

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 1

**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**

James Slate, Township Engineer  
Paul Phillips, Township Planner

\* \* \* \*

**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.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 2

**ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION**

The Township Clerk advised that each Ordinance scheduled for public hearing at this meeting had been duly posted on the legal notice bulletin board in the Municipal Building, published in the Daily Record, 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.

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

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

**ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)**

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 3

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)

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 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 - 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 ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION (CONTINUED)

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 4

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)

MAYOR WILSON COMMENTS - 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 with no more that three (3) rounds will be adhered to so as to provide those who want to be heard may be able to.

Noted that Mr. Paul Phillips, Township Planner will be answering various questions at the end of the public hearing and will be addressing during the proceeding on the proposed development.

Mr. David Stanchak of Restoration Hardware will address questions by the Township Committee and has prepared a presentation on existing restoration projects.

Mayor Wilson stated that this is an important discussion and there are a range of views. There are objectors and supporters. The Township Committee will act in the best interest of the community.

**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 that each member of the public will be allowed three (3) additional opportunities to address the Township Committee.

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 remaining.

The following residents are opposed to the current Redevelopment Plan and Ordinance:

Mr. James Dingler – 47 Crescent Drive

Ms. Heidi Raas – 6 Degan Lane

Ms. Anne Kostyak – 6 Crescent Drive

Mr. John McGinley – 45 Crescent Drive

Mr. Richard Keller – Owner and operator of the Madison Hotel and Rod Steak and Seafood Grille – 1 Convent Road

Mr. & Mrs. Frank McKenna – 48 Crescent Drive

Mr. Paul Anderson – 10 Crescent Drive

Mr. William Hughes – 43 Crescent Drive

Ms. Emily Vincent – 71 Canfield Road

Mr. Justin Miller – 50 Crescent Drive

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 5

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)

**PUBLIC COMMENT/INQUIRY (CONTINUED)**

The following residents are opposed to the current Redevelopment Plan and Ordinance (CONTINUED)

:

Ms. Emily Vincent – 71 Canfield Road

Mr. Paul DiAntonia - (no address)

Ms. Nina Karamallis – 11 Bickford Drive

Ms. Mr. Anne Kastyak – 6 Crescent Drive – would like to move forward, but is too large.

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 on the hearing on the proposed Abbey Redevelopment. Mr. Caputo noted that the Township is not meeting the requirements of a public hearing via ZOOM and is not fair the way this hearing is being done; 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; This redevelopment plan was three (3) years behind closed doors and the process should have involved neighbors input; The plan should be remanded back to the Planning Board; what would stop Restoration Hardware from coming back to the Planning Board to request outdoor dining, weddings and various other reliefs? This plan is not ready to go. Inquired if the Chief of Police has addressed the issue of safety in regards to the off-site parking. Mr. Quinn, Township Administrator stated that would be in a future ordinance if site plan is approved by the Planning Board; if preserving the Abbey Building then why is Restoration Hardware is so important then why is 3,000 square feet be torn down? Reiterated that this Plan should go back to the Planning Board;

Mr. James O'Reilly – 50 Independence Way – The present owner will not be forever nor will the business. What happened if the operation is abandon?

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 6

**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)

RESIDENTS IN SUPPORT OF THE ORDINANCE:

Mr. Leham Gallagher – 22 Beechwood Drive  
Mr. Evan Carlson – 18 Crescent Drive  
Ms. Ashley Pohle – 5 Doe Hill Road  
Mr. Nicholas Komyati – 7 Bradley Road  
Mr. & Mrs. Brennan Rigby – 7 Crescent Drive  
Ms. Patricia Collins – 4 Green Knolls Road  
Mr. Michael Killen – 22 Wood Road  
Ms. Christine Ostapiak – 15 Bradley Road  
Mr. Nicholas Racioppi – 51 Canfield Road  
Mr. Robert Parker – 184 Mt. Kemble Avenue  
Mr. & Mrs. Franklin Donlan – 75 Canfield Road

Ms. Eghbert – 115 Herring Point Road, MA - Lived at the Abbey for many years and related her experience, noting that the Abbey is a special place and should be preserved.

Mr. Thomas Maoli – 130 Route 10, Whippany, property owner – Mr. Maoli related this hearing to a comedy show, Deputy Mayor Jeff Grayzel advised Mr. Maoli that this Committee has made every effort to conduct a fair hearing and that the governing body values all opinions to the residents of Morris Township. Mr. Maoli stated that his remark was aimed at resident naysayers.

Mr. Maoli stated that Mr. Caputo is testing the Committees integrity; the Committee has done nothing wrong regarding the process. Addressed Mr. Keller objection to the Abbey Redevelopment plan, but recalled that Mr. Keller requested an apartment complex on his property located at 1 Convent Road, Convent Station; these objections are testing the integrity of the Committee and this plan should be voted in. Mr. Maoli has owned the property for eighteen (18) years and noted the various uses that occurred at the site and hours of operations; Restoration Hardware will restore this historic building and enhance the property. Restoration Hardware has met with the residence and their have addressed their various concerns and is willing to work with them, and the Planning Board.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 7

**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)

Peter G. Steck, Community Planning Consultant-Representing concerned property owners

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.

Mr. Steck noted that stores like Restoration Hardware are in malls comparted with New York and other having mega stores; appreciates Morris Township and the Historic Society, but this is not a valuable comparison it is a different kind of project. Restoration Hardware make in roads to suburban areas and are developing throughout the United States; this project will set a president threating business; Restoration Hardware has met with residents and requested that they met with other business in the area that would be affected by this proposal.

Seeing no one to be heard, on motion duly made and seconded as indicated below, the public comments on Ordinance 07-19 was duly closed.

|            |               |     |             |     |
|------------|---------------|-----|-------------|-----|
| ROLL CALL: | MR. ARVANITES | YES | MR. GYORFY  | YES |
|            | MR. MANCUSO   | YES | MR. GRAYZEL | YES |
|            | MAYOR WILSON  | YES |             |     |

\* \* \* \*

RESTORATION HARDWARE

At this time Mayor Wilson called on the following:

Mr. David Stanchak, Chief Real Estate Development Officer for Restoration Hardware and Elise Wallace, Director at Restoration Hardware.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 8

It's not a bid to convert an historic landmark into a furniture showroom. This is a battle to save Hogwarts!

"We can't let this one go as the current conditions are of a run-down Gilded Age mansion on Madison Avenue.

The upscale California-based chain seeks approval to transform the Abbey into a series of furniture galleries, and erect a second showroom building plus a restaurant and wine bar to connect the old and new structures.

Stanchak noted that Alnwick Hall, as the Abbey was known in 1904 when AT&T bigwig Edward Meany made it the envy of Millionaires Row, was modeled after England's Alnwick Castle — a cinematic backdrop for Harry Potter. The Abbey in Morris Township.

"The Meanys would be proud of what we want to do," said Stanchak. Restoring the Abbey, he asserted, "is a great gift back to Morris Township, and the greater area, that people will appreciate, and will create value and equity in what we do."

Stanchak, chief real estate and development officer for RH, tried to allay concerns by touting the \$3 billion company's community collaboration on projects in Chicago, California's NAPA Valley, and Greenwich, CT.

"Everything I've heard is very solvable," he said.

Restoration Hardware aims to "elevate humanity," Stanchak said, citing inspirations ranging from Steve Jobs to Calvin Coolidge and PT Barnum.

For Morris Township, RH intends "to create an architecturally inspiring estate that blurs the lines between residential and retail, indoors and outdoors, home and hospitality. One that activates all of the senses and attracts luxury customers to our home furnishing and design gallery."

Stanchak said he discovered the Abbey in 2017 when it was featured by Mansion in May a charity event.

Weddings and special events won't be an issue, he assured the committee.

"Frankly, we don't want huge crowds on top of our beautiful furniture," Stanchak said. "It's all about really creating a beautiful environment for people to shop, and to dream."

Likewise, residents' fears about a boisterous bar scene are unfounded, he said.

"We don't want drunk people in our properties," Stanchak said, explaining that up to 80 percent of RH customers are women who simply want a glass of vintage wine with their luxury shopping.

Strong online sales through the pandemic have buoyed RH, which closed its galleries and restaurants on March 17, Stanchak said.

If the five-member committee approves Restoration Hardware's redevelopment plan, it goes to the planning board for refinements. A couple of residents expressed apprehension that RH will seek a PILOT—"payments in lieu of taxes" that eliminate taxes for schools.



MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 9

That's a discussion for another time, said Mayor Cathy Wilson, who has sat through nearly 10 hours of testimony over the last week.

Towards the end of a long night, the committee agreed to another special meeting to vote on Restoration Hardware's plan. It's set for 7 pm on Sept. 23, 2020.

Even that move sparked division. Grayzel pushed for a vote at the committee's regular monthly meeting on Sept. 16. Wilson wanted more time to digest the information; so did Peter Mancuso, the committee's lone Republican. Everyone fell in line to make it unanimous.

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

**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)**

**Peter G. Steck, Community Planning Consultant (CONTINUED)**

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.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 10

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.

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..

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 11

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)

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.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 12

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)

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.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 13

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. 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.

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..

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 14

**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)

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.
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 Ration (FAR) allow square footage of 25% excluding the basement. This is not over-development and disagrees with the allegation of inadequate parking.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 15

**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)

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 pl, 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.

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.

MINUTES OF SPECIAL MEETING OF  
THE TOWNSHIP COMMITTEE HELD ON  
THURSDAY, SEPTEMBER 3, 2020  
6:00 P.M. SPECIAL MEETING MINUTES  
PAGE 16

**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)

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 miss the public in the Committee member, 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 9, 2020 at 6:00 P.M. will be comment by the public and hopefully there will be improvements to the ZOOM meeting format.

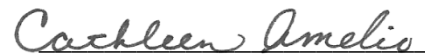
Mr. Mancuso-Commended Mr. Phillips for all his hard work and proud that he is the Township Planner.

Mr. Grayzel – Thanked the residents for their important input and dedication. The meeting on September 3 will hear from the resident and the Committee is eager to hear the resident input. On motion made and duly seconded, and carried by the vote as hereinafter indicated, reading of the

Ordinance was waived and that the following Ordinance, will be continued at a special meeting of the Township Committee that will be held Wednesday, September 26,, 2020 at 7:00 P.M.

**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