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JEFF GRAYZEL



Promoting Open Government in Morris Township

Email News

May 2018: Morris Township News Update

Hello Neighbors,

After a two-year hiatus to attend to my health after two shoulder surgeries I am once again pleased to provide you with news of our community. Some of you may have seen my campaign signs around town (more on this below) and as I have been knocking on doors and meeting residents I hear again and again how people miss these news updates. I am glad to hear so many of you appreciated my efforts to keep the community informed.

Some things never change though. Open communication with residents of Morris Township is still sorely needed. There is an IMPORTANT Township Committee meeting this Wednesday, and once again the Township has released the meeting agenda barely 48 hours prior to the meeting.

There has been a rush of legislation put forward over the past 6 weeks. I will attempt to give you an overview of everything. Of importance, on May 3 there was a special meeting to introduce a massive redevelopment project at the old hospital (currently a rehab center) site on Mount Kemble Avenue. The ordinance appears to allow for 141 units (yes, 141 units) to be built on this property that backs up to a steep slope. More on this below.

Please take a moment to sit back, read, and consider the following information to stay informed about our municipality. As always, I welcome your comments. When you are finished reading, please pass this on to your neighbors and friends. There are many other under-informed residents who could use this information. I would your feedback and

questions, so please write me at Jeff@JeffGrayzel.com

Township Committee Meetings of March and April, 2018

All agendas for every municipal committee and board meeting can be found in the agenda center on the Township website: <http://morristwp.org/AgendaCenter>



The Township Committee held the following three meetings in March and April:

1. Special meeting on March 12 – The complete agenda can be found here: http://morristwp.org/AgendaCenter/ViewFile/Agenda/_03122018-867
2. Regular meeting on March 28 – The complete agenda can be found here: http://morristwp.org/AgendaCenter/ViewFile/Agenda/_03282018-883
3. Regular meeting on April 18 – The complete agenda can be found here: http://morristwp.org/AgendaCenter/ViewFile/Agenda/_04182018-887

At the March 12 Special Meeting one single ordinance was introduced:

- **Ordinance 08-18:** AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE AMENDED REDEVELOPMENT PLAN REGARDING THE FORMER COLGATE-PALMOLIVE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 10401, LOT 3 (191 EAST HANOVER AVENUE) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AMENDING ORDINANCE 10-17 IN THAT REGARD

***Comment from Jeff:** This ordinance will allow for additional housing units (denser development) to be placed at the Colgate redevelopment site on Hanover Avenue.*

At the March 28 Regular Meeting two very important (and related) ordinances were introduced:

- **Ordinance 09-18:** AN ORDINANCE OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 95 ENTITLED ZONING BY ADDING NEW ARTICLE XII ENTITLED "SMALL CELL EQUIPMENT, WIRELESS CABINETS AND WIRELESS POLES IN THE MUNICIPAL RIGHT OF WAY."
- **Ordinance 10-18:** AN ORDINANCE OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 95 ENTITLED ZONING BY ADDING NEW ARTICLE XIII ENTITLED "COLLOCATION ONTO EXISTING TOWERS AND BASE STATIONS."

***Comment from Jeff:** These two ordinances relate to the rollout of 5G cellular services by Verizon and other telecom companies. This "small cell technology" is the proposed methodology of rolling out the 5G services. Metal cabinets would be mounted on existing telephone poles throughout the municipality instead of mounting them on large/tall poles as has been done in the past. The following article was sent to me as an example of how*

this technology is invading other municipalities. I am attaching it for informational purposes and it does not necessarily reflect my personal opinions:

<https://www.publicintegrity.org/2018/03/02/21475/5g-wireless-pits-cities-against-telecoms-and-their-friends-fcc>

At the April 18 Regular Meeting two related ordinances were adopted (the only two ordinances on the agenda). This legislation expanded our police presence in our school district

The next regular meeting of the Township Committee will be held this coming Wednesday, May 16th at 7:00pm in our municipal building.

Township Committee Special Meeting of May 3 – Mount Kemble Avenue Redevelopment Plans

The Township Committee held a special meeting on May 3, 2018 at 5pm – interestingly scheduled earlier than the usual 7pm start time for regular meetings that would allow more people to attend. The purpose of this meeting was two-fold: (1) to finalize a low and moderate income housing plan to be in compliance with the NJ State Fair Share Housing statutes, and (2) to zone areas around town that would fall within this low-and-moderate-income housing complexes. In addition to the low-and-moderate-income housing we already have in the Township, the plan outlines the following properties where more housing will be built:

- Honeywell (under construction)
- Former Colgate-Palmolive site (approvals in place)
- Former hospital on Mount Kemble Avenue (concept unveiled)
- New Punchbowl Road site under consideration

Of note, each of these sites are very dense developments that contain a combination of market-priced housing units in addition to a percentage of units set aside for low-and-moderate-income families.

The agenda for this May 3 special meeting can be found at the Township's website:

http://morristwp.org/AgendaCenter/ViewFile/Agenda/_05032018-892

The Mount Kemble Redevelopment Plan that was presented at the meeting can be found here:

<http://www.morristwp.com/DocumentCenter/View/4861/Mt-Kemble-Avenue-Plan-050118>

This very-hard-to-understand zoning map was also presented at this meeting:

<http://www.morristwp.com/DocumentCenter/View/4860/Zoning-Map>

The following three ordinances were introduced at the May 3 Special Meeting:

- **Ordinance 14-18:** AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, RECOMMENDING THE ADOPTION OF THE MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 5506, LOT 25 (95 MOUNT KEMBLE AVENUE) AND BLOCK 5605, LOTS 5, 6, 7, AND 8 (102, 106,

Comment from Jeff: *This ordinance states that the multiple parcels that make up the Mount Kemble property are either “an area in need of redevelopment” or “an area in need of rehabilitation”. Basically, the municipality is claiming this area is blighted even though it has a functioning rehab center operating there. Having this designation in place then allows for the Township to have a broad brush to rezone the lands to their desires.*

- **Ordinance 15-18:** AMENDING CHAPTER 95, ZONING OF THE CODE OF THE TOWNSHIP OF MORRIS-RE: AMENDING CHAPTER 95, ARTICLE II, SECTION 5 ENTITLED “DESIGNATION OF ZONES,” AND AMENDING CHAPTER 95, ARTICLE II, SECTION 6, ZONING MAP OF THE TOWNSHIP OF MORRIS TO INCLUDE SAID ZONES.

Comment from Jeff: *This ordinance lays out four different affordable housing zones for various parcels in the municipality. The four zones all allow for dense development, ranging from 7.5 units per acre up to an extremely dense 12-unit per acre (TH12) zone. The new “TH12” zone would be the densest zone by far that we have in Morris Township. Personally, I am outraged that such a dense development would even be considered for our community.*

- **Ordinance 16-18:** AMENDING CHAPTER 95, ZONING OF THE CODE OF THE TOWNSHIP OF MORRIS-ADDING TO CHAPTER 95, ARTICLE XII ENTITLED “AFFORDABLE HOUSING,” AND REPEALING CHAPTER 102, ARTICLE IV, ENTITLED “MUNICIPAL HOUSING LIAISON.

Comment from Jeff: *The title of this ordinance is misleading, as it really has to do with affordable housing obligations. As background, every municipality in the state of NJ has a constitutional obligation to provide within the bounds of the municipality a fair share of affordable housing for low-income and moderate-income households. This ordinance lays out the definitions of an affordable housing unit along with the obligations and responsibilities of being an owner/renter of such a unit.*

Each municipality in the State of NJ is in the process of or has reached a final settlement with the NJ State Council On Affordable Housing (COAH). Our municipality has reached a settlement and now must provide additional affordable housing units within the community to meet our updated obligations. This is why the Mount Kemble property has become a “hot button” issue as the Township is trying to cram as many low-income and moderate-income units onto this site as possible, and this is why the proposed density is so high.

The May 3 meeting had several contentious moments, both between our own Committee-people and with Mayor Dougherty of Morristown. Morristown’s Mayor Tim Dougherty came to the meeting and stood up before the Committee to contest the plans at the Mount Kemble Avenue site. You can hear Mayor Dougherty’s comments on the following link to the Morristown Green article, which also contains several video clips of the exchanges at the meetings.

<https://morristowngreen.com/2018/05/04/video-morristown-morris-township-get-testy-over-mt-kemble-plans/>

The bottom line here is this proposal is being rushed through with minimal opportunity for public comment. Not even a concept plan has been shared with the public prior to the

Township Committing itself to a rezoning of the parcel. This is more than just putting the cart before the horse. It is an outright avoidance of public input to how our community is being developed.

At this Wednesday's meeting I will urge the Committee to postpone their vote and provide the public the information it deserves before meaningful public input can begin.

Agenda Items for the May 16th Meeting

Late on Monday afternoon the Township finally released the agenda for its Wednesday meeting barely 48 hours away. While this is par for the course in Morris Township, it is not acceptable way of doing business because it keeps the public in the dark for too long.



The agenda can be found here:

http://www.morristwp.com/AgendaCenter/ViewFile/Agenda/_05162018-893

As can be seen, the following agenda items are on the docket for tomorrow's meeting:

- Police Department promotions
- 2018 Budget presentation and adoption
- Mt. Kemble Avenue redevelopment ordinance
- Affordable Housing ordinance
- Various zoning ordinances to allow for more dense development in Morris Township (e.g. a zone allowing 12 housing units per acre)
- 5G cell station ordinance (allowing for an abundance of "mini stations" to be placed on telephone poles throughout the municipality, including residential neighborhoods).

2018 Municipal Budget

The 2018 Morris Township municipal budget as well as the budgets for the Sewer Utility, Swim Pool Utility and Parking Lot Utility were introduced at the March 28th meeting. The proposed budget is supposed to be available on the Township's website:

<http://www.morristwp.com/404/Adopted-Municipal-BudgetsAudits>



Unfortunately, as of the writing of this newsletter the 2018 budget proposal is not posted on the Township website even though the budget hearing is less than two days away!! This should have been posted a month ago (since it was introduced back on March 28). The public is being kept in the dark on how their money is being spent. That does not sound like "Open Government" to me. Thus, I cannot comment on the proposed budget because I have not seen it.

Public Hearing and Final Consideration will be tomorrow May 16, 2015 at 7:00 PM at the regular Township meeting for the month of May. At that time, Administrator Tim Quinn will make a formal public presentation of the budget and the public will be allowed to ask questions.

This is beyond disappointing that there is no budget for the public to review.

[My Campaign for Township Committee](#)

As you can see from several examples above, OPEN GOVERNMENT in Morris Township is still sorely needed.



I am so excited to let you know that I am again running for Township Committee. After losing a very close election a few years ago (by just 15 votes out of about 8,000 voters) I took a couple of years off to nurse my health after two shoulder surgeries.

I am ready to complete what I started, which is open government with more participation from our residents . I look forward to working closely with surrounding communities such as when I helped Morris Township join the joint municipal court with Madison, Harding and the Chathams that saved our municipality a lot of money -- your tax dollars! And we still need to deal with speeding on our local streets and pedestrian safety because not enough has been done on that issue.

I have a fantastic running mate in Tara Olivo-Moore. We need more women in government and Tara is perfect for the job. She is smart and thinks through the issues. With so many teens getting involved in activism these days, it will be good to have a mom representing them. Tara is a nurse practitioner with advanced degrees in nursing. She will bring her healthcare perspective to our committee as well as a diagnosticians approach to problem solving.

Please read about Tara and details of our campaign on our website:
www.JeffTara.com

For the first time ever in our town there is a contested Democratic Primary for Township Committee. If you are either a registered Democrat or an Independent/Unaffiliated voter then Tara & I ask for your support in the primary election on June 5.

Of note, Independent/Unaffiliated voters are allowed to vote in the primary election , but they need to select just one party primary (either Democrat or Republican) to participate in. So make sure you mark the June 5 Primary Election Day on your calendar.

If you have any questions please do not hesitate to write to me at Jeff@JeffGrayzel.com

[Yard Waste Collections](#)

A yard-waste collection by the Department of Public Works has begun. Curbside pickup of grass clippings, leaves, plant waste, light brush and bundled sticks/limbs takes place on the scheduled Saturday dates listed below. The Township is broken up into two zones (see link below). This month's pickups was last Saturday, May 12th for Zone 1 and this Saturday, May 19th for Zone 2.



- ZONE 1 COLLECTIONS ARE SCHEDULED FOR: May 12, June 9, July 14, Aug 11, & Sept 8

- ZONE 2 COLLECTIONS ARE SCHEDULED FOR: May 19, June 16, July 21, Aug 18, & Sept 15

Find your zone here:

<http://www.morristwp.com/DocumentCenter/View/2416/Curbside-Containerized-Yardwaste-Collection-Zones->

If you have any questions, please contact the Department of Public Works Office at 973-326-7398

Other Items of Interest...



- **“Early Voting” available for the June 5 Primary Election:** There are two options for early voting: (1) a mail-in absentee ballot, or (2) In-Person voting at the County Clerk’s office (on Court Street in Morristown). You can cast your vote anytime during regular business hours for the County Clerk. More information can be found on the county website or by calling the County Clerk directly at 973-285-6066. <https://morriscountyclerk.org/>
- **SMCMUA Hydrant Maintenance:** The Southeast Morris County Municipal Utilities Authority (SMCMUA =) will be performing routine hydrant maintenance and flushing on the streets listed between May 17th and July 1st. The Authority uses this opportunity to examine and repair hydrants and in doing so may require the hydrants to be flushed for a period of time to test their functionality. Flushing also typically aids in cleaning the water mains and “flushes” out any built up minerals or deposits from the pipes: <http://morristwp.com/DocumentCenter/View/4890/SMCMUA-Hydrant-List>
- **Columbia Turnpike/Park Avenue Repaving Scheduled For This Week:** More info in the link that follows, but even if this does not affect you please take a look at the ugly Honeywell condos in the background that are now an eyesore to all that pass by. <https://patch.com/new-jersey/morris/s/gf507/columbia-turnpike-park-avenue-repaving-scheduled-next-week>
- **Memorial Day “Original Music Fest” at Ginty Field:** The ORIGINAL MUSIC FEST is being brought to you LIVE and FREE at Ginty Field on MEMORIAL DAY (5/28/18) following the parade/Memorial Day Observance. The event will run from approx. 11AM - 3:30PM (starting after the parade and observance). The Recreation Department of Morris Township is teaming up with The Morristown Rotary Club and the Original Music School to provide 5+ bands performing original and top 40 hits as well as games, arts & crafts, food trucks, and activities for most ages.

Upcoming Committee Meetings...

The next regular meeting of the Township Committee will be this Wednesday May 16th at 7:00pm at our municipal building.



Looking forward, the June meeting of the Township Committee will be on June 20th .

Contact Jeff...

I will continue to communicate with the public by e-newsletter on a periodic basis. However, if you ever have a question or an issue you would like to discuss, feel free to contact me by e-mail. I will respond to e-mails sent to Jeff@JeffGrayzel.com .

Please feel free to forward this e-mail news on to others . If you know someone who would like to subscribe to future issues, please have them contact me at Jeff@JeffGrayzel.com

I look forward to continuing my communications to and with the residents of Morris Township. Please do not hesitate to contact me with questions, ideas, or concerns.

I hope everyone is enjoying some spring weather after our elongated winter.

Your neighbor,
Jeff

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