

MINUTES OF SPECIAL MEETING OF
THE TOWNSHIP COMMITTEE HELD ON
THURSDAY, SEPTEMBER 23, 2020
7:00 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(via virtual)
Township Committee Member Peter V. Mancuso (via virtual)

APPOINTED OFFICERS

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

ALSO PRESENT

James Slate, Township Engineer
Paul Phillips, Township Planner

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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 September 17, 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”.

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PLEDGE OF ALLEGIANCE

Mayor Catherine Wilson led the Pledge of Allegiance.

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ORDINANCES – PUBLIC HEARING AND FINAL CONSIDERATION

The Township Clerk advised that this 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

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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)

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 called on Mr. Paul Phillips, Township Planner:

Mr. Phillips requested minor changes to the Redevelopment Plan and are as follows:

Page number 10- – Entitled "PARKING SETBACKS" The minimum setbacks from property boundaries for parking lots and access driveways shall be as follows:

Setback from the Southern (Crescent Drive) property line: 20 feet.

Page number 23 – III.G.2 Entitled "INTERNAL SIDE AND REAR LOT LINE BUFFER LANDSCAPING" adding the following text: "in addition to landscape plantings, a fence or wall may be included in the buffer"

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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)

PUBLIC COMMENT – Note that at the September 3, 2020 Special Meeting of the Township Committee on motion made and seconded the “Public Comment” period on this Ordinance was closed.

COMMUNICATIONS OF RECORD - All communication relating to this Ordinance is on file in the Office of the Township Administrator.

ROLL CALL:	MR. ARVANITES	NO	MR. GYORFY	YES
	MR. MANCUSO	YES	MR. GRAYZEL	YES
	MAYOR WILSON	YES		

On motion made and seconded, with minor revisions to the Redevelopment Plan, Ordinance 07-20 was adopted

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PUBLIC COMMENT/INQUIRY- At this time Mayor Wilson opened this special meeting to the public 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.

Ms. Chelsea Murray – 57 Overlook Road –was in favor of this Ordinance and thanked the Mayor and Township Committee for the adoption of this Ordinance.

Ms. Jody Marcus – 30 Brookfield Way – Thanked the Committee for all their hard work and noted that this Redevelopment will preserve the Abbey.

Mr. Thomas Maoli – Owner of the Abbey property thanked and commended the Committee on their due diligence on this Ordinance.

Ms. Alida Karas – 60 Old Glen Road – A member of the Transportation Advisory Committee commended the Committee on their transparency on this Ordinance and their interaction with the residents.

CALL TO ADJOURNMENT

At 8:49 P.M., with no further business to be considered, on motion duly made, seconded and unanimously adopted, the Special meeting of September 23, 2020 was adjourned, next to convene for a Regular Meeting on Wednesday, October 21, 2020 at 5:00 P.M. to closed., 7:00 P.M. Regular meeting that will be held either by ZOOM or in the Municipal Building, 50 Woodland Avenue, Township of Morris.

Cathleen Amelio

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Cathleen Amelio
Township Clerk