

TOWN OF MORRISTOWN
NOTICE OF A REGULAR MEETING

Morristown Town Council Redevelopment Entity

Will be held on:

Thursday, June 9, 2016 at 7:00 p.m.
Council Chambers
200 South Street
Morristown, New Jersey

Agenda

- A. Statement of Compliance with Open Public Meetings Act
- B. Roll-Call
- C. Moment of Silence
- D. Pledge of Allegiance
- E. Public Hearing
- F. Presentations
- G. Regular Business
 - 1. Ordinances for Introduction

Ordinance No. O-18-2016

“AN ORDINANCE OF THE TOWN OF MORRISTOWN ADOPTING THE AMENDED BANK & MARKET REDEVELOPMENT PLAN.”

Purpose: Presents an amendment dated April 14, 2016 to the Original Redevelopment Plan dated March 26, 2015, and presented by Philip A. Abramson, P.P., of Topology, LLC wherein and pursuant to Resolution R-116-2014, the Town Council agreed and concurred with the recommendation of the Planning Board and further determined and declared Block 6001, Lots 13 and 14, and Block 6002, Lot 1 as shown on the official Tax Map of the Town of Morristown a non-condemnation “area in need of redevelopment” under the Redevelopment Law. Also the Ordinance upon introduction shall be referred to the Morristown Planning Board for review and issuance of a report containing its recommendations, if any, concerning the Redevelopment Plan within forty five (45) days of referral.

2. Ordinances for Adoption – None for this evening.

3. Resolutions for Adoption – None for this evening.

H. Old Business

I. New Business

J. Adjournment

Formal Action May Be Taken

Kevin D. Harris
Town Clerk

Posted: June 7, 2016

**TOWN OF MORRISTOWN
ORDINANCE O- 18 -2016**

**AN ORDINANCE OF THE TOWN OF MORRISTOWN ADOPTING THE
AMENDED BANK & MARKET REDEVELOPMENT PLAN**

WHEREAS, the Town Council of the Town of Morristown (the “Town Council”) has identified certain properties in the Town designated as Block 6001, Lots 13 and 14, and Block 6002, Lot 1 as shown on the official Tax Map of the Town of Morristown (collectively, the “Property”) to be considered for designation as a non-condemnation “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

WHEREAS, under Resolution R-63-2014, the Town Council directed the Planning Board of the Town of Morristown to conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Town Council, under Resolution R-63-2014, further directed the Planning Board to develop a map reflecting the boundaries of the Property to be included within the proposed redevelopment area, to conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a report/resolution to the Mayor and Town Council containing its findings; and

WHEREAS, on May 6, 2014, the Planning Board held a public hearing during which it acknowledged the Town Council’s directives relating to its conducting a preliminary investigation to determine whether the Property, or any portions thereof, constitute a non-condemnation “area in need of redevelopment”; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Property in accordance with the guidelines set forth in N.J.S.A. 40A:12A-6 to determine whether the Property is an non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, in a Resolution memorialized on June 26, 2014, the Planning Board recommended to Town Council that, based on its preliminary investigation and findings of fact, the Property may be designated an non-condemnation redevelopment area in accordance with the Redevelopment Law; and

WHEREAS, the Town Council, under Resolution R-116-2014, the Town Council agreed and concurred with the recommendation of the Planning Board and further determined and declared Block 6001, Lots 13 and 14, and Block 6002, Lot 1 as shown on the official Tax Map of the Town of Morristown a non-condemnation “area in need of redevelopment” under the Redevelopment Law; and

WHEREAS, in furtherance of the redevelopment of the Redevelopment Area, Town Council directed Philip A. Abramson, PP to prepare a redevelopment plan, entitled “Market & Bank Redevelopment Plan,” dated March 26, 2015 (the “Original Redevelopment Plan”), which contains a detailed development program and design criteria for the properties designated as Block 6001, Lots 13 and 14, and Block 6002, Lot 1 as shown on the official Tax Map of the Town of Morristown; and

WHEREAS, in furtherance of the redevelopment of the Redevelopment Area, Town Council directed Topology NJ, LLC to amend the Original Redevelopment Plan so as to provide a more detailed development program and design criteria for the properties designated as Block 6001, Lots 13 and 14 as shown on the official Tax Map of the Town of Morristown, which amended plan is dated April 14, 2016 and entitled “Market & Bank Redevelopment Plan” (the “Redevelopment Plan”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Morristown Planning Board for review and issuance of a report containing its recommendations, if any, concerning the Redevelopment 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, being the governing body thereof, that pursuant to N.J.S.A. 40A:12A-7(e) the Town Council hereby accepts and approves the Redevelopment Plan, a copy of which is attached hereto and made a part of this Ordinance; 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 Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment 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.

Adopted:

Attested:

Kevin D. Harris,
Town Clerk

Timothy P. Dougherty,
Mayor

Dated: _____