

TOWN OF MORRISTOWN

NOTICE OF A REGULAR MEETING

Morristown Town Council Redevelopment Entity

Will be held on:

Thursday, May 14, 2015 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. Executive Session
 - 1. Resolution to Enter Into Executive Session to discuss matters of pending litigation or contract negotiations other than collective bargaining negotiations pursuant to N.J.S.A. 10:4-12b(7).
- F. Regular Business
 - 1. Ordinances for Introduction
 - Ordinance No. O-14-2015**
"An Ordinance of the Town of Morristown in the County of Morris, Adopting an Amended Speedwell Redevelopment Plan for new Phase 2."

Purpose: Self-Explanatory.
 - 2. Ordinance for Adoption
 - Ordinance No. O-4-15**
"Ordinance of the Town of Morristown Adopting the Bank and Market Redevelopment Plan."

Purpose: Self-Explanatory

3. Resolutions for Adoption – None.

G. Unfinished Business

H. New Business

I. Adjournment

Formal action may be taken at this Meeting.

Kevin D. Harris
Town Clerk

Posted: May 8, 2015

O-4-2015
I - 4/2/2015
Planning
Board Referral - 4/6/2015

**TOWN OF MORRISTOWN
ORDINANCE O- 4 -15**

**AN ORDINANCE OF THE TOWN OF MORRISTOWN ADOPTING THE
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, attached hereto and made part of this Ordinance (the “Redevelopment Plan”), which contains a detailed development program and design criteria for the properties designated 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, 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:

ATTEST:

KEVIN D. HARRIS,
Town Clerk

TIMOTHY P. DOUGHERTY,
Mayor

O-14-2015
I-5/14/2015

TOWN OF MORRISTOWN

ORDINANCE O-14-15

AN ORDINANCE OF THE TOWN OF MORRISTOWN IN THE COUNTY OF MORRIS ADOPTING AN AMENDED SPEEDWELL REDEVELOPMENT PLAN FOR NEW PHASE TWO

WHEREAS, on February 10, 2004, pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et. seq.) (the “Redevelopment Law”), the Town Council of the Town of Morristown, acting as redevelopment entity (the “Town Council”), adopted a Resolution determining that certain properties in the Town of Morristown, County of Morris, New Jersey (the “Town”) qualified as an area in need of redevelopment; and

WHEREAS, in furtherance of the redevelopment of the area ultimately designated as an area in need of redevelopment, a redevelopment plan was prepared therefor by Phillips Preiss Shapiro Associates, Inc., dated August 2007 (the “Redevelopment Plan”); and

WHEREAS, on September 18, 2007 and November 28, 2007, pursuant to the Redevelopment Law, the Town Council adopted Ordinance O-30-07 and Ordinance O-38-07 (respectively) approving and amending (respectively) the Redevelopment Plan governing properties in the Town known as Block 5001, Lots 4, 5, 6, 7, 7.01, 8, 9, 10, 11 and 12; Block 5702, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29; and Block 5803, Lots 1, 2, 3, 4, 5, 6, 7, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 29, 30, 31, 32, 33, 34, 35, 36, 37, 37.01, 38, 39, 40, 41, 42, 43, 44, 44.01, 44.02, and 44.03 on the official tax maps of the Town, commonly referred to as the Speedwell Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, in order to, among other things, address certain amendments and modifications to the Redevelopment Plan, an “Amended Speedwell Redevelopment Plan” was prepared by Jonathan Rose Companies, LLC, dated August 16, 2011 (the “First Amended Redevelopment Plan”); and

WHEREAS, on October 13, 2011, pursuant to the Redevelopment Law, the Town Council adopted Ordinance O-19-11 approving the First Amended Redevelopment Plan; and

WHEREAS, in order to address certain further amendments and modifications to Phase Four of the First Amended Redevelopment Plan (which Phase Four includes Lots 4, 5, 6, 7, 7.01, 8, 9, 10, 11 and 12, Block 5001), a second “Amended Speedwell Redevelopment Plan” was prepared by Jonathan Rose Companies, LLC, dated November 8, 2012, which, among other things (a) divides Phase Four of the First Amended Redevelopment Plan into Phase 4.1 (including Lots 4, 5, 6, 7 and 7.01, Block 5001), and Phase 4.2 (including Lots 8, 9, 10, 11 and 12, Block 5001); and (b) provides the amended planning and design criteria for Phase 4.1 and Phase 4.2 (the “Second Amended Redevelopment Plan”); and

WHEREAS, pursuant to the Redevelopment Law, the Town Council adopted Ordinance O-41-12 approving the Second Amended Redevelopment Plan; and

WHEREAS, in order to address certain further amendments and modifications to Phase Two and Phase Three of the Second Amended Redevelopment Plan, an amended redevelopment Plan entitled “Speedwell Redevelopment Plan,” was prepared by Topology NJ, LLC, which, among other things, provides for certain amendments and modifications to the planning and design criteria for Phase Two and Phase Three of the Second Amended Redevelopment Plan which was proposed for adoption under Ordinance O-14-15, introduced on May 14, 2015 (collectively, as amended, 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, and hereby adopts said Redevelopment 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 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:

Attest:

KEVIN D. HARRIS,
Town Clerk

TIMOTHY P. DOUGHERTY,
Mayor