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TOWN OF MORRISTOWN

ORDINANCE O-4-2024

AN ORDINANCE OF THE TOWN OF MORRISTOWN, COUNTY OF MORRIS, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN TITLED “NORTH PARK PLACE REDEVELOPMENT PLAN” FOR PROPERTIES IDENTIFIED AS BLOCK 5901, LOTS 8, 9, 10, 11, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06 AND 3.07 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF MORRISTOWN, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Town of Morristown, in the County of Morris, New Jersey (the “**Town**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Town constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, on April 12, 2022, the Town Council of the Town of Morristown (the “**Town Council**”) adopted Resolution 70-2022 authorizing the Planning Board of the Town of Morristown (the “**Planning Board**” or “**Board**”) to undertake an investigation to determine whether certain properties located along North Park Place and a portion of Washington Avenue and identified as Block 5901, Lots 8, 9, 10, 11, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, and 3.07, as shown on the official Tax Maps of the Town of Morristown (collectively, the “**Property**”), or any portions thereof, qualified as a condemnation area in need of redevelopment; and

WHEREAS, on May 9, 2023, the Town Council adopted Resolution 70-2023 reaffirming its decision authorizing and directing the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property, or any portions thereof, as a condemnation redevelopment area was appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, on May 25, 2023, the Planning Board adopted a resolution and selected Topology NJ, LLC as its planning consultants and directed it to perform a preliminary investigation to evaluate the Property to determine whether the designation of the Property, or any portions thereof, as a condemnation redevelopment area was appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, Topology NJ, LLC prepared a map showing the boundaries of the Property and a preliminary investigation of the Property entitled “Preliminary Investigation - Morristown, NJ Block 5901, Lots 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 8, 9, 10, 11” dated October 6, 2023 (the “**Report**”), which were placed on file with the Board at least ten days in advance of the first public hearing conducted by the Planning Board to consider the redevelopment designation; and

WHEREAS, on October 26, 2023 and November 8, 2023, the Planning Board, after providing due notice, conducted public hearings in accordance with the Redevelopment Law, and at the conclusion of the public hearings, made a determination that the Property qualified as an area in need of redevelopment and recommended that the Town Council designate the Property

as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law, which determination was memorialized in a Resolution 12-7-23 adopted by the Planning Board on December 7, 2023; and

WHEREAS, on December 12, 2023, by Resolution No. R-174-2023, after notice and hearings by the Planning Board in accordance with the provisions of the Redevelopment Law, the Town Council designated the Property as a condemnation area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, the Town’s planning consultant, Topology NJ, LLC, prepared a redevelopment plan for the Redevelopment Area titled “North Park Place Redevelopment Plan”, dated February 13, 2024, attached hereto as **Exhibit A** (the “**Redevelopment Plan**”); and

WHEREAS, the Town Council has reviewed and considered the attached Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-7.e., the Town Council desires to have the Planning Board review and make recommendations related to the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Town Master Plan, and recommendations concerning these inconsistencies, if any, and any other matters as the Planning Board deems appropriate; and

WHEREAS, the Town Council referred the Redevelopment Plan to the Planning Board for review and recommendations in accordance with N.J.S.A. 40A:12A-7.e. and instructed the Planning Board to transmit its recommendations relating to the Redevelopment Plan to the Town Council within forty-five (45) days after the referral; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and transmitted its recommendations to the Town Council; and

WHEREAS, the Town Council has considered the Planning Board’s recommendations, and finds the Redevelopment Plan to be either substantially consistent with the Town Master Plan or designed to effectuate the Town Master Plan.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MORRISTOWN, IN THE COUNTY OF MORRIS, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to N.J.S.A. 40A:12A-7.e., contingent upon receipt of the Planning Board’s recommendations within the time period set forth in the Redevelopment Law, the Redevelopment Plan, as filed in Office of the Town Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the Redevelopment Law.

Section 3. The Zoning District Map of the Town is hereby amended to include and reflect the Redevelopment Area per the boundaries described in the Redevelopment Plan, and all

of the provisions of the Redevelopment Plan shall supersede the applicable development standards set forth in the Land Development Ordinance adopted by the Town.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.


Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Town Clerk during regular business hours.

Section 6. The Town Clerk shall publish notice of the Ordinance in accordance with applicable law.

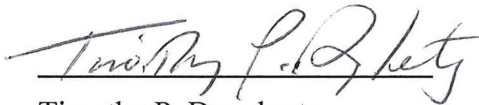
Section 7. This Ordinance shall take effect in accordance with all applicable laws.

ATTEST:

ADOPTED:



Margot G. Kaye,
Town Clerk



Timothy P. Dougherty,
Mayor

Date: 2/27/2024