be required to seek relief from the Ordinance.

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PUBLIC COMMENT/INQUIRY (CONTINUED)

ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

07-20 AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE ABBEY/ALNWICK HALL REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 8409, LOT 1 (355 MADISON AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (AS INTRODUCED ON MARCH 18, 2020)

Mr. Phillips, Township Planner addressed the testimony of Mr. Steck. Mr. Phillips reviewed the report submitted by Mr. Steck and is responding to the various questions that were submitted in the report as presented by Mr. Steck: (CONTINUED)

5. Allegation was that this plan was not for a specific development. In response, yes it was. The redevelopment Plan was not prepared by the redeveloper but his office. The TCC, Township Committee and the Administration can refute this equation.

6. No other developer has come forward since 2008 with an interest in the property. Restoration Hardware has the resources to save this building and restore it for the one purpose specializing in design. Yes, you cannot predict the future and the condition of this building.

7. Disagrees with Mr. Steck that this proposal with overdevelopment of this site and would compare this zone with the B11 zone and that the Floor to Area Ratio (FAR) allows square footage of 25% excluding the basement. This is not over-development and disagrees with the allegation of inadequate parking.

8. Buffers of 10% is based on the B11 Zone and that buffer issues are worked out during the site plan review, which includes buffers that will equate to 15 feet.

9. Site plan review includes the quality of landscaping, and noted that tree removal is inevitable, but that the Developer will be responsible for tree replacement as the current foliage is not appropriate.

In summation: There will be a landscape plan, parking standards for the unique use and that the parking requirement is adequate; there will be safety restraints in reference off-site parking as parking valets and employees will be parking customers vehicles and there will be a signal pedestrian crossing. Mr. Phillips noted that this use will not include a sports bar.

In the Redevelopment Plan there are no left hand turns on Canfield Road, but will be determined by the site plan review by the TCC, noting that the TCC was not convinced that there would be 2 access drive-ways on Canfield Road, stressing no left-hand turn from the site onto Canfield Road. Storm-water management will be addressed at the site plan phase.

During the review by the TCC, Restoration Hardware put forth a buffer of 5 feet and that number was not acceptable by the TCC. The Committee should consider the experts input on the historic value.

The real issue is commercial intrusion, but that the OSGU is not attainable and the TCC is aware of the issues of this property.

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ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

07-20 AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE ABBEY/ALNWICK HALL REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 8409, LOT 1 (355 MADISON AVENUE MORRIS TOWNSHIP, NEW JERSEY) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (AS INTRODUCED ON MARCH 18, 2020)

Mr. Phillips, Township Planner addressed the testimony of Mr. Steck. Mr. Phillips reviewed the report submitted by Mr. Steck and is responding to the various questions that were submitted in the report as presented by Mr. Steck: (CONTINUED)

What is the alternative solution? A commercial site, multi family housing, stores with gas stations, noting that there will be no preservation of the historic Abbey building.

This is a reasonable development.

Mayor Wilson thanked the residents and the public who joined the meeting and apologized for any glitches. The Committee will be debriefed prior to the a special meeting that is scheduled for September 3, 2020 at 6:00 PM..

Ms. Wilson noted that this is not an ideal way to conduct a meeting and misses the public, the Committee members, the professionals and the residents and will review all the questions, requesting the video on this meeting be available as soon as possible, and will be helpful.


The special meeting on September 3, 2020 at 6:00 P.M. will be for comments by the public and hopefully there will be improvements to the ZOOM meeting format.

Mr. Mancuso-Commended Mr. Phillips for all his hard work and proud that he is the Township Planner.

Mr. Grayzel – Thanked the residents for their important input and dedication. The meeting on September 3 will hear from the residents and the Committee is eager to hear the resident input.

CALL TO ADJOURNMENT

At 10:34 P.M., with no further business to be considered, on motion duly made, seconded and unanimously adopted, the Special meeting of August 26, 2020 was adjourned, next to convene for a Special Meeting on Thursday, September 3, 2020 at 6:00 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.


Cathleen Amelio
Township Clerk