

**TOWN OF MORRISTOWN
NOTICE OF SPECIAL MEETING**

48-HOUR NOTICE

Morristown Council Redevelopment

**Will be held on:
Thursday, January 15, 2015
at 7:00pm
Council Chambers
200 South Street
Morristown, NJ**

- A. Statement of Compliance with Open Public Meetings Act
- B. Roll-Call
- C. Consent Agenda
- D. Regular Business
 - 1. An Ordinance to Amend the Epstein's Redevelopment Plan
- E. Public Hearing
- F. Unfinished Business
- G. New Business
- H. Correspondence
- J. Adjournment

Formal action may be taken at this Meeting.

Kevin D. Harris
Town Clerk

Posted: January 9, 2015

TOWN OF MORRISTOWN

ORDINANCE O-1-15

AN ORDINANCE TO AMEND THE EPSTEIN'S REHABILITATION PLAN

WHEREAS, pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et. seq. (the "Redevelopment Law"), the Town Council of the Town of Morristown, (the "Town Council"), adopted the Epstein's Rehabilitation Plan, dated March 2005, prepared by Phillips Preiss Shapiro Associates, Inc., concerning certain properties in the Town of Morristown, County of Morris, New Jersey, which qualified as an area in need of rehabilitation (the "Rehabilitation Plan"); and

WHEREAS, in order to address certain amendments and modifications relating to Subarea A-2 of the Rehabilitation Plan (within Area A of the Rehabilitation Plan)(also known as "Building C"), an amendment was prepared to the Rehabilitation Plan by Topology NJ, LLC, dated January 7, 2015, which, among other things (a) enhances the streetscape, architectural and parking requirements within Subarea A-2 of the Rehabilitation Area; (b) better defines the affordable housing requirements within Subarea A-2 of the Rehabilitation Area; and (c) increases the maximum residential unit yield within Subarea A-2 of the Rehabilitation Area (the "Amended Rehabilitation Plan"); and

WHEREAS, Town Council desires to introduce this Ordinance and the Amended Rehabilitation Plan; and pursuant to N.J.S.A. 40A:12A-7(e), upon introduction of this Ordinance, the Amended Rehabilitation Plan shall be referred to the Morristown Planning Board for review and issuance of a report containing its recommendations, if any, concerning the Amended Rehabilitation Plan, within forty five (45) days of referral.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Morristown, County of Morris, State of New Jersey, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts and approves the Amended Rehabilitation Plan and hereby adopts said Amended Rehabilitation Plan; and

BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, to the extent that any portion of the Amended Rehabilitation Plan conflicts with or amends or modifies any provision of any other of the Town's

development regulations, the Amended Rehabilitation Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town's zoning ordinance shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon passage and publication in accordance with applicable law.