

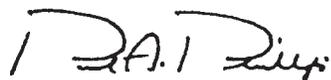


Master Plan Reexamination Report for the Township of Morris

PREPARED FOR THE TOWNSHIP OF MORRIS PLANNING BOARD
BY PHILLIPS PREISS GRYGIEL LLC | PLANNING & REAL ESTATE CONSULTANTS
ADOPTED AUGUST 14, 2017

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Introduction



A. PURPOSE OF THE MASTER PLAN REEXAMINATION REPORT

THIS REPORT CONSTITUTES THE MASTER PLAN REEXAMINATION REPORT FOR MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY (THE “TOWNSHIP”) AS REQUIRED BY THE NEW JERSEY MUNICIPAL LAND USE LAW (“MLUL”) AT N.J.S.A. 40:55D-89. THE MLUL REQUIRES THAT EACH MUNICIPALITY IN NEW JERSEY UNDERTAKE A PERIODIC REVIEW AND REEXAMINATION OF ITS LOCAL MASTER PLAN AND DEVELOPMENT REGULATIONS. THE MANDATED TIME FRAME FOR THE PERIODIC REEXAMINATION IS 10 YEARS. THE MUNICIPAL PLANNING BOARD IS RESPONSIBLE FOR COMPLETING THE REEXAMINATION, AND PREPARING AND ADOPTING BY RESOLUTION A REPORT ON THE FINDINGS OF THE REEXAMINATION. FURTHER, A STATUTORILY COMPLIANT REEXAMINATION REPORT PROVIDES A PRESUMPTION OF VALIDITY OF THE MUNICIPAL ZONING ORDINANCE UNDER THE LAW.

This Master Plan Reexamination Report represents an on-going effort on the part of Morris Township to ensure that its planning policies, along with its land use goals and objectives remain current and effective in addressing the issues facing the Township. The purpose of the report is to review and evaluate the master plan and municipal development regulations in order to determine the need for updates and revisions to properly direct the future growth, development and redevelopment of Morris Township. The report builds upon the Board’s prior Master Plan work and the land use ordinances which have guided the Township over the years. It seeks to maintain and reinforce the Township’s land use policies to encourage appropriate growth while maintaining a high quality of life enjoyed by Morris Township residents.

B. PREVIOUS MASTER PLANNING EFFORTS

The Township’s most recent Comprehensive Master Plan was prepared in 1994. Reexamination reports were adopted in 2001 and August 2007. In June 2012, the Township adopted an amendment to the Land Use Plan Element and Circulation Plan Element for Block 9101, Lot 4, and otherwise known as the Honeywell site. In addition, in 2012 the Planning Board adopted another amendment to the Land Use Element regarding the Van Beuren Road area. The amendment changed the zoning for an approximately 37-acre portion of the RA-35 zone in the vicinity of Van Beuren Road near the Harding Township

to the RA-87 district classification to better reflect and preserve the existing character of the area. In November 2016, the Planning Board adopted an additional amendment to the Land Use Element regarding property on East Hanover Avenue formerly used as a manufacturing plant for the Colgate-Palmolive Company and shown as Block 10401, Lot 3 on the Official Tax Maps of Morris Township. The amendment eliminated the existing I-21 and OS/GU zone designations on the property and established a new Mixed-Use Retail Commercial/Residential and Open Space Redevelopment Plan designation. The Planning Board advanced the amendment in order to incorporate into the Land Use Plan Element a redevelopment plan adopted for the subject property pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. and to recommend changes necessary to effectuate the redevelopment plan, including changes to the Zoning Map.

C. STATUTORY REQUIREMENTS OF THE PERIODIC REEXAMINATION REPORT

Per N.J.S.A. 40:55D-89 of the MLUL, the reexamination report must state the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation and natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L.1992, c79 (C40A:12A-1 et al) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plan of the municipality.

The 2017 Master Plan Reexamination Report addresses each of these statutory requirements.



Major Problems and Objectives Relating to Land Development in the 2007 Master Plan Reexamination



THE MASTER PLAN, ADOPTED IN 1994, SET FORTH SPECIFIC GOALS, OBJECTIVES AND PRINCIPLES FOR THE FUTURE DEVELOPMENT OF MORRIS TOWNSHIP. THESE GOALS WERE ADAPTED FROM THE TOWNSHIP'S 1976 COMPREHENSIVE MASTER PLAN. THE 2000 AND 2007 REEXAMINATION REPORTS UPDATED THESE PLANNING GOALS. THE GOALS AND OBJECTIVES AS STATED IN THE 2007 REEXAMINATION REPORT ARE REPEATED BELOW. ADDITIONALLY, RECOMMENDATIONS FROM THE 2007 REPORT ARE SUMMARIZED AND LISTED. THE TOWNSHIP'S PROGRESS TOWARD ACHIEVING THESE GOALS AND OBJECTIVES IS DESCRIBED IN THE FOLLOWING CHAPTER.

A. MASTER PLAN GOALS

Goal 1:

Preservation of Residential Character of the Community

No shifts in the largely low-density residential character of the community were foreseen or advocated, although it was recognized that there would continue to be in-fill development of residential uses as permitted under the current zoning. Due to the limited supply of vacant land, new residential development would be commensurately limited in scale and incremental in nature and any new multi-family development would occur only in carefully selected areas. Continued open space acquisition and protection of key land parcels through purchase, conservation easements, and other measures were recommended.

Goal 2:

Minimization of Pollution

It was recognized that the Planning Board was appropriately monitoring, under applicable local and State standards, pollution generating aspects of development applications. This included stormwater runoff and water quality control basins, septic system locations and the preservation of trees to help protect air quality. New emphasis on water quality planning on a watershed basis to avoid and minimize non-point source pollution had also been encouraged.

Goal 3:

Preservation and Enhancement of Historic Sites and Recreational Facilities for Public Enjoyment

It was acknowledged that a detailed Historic Plan Element had been adopted which identified building sites and districts in the Township which were of noteworthy historic significance and that specific steps should be taken to incorporate them into the land use planning framework of the Township. It was similarly acknowledged that the Open Space and Recreational Plan Element had advanced key recommendations regarding the enhancement and improvement of Township recreational facilities for public enjoyment.

There were no dramatic increases in the Township population necessitating the expansion of commercial areas to serve new growth. Existing commercial areas within the Township, and in nearby communities, continued to adequately serve the population needs of the Township. Changes in commercial land use were not foreseen in the context of the Master Plan. Some infilling of commercial uses within existing commercial/industrial areas was anticipated, including redevelopment and renovation of existing sites along Ridgedale, Hanover and Speedwell Avenues.

The abandonment of plans to extend Route 24 west of Route 287 was acknowledged. Growth projections for Morris County had changed substantially since the original Route 24 proposal and the need to extend the road beyond Route 287 was no longer considered necessary. The Circulation Plan Element detailed a number of specific traffic improvements for the Township, including intersection improvements.

Goal 4:
Maintenance of Existing Commercial Areas and Restriction on New Commercial Development

Goal 5:
Improvement and Maintenance of the Existing Street System and Development of Needed Arterial Routes

B. RECOMMENDATIONS FROM THE 2007 MASTER PLAN REEXAMINATION

A summary of the recommendations of the 2007 Master Plan Reexamination is provided below.

1. LAND USE

- Update the various Master Plan element maps, e.g. land use plan element, open space element, community facilities element, etc.

2. ZONING

- Review and digitalize the zoning map
- Consider rezoning of the East Hanover Avenue frontage between Ridgedale and Martin Luther King Avenues
- Review I-21 zoning along Ridgedale Avenue from the Morristown boundary at the railroad right-of-way to the intersection of East Hanover Avenue on the north
- Consider whether age-restricted residential zoning should be planned for as a replacement or alternative to outdated and obsolete land uses
- Consider rezoning 250 James Street, Block 7101, Lot 1 to allow residential townhouse development
- Evaluate zoning of Columbia Turnpike triangle (Columbia Road/Whippany Road/Lindsley Drive) and particularly whether any alternatives to single-family residential zoning would be appropriate
- Examine appropriateness of lot sizes and bulk standards for residential zones

- Review the buffer requirements (Section 57-115) to set forth a purpose and better define what is meant by a buffer and establish planting standards and maintenance requirements; include buffer regulations as zoning standards in Chapter 95
- Review the Tree Ordinance and adopt appropriate standards for tree removal/replacement
- Delineate the airport safety zone on the zoning map

3. VEHICULAR TRAFFIC CIRCULATION

- Monitor regional developments, including:
 - | Exxon property in Florham Park;
 - | Giralda Farms; and
 - | Potential future redevelopment of aging office and industrial sites in Hanover Township along E. Hanover Avenue between American Way and Ridgedale Avenue.
- Improve traffic flow at intersections of Hanover Avenue with Speedwell Avenue, Ridgedale Avenue, Martin Luther King Avenue, American Way and Whippany Road
- Undertake a traffic survey of stub streets and deficient width cul-de-sacs to improve access for municipal and emergency service vehicles
- Improve access at the Hanover Avenue/Route 24 intersection (i.e., multi-lane access to Route 24 eastbound)
- Consider the following Madison Avenue traffic improvements:
 - | Signalization of the Punch Bowl Road intersection, which is now stop sign controlled, to enable left turns onto Madison Avenue;
 - | Modification of the alignment of the intersection with Canfield Road; and
 - | Modification of the signal timing at Normandy Parkway to reduce congestion on Madison Avenue.
- Improve the Cory Road/NJ Transit Bridge and Cory Road/Speedwell Avenue intersection (i.e., the Cory Road/NJ Transit bridge in combination with the traffic signal at Speedwell Avenue create backups into the Township along Cory Road during the P.M. peak hour).
- Improve the Burnham Road/Lake Road intersection (i.e., provide clear indication that Lake Road is the through street).
- Address sight distance issues at:
 - | Washington Valley Road/Mendham Road;
 - | Washington Valley Road/Indian Head Road;
 - | Lake Road/Inamere Road; and
 - | Gaston Road/Washington Valley Road

4. PEDESTRIAN CIRCULATION

- Initiate a sidewalk/pathway priority program to include sidewalks or pathways, where practical, on all arterial and most major collector roads. Prioritize arterial and collector roads as follows:
 - | Madison Avenue
 - | Normandy Parkway
 - | Whippany Road (near Frelinghuysen Arboretum)
 - | Park Avenue (near Blue Gate Farm)
 - | Ridgedale Avenue
 - | East Hanover Avenue between Martin Luther King (“MLK”) and Ridgedale Avenues
 - | West Hanover Avenue west of Burnham Road
 - | Columbia Road (from Whippany Road to Twin Oaks)
- Undertake a review of the open space and bikeway trail system. Consider a link between the Arboretum and the Traction Line right-of-way.

5. CIVIC DESIGN AND STREETScape IMPROVEMENTS

- Consider a civic design and streetscape improvement program for the Township’s major arterials and commercial corridors (i.e. Speedwell, Hanover and Ridgedale Avenues)
- Undertake land use planning studies for the Township’s three major business corridors along East Hanover, Ridgedale and Speedwell Avenues

6. RECREATION AND OPEN SPACE

- Undertake a community visioning process with respect to open space and recreation needs and the greening of the community
- Continue open space acquisition and protection of key land parcels through outright purchase, purchase of conservation easements, and other measures
- Renovate and upgrade existing park facilities as appropriate, including modernization of neighborhood park facilities
- Create new and improve existing pathways, bikeways and hiking trails
- Assess the adequacy of Township facilities to meet demand for active recreational facilities and consider the need for additional facilities

7. INTER-MUNICIPAL & REGIONAL IMPACT MANAGEMENT

- Improve inter-municipal and inter-agency coordination regarding regional planning issues
- Consider setting up a business/community relations program to improve

the marketability of the Township's benefits and resources and to minimize the impact of market changes and shifts affecting businesses in the community

8. ESSENTIAL SERVICE MAINTENANCE FACILITIES

- Rezone Block 10312 Lots 1 (i.e., 240 Martin Luther King Avenue) and 2 (i.e., 16 Emmet Avenue) from the B-11 to RB-7 zone
- Provide definition of Essential Service Maintenance Facilities and amend Chapter 95, §95-25A to add a new permitted use for “essential service maintenance facility”

Extent to which such Problems and Objectives have been Reduced or Increased



THIS CHAPTER CONSIDERS THE EXTENT TO WHICH THE PROBLEMS AND OBJECTIVES OUTLINED IN CHAPTER II HAVE BEEN REDUCED OR INCREASED SINCE THE TIME OF THE LAST MASTER PLAN REEXAMINATION IN 2007. IT FURTHER PROVIDES A STATUS UPDATE FOR EACH OF THE 2007 REPORT RECOMMENDATIONS AND INDICATES WHICH RECOMMENDATIONS HAVE BEEN ADDRESSED (SUCH THAT THEY CAN BE REMOVED FROM THE MASTER PLAN) AND WHICH RECOMMENDATIONS REMAIN VALID IN 2017.

A. GOALS AND OBJECTIVES

The goals of the Morris Township Master Plan as established in the 2007 Master Plan Reexamination are updated below.

Goal 1:

Preservation of Residential Character of the Community

This remains a paramount objective of the Master Plan. The Reexamination Report reemphasizes the following specific goals:

- Continue open space acquisition and protection of key land parcels through outright purchase, purchase of conservation easements, and other measures
- Preserve the predominantly single-family residential neighborhoods of the community
- Ensure that new infill development in these neighborhoods considers and respects the context (established scale and character) of surrounding homes
- Permit multi-family development only in carefully selected locations

Goal 2:

Minimization of Pollution

This remains an objective of the Master Plan. The Reexamination Report further establishes the following specific policy goals:

- Promote development adjacent to mass transit opportunities which will minimize reliance on pollution generating automobiles.
- Take guidance from the State of New Jersey's Energy Master Plan.
- Reduce and mitigate light and noise pollution.
- Explore alternatives to single occupancy vehicles by encouraging the use of transit, carpools, car sharing, walking and biking to help decrease the number of cars on the roadways.
- Encourage new construction and building rehabilitation that reduces energy needs through site orientation, and use of energy efficient materials and renewable energy building systems.
- Encourage homeowners to preserve trees, and replant trees lost to construction, natural disasters, and invasive species.

- Minimize, if not avoid non-point source pollution of wetlands, ground water, lakes and rivers.
- Continue to monitor and improve stormwater management, particularly at new development and redevelopment sites.

This remains an objective of the Master Plan. The Reexamination Report sets forth the following specific policy goals:

- Continue to protect building sites and districts included on the list of historic buildings and sites in the Master Plan
- Explore innovative methods for preserving historic sites with the goal of both protecting historic resources while also protecting the rights of individual property owners
- Be mindful of other preservation efforts that may link our historic sites to local, county, and state-wide tourism opportunities

Goal 3:

Preservation and Enhancement of Historic Sites and Historic Districts

As a result of a variety of economic and market factors, since 2007, several of the Township's commercial and industrial districts have undergone change. In particular, as a number of long-standing corporate users/businesses have relocated to other locations, the Township has had to consider alternative forms of development, including mixed-use options, for those sites/zones. As this trend is expected to continue, and as the sluggish office market is not anticipated to strengthen any time soon, the following specific policy goals are included as part of the Reexamination Report:

- Analyze the Township's major arterials and commercial corridors to assess current conditions and evaluate whether existing zoning is adequate and determine what improvements are needed
- Explore innovative redevelopment schemes/zoning alternatives for underutilized or obsolete commercial office and industrial sites, and especially within the Township's OL zone districts, and consider mixed-use development (to include residential use) as part of any potential reuse/rezoning scheme

Goal 4:

Maintenance of Existing Commercial Areas and Restriction of New Commercial Development

This objective has become more pressing since 2007 as traffic congestion has increased within the Township, much of it the result of new development in adjacent municipalities and the region generally. As such, the Reexamination Report reemphasizes the following specific policy goals:

- Improve traffic flow and address sight distance issues at key intersections
- Monitor traffic impacts associated with regional development projects in Florham Park, Morristown, Hanover, Madison and other nearby municipalities

Goal 5:

Improvements and Maintenance of the Existing Street System and Development of Needed Arterial Routes

- Decrease the number of cars on the road by proactively supporting alternative transit: carpools, walking, biking, car sharing
- Prioritize pedestrian and bicyclist safety along all roadways in the Township but especially the major arterials through the creation of sidewalks, pathways, bike trails, traffic calming measures, and other complete street mechanisms

**Goal 6:
Preserve and Enhance Open
Space and Recreational Facilities
for Public Enjoyment**

The objective to protect the Township's remaining open space and enhance existing open space and recreational facilities for public enjoyment has become critically important. The Reexamination Report establishes the following specific policy goals:

- Assess the adequacy of Township facilities to meet current and future demand for active and passive recreational facilities including indoor recreation and offerings for active adults and seniors
- Evaluate the demand for additional recreational options, including regional sports fields, indoor recreation, and offerings for active adults and seniors
- Improve and expand the Township's existing pathways, bikeways and hiking trails
- Manage the use of remaining vacant private land to optimize quality of life for Township residents wherever possible
- Ensure that all acquired open space is used in some way for active or passive recreation

B. STATUS OF 2007 MASTER PLAN REEXAMINATION RECOMMENDATIONS

The specific recommendations of the 2007 Master Plan Reexamination are discussed and updated below.

1. LAND USE

a. Update the various Master Plan maps for each element, e.g. land use plan element, open space element, community facilities element etc.

In 2012 the Township hired Morris County to develop digital maps for the Master Plan based upon the County and Township Geographic Information Systems (See Appendix A). The maps were formally adopted by the Planning Board on September 10, 2012. Only plates 1 through 8 and 11 were adopted. Plates 9 (Zoning) and 10 (Cross Acceptance) were not finalized so they were not adopted with the other plates. The Township is in the process of coordinating with the County to update all the plates/maps. The Planning Board recommends uploading the maps to the Township website and each plate enlarged and mounted on foam board for public display.

This remains a recommendation of the Master Plan.

2. ZONING ISSUES

The Township Engineering Department has been updating in digitized form the existing zoning map and making corrections, showing prior map amendments and reviewing it for boundary and lot line inaccuracies. Once this is accomplished, the final digitalized map should be referred by the Planning Board to the Township Committee for adoption.

a. Review and digitalize the zoning map

This remains a recommendation of the Master Plan.

In January 2007 the TCC reviewed a request from the Airport Advisory Committee of the Morris County Freeholders. Morris Township is one of six (6) municipalities which have land within airport safety zones. The TCC review concluded that four (4) lots in the Township, including Blue Gate open space, were within the Morristown Airport runway end subzone. The zone must be shown on the Township's Zoning and Tax Maps and the Land Use Element of the Master Plan. In the area within the Township where this zone exists are open space uses and single-family dwelling units. The Airport Safety Zone will be delineated on the revised zoning map, including the digitalized version.

b. Delineate the airport safety zone on the zoning map

This recommendation can be removed from the Master Plan.

Subsequent to the 2007 Master Plan Reexamination Report, the Township's Technical Coordinating Committee ("TCC") studied all of the parcels in the area and concluded that, because of diverse ownership of properties and shallow lot depths, there were few opportunities for a revised zone scheme for the area. As a result, it was determined by the Planning Board that this portion of East Hanover Avenue should not be rezoned.

c. Consider rezoning of the East Hanover Avenue frontage between Ridgedale and Martin Luther King Avenues

This recommendation can be removed from the Master Plan.

Tree Protection Requirements are provided in Chapter 57, Land Development. Tree conservation and protection standards for new development exempt homestead lots from these requirements. Homestead lots are defined as "a preexisting lot located within a zone permitting single-family detached dwellings or two-family detached dwellings upon which is constructed a lawfully occupied single-family detached dwelling or two-family detached dwelling and which property, as a result of zoning restrictions, could not be further subdivided into two or more lots." The 2007 Master Plan Reexamination recommended that the "homestead lots" exemption be removed. On October 8, 2013 the Planning Board referred a new ordinance regulating tree

d. Review the Tree Ordinance and adopt appropriate standards for tree removal/replacement

removal, protection and replacement to the Township Committee. The Environmental Commission supported the effort. The Planning Board and TCC spent a significant amount of time attempting to achieve a proper balance between tree protection and property owners' rights. The Township Committee tabled the draft Ordinance on the grounds that it was too restrictive. The Planning Board no longer recommends that the homestead lot exemption be removed.

This recommendation can be removed from the Master Plan.

e. Review I-21 zoning along Ridgedale Avenue from the Morristown boundary at the railroad right-of-way to the intersection of East Hanover Avenue on the north

The 2007 Master Plan Reexamination Report recommended that the zoning be reviewed to determine if the current I-21 Industrial District should be changed to better reflect the specific bulk and dimensional characteristics of the predominantly automotive-related uses in the area. The zoning for this segment of Ridgedale Avenue remains a concern and should be further evaluated to determine whether other uses, including retail business uses, should be permitted in the zone. The I-21 zone sign standards should also be reviewed in conjunction with this corridor.

This remains a recommendation of the Master Plan.

f. Consider whether age-restricted residential zoning should be planned for as a replacement or alternative to outdated and obsolete land uses

At the time of the 2007 Master Plan Reexamination age-restricted (55+) housing had become a popular form of multifamily housing to meet elderly housing needs. However, by 2009, there was a "glut" of approved age-restricted developments on the market. The oversupply of age-restricted housing coupled with a deteriorating economy made it difficult for developers to market approved age-restricted units. This resulted in the complete abandonment of a number of projects in New Jersey. On July 2, 2009, Governor Jon Corzine signed legislation, known as S-2577, to assist residential developers severely affected by the economic recession. The act permitted the conversion of certain age-restricted housing developments to housing without age restrictions, subject to approval by a municipal planning board or zoning board. In return, a developer had to agree to set aside 20 percent of the units as affordable housing in accordance with the Council on Affordable Housing rules. Because the market for age-restricted housing has not recovered, there is no longer any need to consider age-restricted zoning within the Township.

This recommendation can be removed from the Master Plan.

At the time of the 2007 Master Plan Reexamination there was an application before the Planning Board for 250 James Street, Block 7101, Lot 1. The applicant sought to redevelop the parcel for non-age restricted townhomes at a gross density of approximately 4 units per acre. The tract was zoned OL-15. The 2007 Master Plan Reexamination recommended the site be rezoned to allow residential townhouse development. Ordinance 24-07 removed Block 7101, Lot 1 from the OL-15 zone and incorporated it into the TH-4 Townhouse Residential Zone. The James Place condominiums located at 250 James Street have since been constructed.

g. Consider rezoning 250 James Street, Block 7101, Lot 1 to allow residential townhouse development

This recommendation can be removed from the Master Plan.

The Columbia Turnpike triangle (Columbia Road/Whippany Road/Lindsley Drive) is currently zoned for single-family residential use. Over the years various concepts for non-residential, higher density residential or mixed land use have been advanced for select properties in the area in recognition of the heavy traffic volumes at this intersection. The TCC subsequently studied the area and the Planning Board concluded that a zone change was not warranted at this time.

h. Evaluate zoning of Columbia Turnpike triangle (Columbia Road/Whippany Road/Lindsley Drive) and particularly whether any alternatives to single-family residential zoning would be appropriate

This recommendation can be removed from the Master Plan.

- Reduce residential lot coverage limits
- Evaluate existing buffer/setback standards between single family residential and multi-family and commercial zones
- Show on the zoning map locations of approved cluster subdivisions
- Increase setbacks for residential zones which front on major State and County arterial routes
- Do not change lot size requirements on Doe Hill Road
- Reduce maximum impervious coverage in the I-21 and B-11 zones from seventy-five (75%) percent to sixty-five (65%)

i. Examine appropriateness of lot sizes and bulk standards for residential zones

At the time of the 2007 Master Plan Reexamination there were a number of applications involving demolition of existing residential structures and replacement with much larger dwellings, some of which were out of scale with the surrounding neighborhood character. The TCC determined that changing many of the underlying bulk standards would result in too many non-conforming structures. The Township did make amendments to residential lot coverage limits and buffers by adding maximum impervious surface limits for the RA-130, RA-35, RA-25, RA-15, RA-11, RA-7, and RB-7 zones and by adding Section 95-34.1 “Buffer Requirements” to the zoning code. The

new section requires that all uses, other than single-family housing, that abut a single-family residential zone or use be required to install and maintain a landscaped buffer.

Additionally, the TCC investigated reducing the maximum impervious coverage in the I-21 and B-11 zones from 75 percent to 65 percent but found that most properties in these zones had impervious coverages in excess of 65 percent and therefore it was concluded that any zoning change would create too many non-conformities. The Township did not make any zoning changes in the lot size requirements on Doe Hill Road. Also, approved cluster subdivisions will be delineated on the new zoning map. Cluster subdivisions are areas to be developed as a single entity according to a plan containing residential housing units which have a common or public open space area as an appurtenance.

This recommendation can be removed from the Master Plan.

j. Review the buffer requirements (Section 57-115) to set forth a purpose and better define what is meant by a buffer and establish planting standards and maintenance requirements; include buffer regulations as zoning standards in Chapter 95

Ordinance 8-10 amended Chapter 57 by deleting Section 57-115, entitled “Buffer Zone Requirements” in its entirety. It further amended Chapter 95 by adding Section 95-34.1 “Buffer Requirements.” The regulations require all uses (other than single-family detached dwellings when used exclusively for residential purposes) abutting a single-family residential zone or use to install and maintain a planted buffer.

This recommendation can be removed from the Master Plan.

3. VEHICULAR TRAFFIC CIRCULATION

a. Improve traffic flow at intersections of Hanover Avenue with Speedwell Avenue, Ridgedale Avenue, Martin Luther King (MLK) Avenue, American Way and Whippany Road and Route 24

West Hanover Avenue and MLK Avenue/Horsehill Road intersection improvements were completed in 2016 as part of an approved development project in Hanover Township to eliminate the split phase on Hanover Avenue. These improvements have reduced the congestion that occurred previously during peak hours. This recommendation can be removed from the Master Plan.

The segment of Hanover Avenue between Speedwell Avenue and Burnham/Stiles Roads remains a choke point causing major traffic delays in the area. Morris Plains has not consented to the restriping of that portion of the roadway which would allow for four lanes on Hanover Avenue between Speedwell Avenue and Burnham Road. Four lanes in that area would reduce the major traffic delays that are experienced by motorists during the AM and PM peaks. The delays on Hanover Avenue cause bypass traffic to seek alternate routes

on Morris Township's residential roadway system. In particular, the Fairchild and Collinsville neighborhoods absorb the bypass traffic. The Township needs to continue to exert pressure on the County and Morris Plains to address this concern.

This remains a recommendation of the Master Plan.

Intersection improvements at Hanover and Ridgedale Avenues were also completed in 2017 as part of an approved development project in Hanover Township to eliminate the split phase on Hanover Avenue. These improvements have eliminated the congestion that occurred previously during peak hours. This recommendation can be removed from the Master Plan.

Any traffic backups that occur at the Hanover Avenue and American Way intersection are related to the single lanes on Hanover between Speedwell and Burnham Avenues. The traffic congestion on Hanover Avenue creates problems at the American Way Intersection.

This remains a recommendation of the Master Plan.

Morris County coordinated with the State to make timing adjustments to the signal at East Hanover Avenue and Whippany Road to optimize traffic flow through the intersection. Additional improvements are still necessary to handle the volume of traffic entering Route 24. A two lane entrance ramp would allow more traffic volume from Hanover Avenue to enter Route 24. Since Route 24 is at or beyond capacity, improvements to increase traffic onto this roadway need to be carefully evaluated. The addition of a longer right turn lane on Hanover Avenue would help move traffic through the intersection, however additional right-of-way (ROW) would need to be purchased and walls would be required which significantly increases the cost of such a project. Traffic exiting the Morristown Beard school further complicates movements at the intersection. Traffic counts need to be reviewed to determine if sufficient right turn volume exists to warrant the extension of the right turn lane.

This remains a recommendation of the Master Plan.

- Signalization of the Punch Bowl Road intersection, which is now stop sign controlled, to enable left turns onto Madison Avenue
- Modification of the alignment of the intersection with Canfield Road should also be studied for possible improvements
- Modification of the signal timing at Normandy Parkway to reduce congestion on Madison Avenue

b. Consider the following Madison Avenue traffic improvements

The Morris Township Police Department completed a detailed study on March 8, 2007 of the Madison Avenue and Punchbowl Road intersection and forwarded it to the State. The State is currently in the process of developing the construction plans to signalize the intersection. The State was given notice to incorporate the future realignment of Canfield Road into its design. It is anticipated that the adjacent Abbey property (i.e., 355 Madison Avenue) will be redeveloped in the future and any approval will be conditioned upon a dedication of right-of-way (ROW) to correct the current alignment issues with Punchbowl Road and Canfield Road.

This remains a recommendation of the Master Plan.

The State recently installed underground improvements to facilitate adding a second through lane on Madison Avenue westbound to increase the capacity of the Madison Avenue and Normandy Parkway intersection. The second phase of the improvements (island reconstruction and striping) remains to be completed by the State.

This remains a recommendation of the Master Plan.

c. Monitor regional developments, including:

- Exxon property in Florham Park;
- Giralda Farms; and
- Potential future redevelopment of aging office and industrial sites in Hanover Township along E. Hanover Avenue between American Way and Ridgedale Avenue.

The Township participated in the regional traffic study sponsored by the Southeast Morris League for Strategic Solutions (“SEAMLESS”). The study was largely an outgrowth of the large-scale mixed-use development planned for the former Exxon property in Florham Park. The Green at Florham Park is a 268-acre master planned development located on Park Avenue in Florham Park on the former site of the Exxon Corporation. Recent development on the site includes the 325,000 BASF North American Headquarters, a 100,000 square foot Summit Medical Group building, and a 120,000 square foot training, teaching, and medical facility for The New York Jets. The Green at Florham Park is also the future home of AVE Florham Park, which will provide 256 corporate suites, the Archer Hotel, a 161-key boutique hotel, several restaurants, a 130,000 square foot Summit Medical Group /MD Anderson Cancer Center, and a 425-unit residential community. The remaining lands can accommodate 300,000 square feet of Class A corporate office space.

The 2007 Master Plan Reexamination also recommended that the Township monitor potential traffic generation from the expansion of Giralda Farms and future redevelopment of aging office and industrial sites in Hanover Township along East Hanover Avenue. In that regard, the Planning Board recognizes that a number of the sites in Hanover have already redeveloped for or have been approved for large-scale retail uses. The Hanover Avenue corridor now includes, or is expected to include in the near future, a ShopRite, TJ Maxx, Home Goods, Ulta, Quick Chek, Autozone, MedExpress, and Five Below. In January 2017, a 180,000 square foot BJ's Club shopping center was approved opposite the Mennen Sports Arena. The BJ's approval includes the installation of a traffic signal which will serve the entrance to the shopping center, as well as the Mennen Arena and Colgate redevelopment site directly across Hanover Avenue.

The Township should continue to monitor large scale redevelopment projects in the region, including in the Town of Morristown, as they will continue to impact the Township from a traffic standpoint.

This remains a recommendation of the Master Plan.

In the 2007 Master Plan Reexamination, the Township Fire Department expressed concern that there are certain developments served by cul-de-sac streets which may be difficult to access by fire, police or rescue squad vehicles. Specifically, the concern relates to neighborhoods which have a single means of access via a cul-de-sac or dead-end street. The Plan recommended that these areas be reviewed to explore any solutions offering an alternate means of access if the primary means becomes blocked through a natural or manmade occurrence.

Cul-de-sacs were recently completed on Indian Head Road, White Birch Road, Carlton Street and Westminster Place by developers to provide emergency access and to afford municipal vehicles the ability to turn around without backing down the entire road. Other stub streets remain without cul-de-sacs so additional work is required to bring the roadways up to current standards.

This remains a recommendation of the Master Plan.

d. Undertake a traffic survey of stub streets and deficient width cul-de-sacs to improve access for municipal and emergency service vehicles

e. Improve the Cory Road/NJ Transit Bridge and Cory Road/Speedwell Avenue intersection (i.e., the Cory Road/NJ Transit bridge in combination with the traffic signal at Speedwell Avenue create backups into the Township along Cory Road during the PM peak hour.)

NJ Transit was contacted in February of 2017 regarding the bridge condition and alignment problems and indicated that there are currently no plans to improve or replace the bridge. The replacement and realignment of the bridge remains a priority for the Township.

The Cory Road and Speedwell Avenue Intersection functions at unacceptable levels of service because motorists are seeking to avoid the single lane portion of Hanover Avenue between Speedwell Avenue and Burnham Road. Elimination of the single lanes, on Hanover Avenue will help address a majority of the problems at the intersection.

This remains a recommendation of the Master Plan.

f. Improve the Burnham Road/Lake Road intersection (i.e., provide clear indication that Lake Road is the through street.)

The Burnham Road and Lake Road intersection alignment was improved with the reconstruction of Burnham Road to clarify the through movement at the intersection. The project is completed. This recommendation can be removed from the Master Plan.

g. Address sight distance issues

Washington Valley Road and Mendham Road, Mendham Road and Indian Head Road, Lake Road and Inamere Road, and Gaston Road and Washington Valley Road continue to have sight distance issues which remain a concern. The Township met with the County Engineering Department and developed roadway realignment maps for the intersections of Washington Valley, Indian Head and Mendham Roads. The County developed a conceptual Washington Valley realignment plan which relocated the intersection further west on Mendham Road at a location which provides adequate sight distance. Significant property acquisition and NJDEP permits are required to advance the realignment project. The Township developed a conceptual Indian Head Road realignment plan which relocated the intersection further to the west to improve sight distance. Property acquisition is required to advance the realignment project.

This remains a recommendation of the Master Plan.

4. PEDESTRIAN CIRCULATION

a. Initiate a sidewalk/ pathway priority program to include sidewalks or pathways, where practical, on all arterial and most major collector roads. Prioritize arterial and collector roads as follows:

- Madison Avenue
- Normandy Parkway
- Whippany Road (near Frelinghuysen Arboretum)
- Park Avenue (near Blue Gate Farm)
- Ridgedale Avenue
- East Hanover Avenue between MLK and Ridgedale Avenues
- West Hanover Avenue west of Burnham Road
- Columbia Road (from Whippany Road to Twin Oaks)

The 2007 Master Plan Reexamination Report recommended that a sidewalk/pathway priority program be initiated to include sidewalk/pathways, where practical, on all arterial and most major collector roads. The 2007 Report listed a number of roads for which sidewalks/pathways should be prioritized. Since the 2007 Report, the Township has, where appropriate, required the construction of sidewalks by developers as part of new development projects. The Township did initiate a Columbia Road Sidewalk Project from Whippany Road to Twin Oaks, however neighborhood opposition led to the Township Committee eliminating this program.

This remains a recommendation of the Master Plan Reexamination.

The major collector and arterial roads listed in the 2007 Master Plan Reexamination remain priorities with the exception of Columbia Road. In addition to the above, the following roadways should be added to the prioritized list:

- James Street, from Footh Lane to the Morristown border (although, the Township will not complete the project until Morristown completes sidewalk from Thomas Jefferson School to the Town border.)
- Southgate Parkway (i.e., provide pathways rather than sidewalks.)

In 2008, the Township adopted a “Trails and Pathways Plan for the Township of Morris.” The 2007 Plan was intended to improve existing recreational and outdoor resources by developing a network of municipal trails and pathways that 1) enhance existing recreational opportunities; 2) ensure the safety of local residents; and 3) promote health and fitness among Township residents. At the time of the Plan’s adoption, three regional trails systems – Patriots’ Path, Traction Line, and the Loantaka Brook Reservation trails – existed in the Township. Many individual recreation facilities, including Frelinghuysen Arboretum and the John Ginty Recreational Complex, also had pathways on-site. The Plan proposed the development of a Morris Township Trails Network that would address the needs of the Township’s various trail users. More than 50 new miles of trails and pathways would be added to the existing system comprising some 40 miles of trails and pathways. The Morris Township Trails Network would encompass pedestrian access improvements (pathways) to individual recreational facilities and other destination points throughout the Township.

b. Undertake a review of the open space and the bikeway trail system: Consider a link between the Arboretum and the Traction Line right-of-way

A sidewalk on Normandy Parkway will complete the link from the Arboretum to the Traction Line right-of-way and this remains a recommendation of the Master Plan. Woodruff Road has sidewalks along the entire road with the

exception of a portion of the Museum property. The Museum portion would be completed as part of the Normandy sidewalk project.

The recommendation to review the open space and the bikeway trail system in the Township to link acquired open space and existing bikeways with neighboring towns continues to be a recommendation of the Master Plan. Public safety must be placed above all other objectives when bikeways are being considered.

This remains a recommendation of the Master Plan Reexamination.

5. CIVIC DESIGN AND STREETScape IMPROVEMENTS

a. Consider a civic design and streetscape improvement program for the Township's major arterials and commercial corridors (i.e. Speedwell, Hanover and Ridgedale Avenues)

The 2007 Master Plan Reexamination recommended that Speedwell, Hanover and Ridgedale Avenues be considered for a civic design and streetscape improvement which could include consistent storefront design and signage, street trees, street and façade lighting, public art, plantings and street furniture such as planters, tree grates, benches and other design features. In 2008, the Township completed a streetscape improvement project for Speedwell Avenue from Max Drive to Hanover Avenue. The project included paver sidewalks, new planters, landscaping, street trees and curbing. The Hanover and Ridgedale Avenue corridors were reviewed for streetscape improvements, however it was concluded that these areas did not lend themselves to a "streetscape type" design due to the size, nature and use of the properties and the width of the roadways. Ridgedale Avenue is better suited for a complete sidewalk program to provide links to Patriots Path and the existing sidewalks located in the adjacent municipalities of Hanover and Morristown.

This recommendation can be removed from the Master Plan.

b. Undertake land use planning studies for the Township's three major business corridors along East Hanover, Ridgedale and Speedwell Avenues

Land use studies should be completed for East Hanover (portions not already evaluated by the Planning Board), Ridgedale and Speedwell Avenues in light of increased traffic and changing use patterns along these corridors.

This remains a recommendation of the Master Plan.

6. RECREATION AND OPEN SPACE

a. Undertake a community visioning process with respect to open space and recreation needs and the greening of the community

The Township currently has several citizen committees devoted to open space and recreation needs and the greening of the community, including the Open Space Committee, the Parks and Recreation Advisory Committee, the Trails Committee, the Swim Pool Advisory Committee and the Beautification Committee.

The Open Space Committee makes recommendations to the Township Committee for the purchase or preservation of properties. Regular meetings are open to the public. The Open Space Committee is empowered to recommend the following:

- Acquisition of lands for recreation, conservation and open space purposes;
- Improvement for recreation, conservation and open space purposes
- Acquisition of farmland for farmland preservation purposes.

The Parks and Recreation Advisory Committee has the following duties:

- Conduct studies and surveys and make recommendations to the Morris Township Committee with respect to recreation programs and the planning, development, construction and maintenance of the recreation facilities of the Township of Morris, including the municipal swimming pools
- Recommend to the Township Committee the fees, if any, to be charged for use of the said recreation facilities, including the municipal swimming pools
- Recommend to the Township Committee rules and regulations to be adopted with respect to the use of the Township recreation facilities, including the municipal swimming pools
- Make recommendations to the Township Committee on any other matters which may be referred by the Township Committee

The Trails Committee Members work with the Parks and Recreation Department on development and maintenance of trails. The Swim Pool Advisory Committee works with the Parks and Recreation Department on development and maintenance of the Township's pools. The Beautification Committee works on streetscape and civic design improvements with the Township.

Given the existence of these citizen committees to advise on issues of open space and recreation needs (as well as the greening of the community) a separate community visioning process is not necessary at this time.

This recommendation can be removed from the Master Plan.

Since the 2007 Master Plan Reexamination the Township has continued to acquire and/or protect key land parcels including the following:

- In 2008, Morris Township partnered with the Trust for Public Land and the Morris County Parks Commission in the purchase of the Order of St. Benedict-St. Mary's Abbey property known as Block 4501, Lot 2 on Mendham Road. The total acreage was approximately 187.8 acres.

b. Continue open space acquisition and protection of key land parcels through outright purchase, purchase of conservation easements, and other measures

- In 2009, Morris Township took ownership of Block 4501, Lot 2.03 located adjacent to the Order of St. Benedict-St. Mary's Abbey property on Mendham Road. The total acreage was approximately 10 acres.
- In 2010, Morris Township acquired Block 3703, Lot 6.02 on Indian Head Road as an addition to the 6.8 acre Lupo Tract (Block 3703, Lot 5) located at 221 Mendham Road. The total acreage was approximately 3.18 acres.
- In 2014, Morris Township purchased Baker Evans Preserve Property known located at 118 Lake Valley Road (Block 801, Lot 10.01). The total acreage was approximately 5.88 acres.
- In 2014, Morris Township partnered with the Trust for Public Land and received a grant from the Morris County Open Space and Farmland Preservation Trust Fund to acquire Vallevue Farm located at 33 Picatinny Road (Block 4601, Lot 1). The total acreage was approximately 21 acres.

Additionally, the Township will take ownership of open space and/or recreation areas to be dedicated as part of the Honeywell and Colgate redevelopment projects. Properties listed on the Township's Recreational Open Space Inventory ("ROSI") are appended to this Master Plan Reexamination report.

This remains a recommendation of the Master Plan.

c. Create new and improve existing pathways, bikeways and hiking trails

Since the 2007 Master Plan Reexamination completed capital planning and improvement projects related to hiking, biking and pathways include the following:

- Ginty Field walking path (2009)
- Spence Doremus Preserve trail system (2010)
- Jockey Hollow Top Preserve trail system (2010-2015)
- Kiwanis Field Brookside Trail (2015)
- Burnham Park green strip trail (2016)
- Jones Pond/Jones Woods loop trail (with Morris County Park Commission) (2016)
- Jockey Hollow Top Preserve accessible loop trail (with 2017 Morris County Trails Grant)

Future capital planning and improvement projects related to hiking, biking and pathways include the following:

- ValleVue Preserve Trail System
- Jones Woods trail extensions
- Blue Gate Farm multipurpose trail

This remains a recommendation of the Master Plan.

The 2007 Master Plan Reexamination Report recommended that park features be upgraded, including tennis and basketball courts, walking paths, exercise stations, ball walls, spray fountains and sanitary facilities. Specifically called out for renovation in the 2007 Reexamination Report were the Ginty and Streeter pools. Additionally, the Plan recommended modernization of neighborhood park facilities with an emphasis on creating opportunities for multiple or simultaneous family recreation activities.

d. Renovate and upgrade existing park facilities as appropriate, including modernization of neighborhood park facilities

Since the 2007 Master Plan Reexamination, the following capital planning and improvement projects have been completed:

- Jean Street Soccer Field improvements (2007)
- Butterworth Park Playground (35 Lynnfield Drive) improvements (2008)
- Streeter Pool (2 Inamere Road) and Ginty Pool (35 Fanock Road) bathhouse renovations (2008)
- Ballfield Safety Fence improvements (2008-2009)
- Streeter Pool and Ginty Pool filtration system improvements (2009-2010)
- Marge Goryeb Children Park (12 Kadenah Road) Playground addition (2011)
- Morris Township Aquatics Facility Master Plan (2014)
- Ginty Pool renovation (2015)
- Streeter Pool renovation (2016)
- ValleVue Community Garden on Picatinny Road (2016), expansion (2017)

Future capital planning and improvement projects are detailed below:

- Streeter recreation area (1 Inamere Road) and Ginty Field (45 Woodland Avenue) tennis court re-surfacing
- Collinsville (18 Monroe Street) play equipment replacement (2017)
- Basketball court and pathways resurfacing project (2017)
- Ginty Pool and Streeter Pool covers (2017)
- Cornine Field (1 Inamere Road) landfill remediation and synthetic turf multi-purpose field with lighting (2017-2018)
- Streeter Recreation Complex (1 Inamere Road) tennis court replacement lighting (2017-2018)
- Baker-Evans Farm (106 Lake Valley Road) park development (2017-2018)
- Parks Division garage pole barn for storage (2017-2018)
- Modular classroom/storage building at Ginty Field Recreation Complex (2017-2018)
- Basketball courts at Ginty Field (2017-2018)
- Playground replacements at Ginty Field, Saunders Field (52 Rolling Hill Drive), Ketch Road Field (77 Ketch Road) and Hayward Park (130 Western Avenue) (2018-2019)

- New playground at Green Field located at 19 Weathervane Drive (2019)

This remains a recommendation of the Master Plan.

e. Assess the adequacy of Township facilities to meet demand for active recreational facilities and consider the need for additional facilities

At the time of the 2007 Master Plan Reexamination the Township's Director of Parks and Recreation, working with the Parks and Recreation Advisory Committee, compiled a report indicating deficits in nearly all types of recreational sports facilities to meet regional demands. More specifically, it recommended construction of new turf facilities for football, soccer, lacrosse, baseball, and softball. The report indicated that these facilities would be most effectively and efficiently maintained as multi-field complexes. The 2007 Report also recommended that the Township address the accelerated interest in recreational youth and adult sports, particularly year-round and regional sports leagues, and further recommended it work with the County and surrounding municipalities to form partnerships which could alleviate that demand.

The Township, through the Parks and Recreation Department and Parks and Recreation Advisory Committee, continues to assess the need for active recreation and to add new facilities where feasible.

This remains a recommendation of the Master Plan.

7. INTER-MUNICIPAL & REGIONAL IMPACT MANAGEMENT

a. Improve inter-municipal and inter-agency coordination regarding regional planning issues

The 2007 Master Plan Reexamination recommended that the Planning Board, in conjunction with the Township Committee, consider and explore ways to improve inter-municipal and interagency coordination related to the broad issues of municipal planning, development impacts, and redevelopment initiatives. Such initiatives might include establishing a regional planning group or Chamber of Commerce and/or implementing related activities or programs.

This remains a recommendation of the Master Plan.

The Township Committee, via Ordinance 7-14, created the Economic Development Advisory Committee (“EDAC”) in order to foster the economic development needs of the Township of Morris and stimulate economic growth, both in terms of new economic development and the retention of existing commercial businesses and industries. The EDAC is advisory in nature and serves as a liaison between the Township’s government and businesses by reaching out to prospective commercial businesses and industries seeking to become members of the Morris Township business community. Since its founding, the EDAC has met with large employers in an effort to communicate and retain businesses. This outreach begun in the summer of 2014 with Bayer. Bayer had vacated their offices on Columbia Turnpike and looked for property tax reduction. Through the work of EDAC, Bayer created 400 new jobs at their Columbia Turnpike site in the spring of 2015. The Committee also runs its Shops on Speedwell Program which supports local businesses through events such as open houses in the spring and Halloween trick or treating for children.

b. Consider setting up a business/community relations program to improve the marketability of the Township’s benefits and resources and to minimize the impact of market changes and shifts affecting businesses in the community

This recommendation can be removed from the Master Plan.

8. ESSENTIAL SERVICE MAINTENANCE FACILITIES

At the time of the 2007 Master Plan Reexamination Report, the Town of Morristown expressed interest in locating a public works facility on Block 10312, Lots 1 and 2 on Martin Luther King Avenue in the B-11 zone. Block 10312, Lots 1 and 2 is located on the southbound side of Martin Luther King Avenue between Emmet and Erin Avenues and is surrounded by existing one and two-family residential areas zoned RB-7. The 2007 Plan recommended rezoning the parcel from B-11 to RB-7. Ordinance 6-09 removed Block 10312, Lots 1 and 2 from the B-11 Zone and incorporated them into the RB-7 Zone. This rezoning was challenged in Superior Court and the RB-7 zoning was invalidated (see U.S. Realty Financial Corp. v. Township of Morris and the Mayor and Township Committee of the Township of Morris Docket No.: MRS-L-1968-09) Subsequent to the Court’s decision, the property was favored with use variance approval for automobile dealer preparation and storage use. The current use of the property is consistent with that approval.

a. Rezone Block 10312 Lots 1 and 2 from the B-11 to RB-7

This recommendation can be removed from the Master Plan.

b. Provide definition of Essential Service Maintenance Facilities and amend Chapter 95, §95-25A. to add a new permitted use of “essential service maintenance facility”

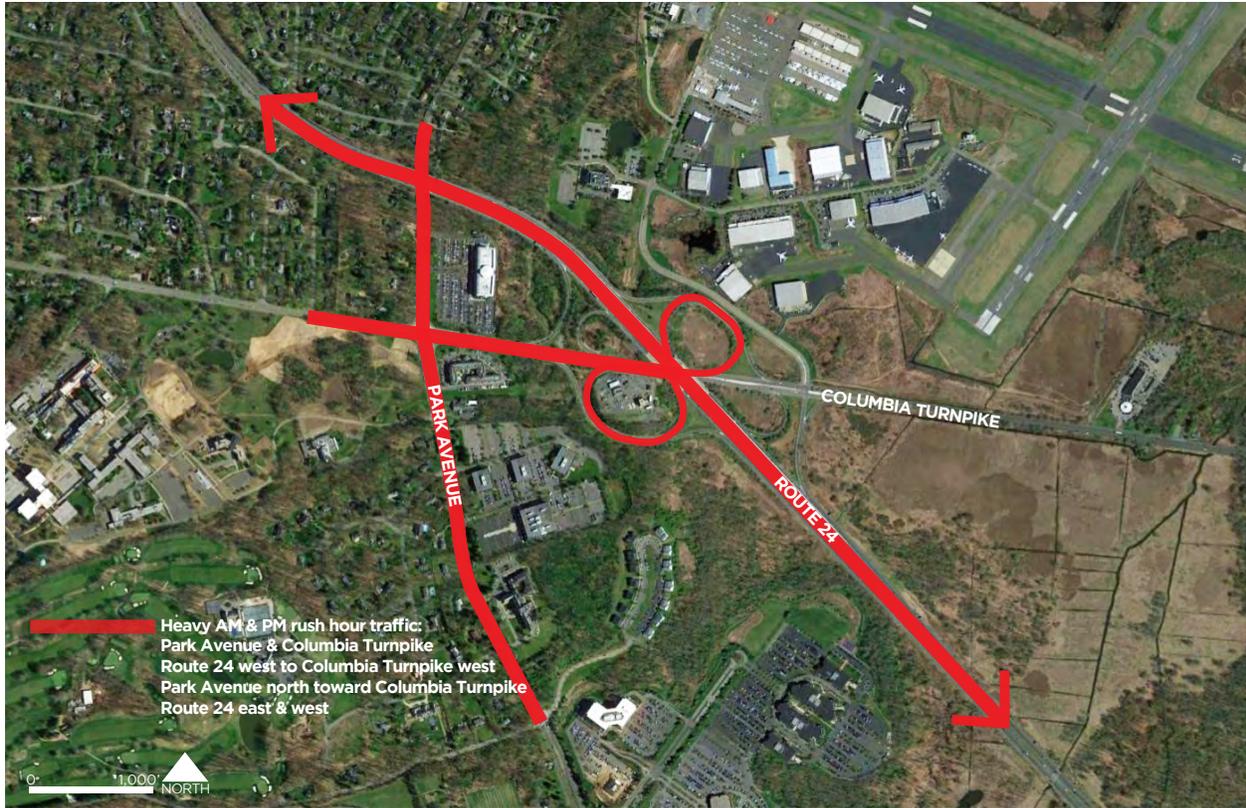
At the time of the 2007 Master Plan Reexamination Report, the Town of Morristown expressed interest in locating a public works facility on a parcel on Martin Luther King Avenue asserting that it was an “essential service” as defined in the Township’s Land Use Ordinance and permitted in the zone. The 2007 Plan recommended that the Township’s Zoning and Land Use Ordinances be amended to distinguish between “essential services” and “essential service maintenance facilities” and limit essential service maintenance facilities to the I-21 Industrial zone.

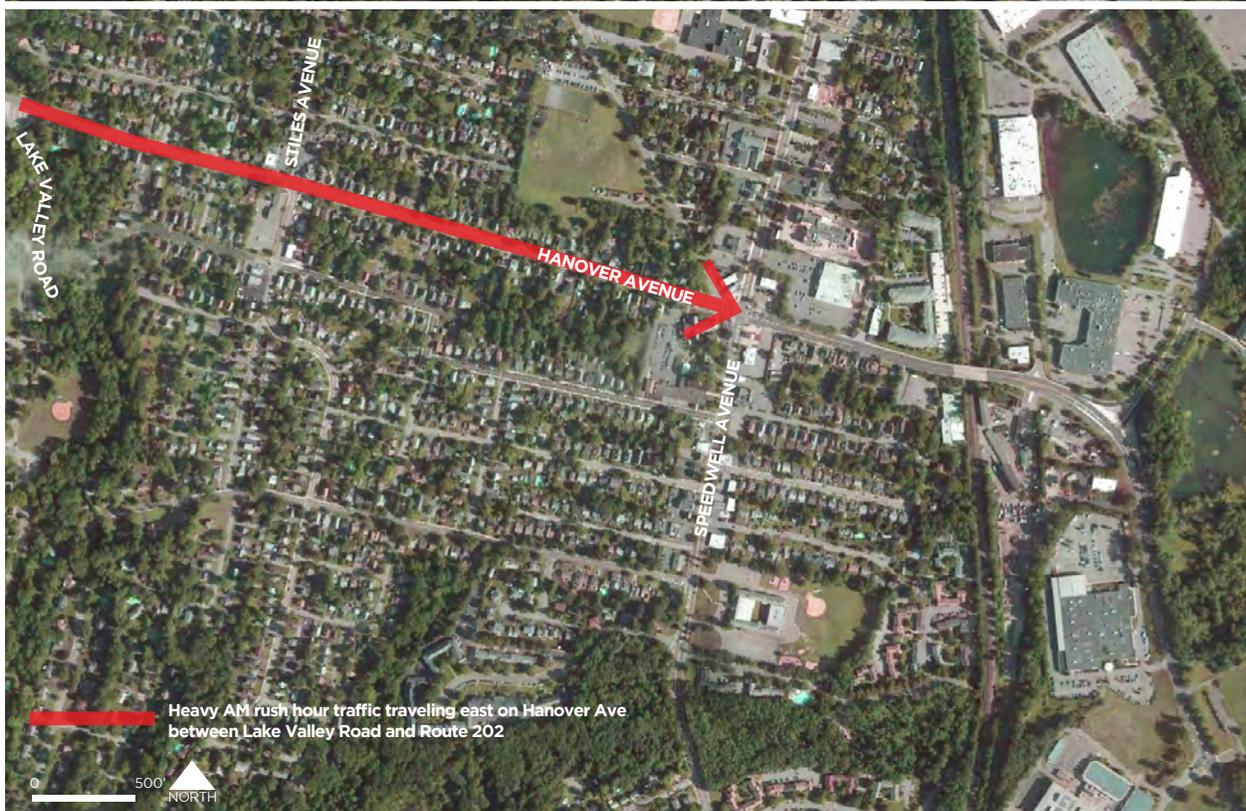
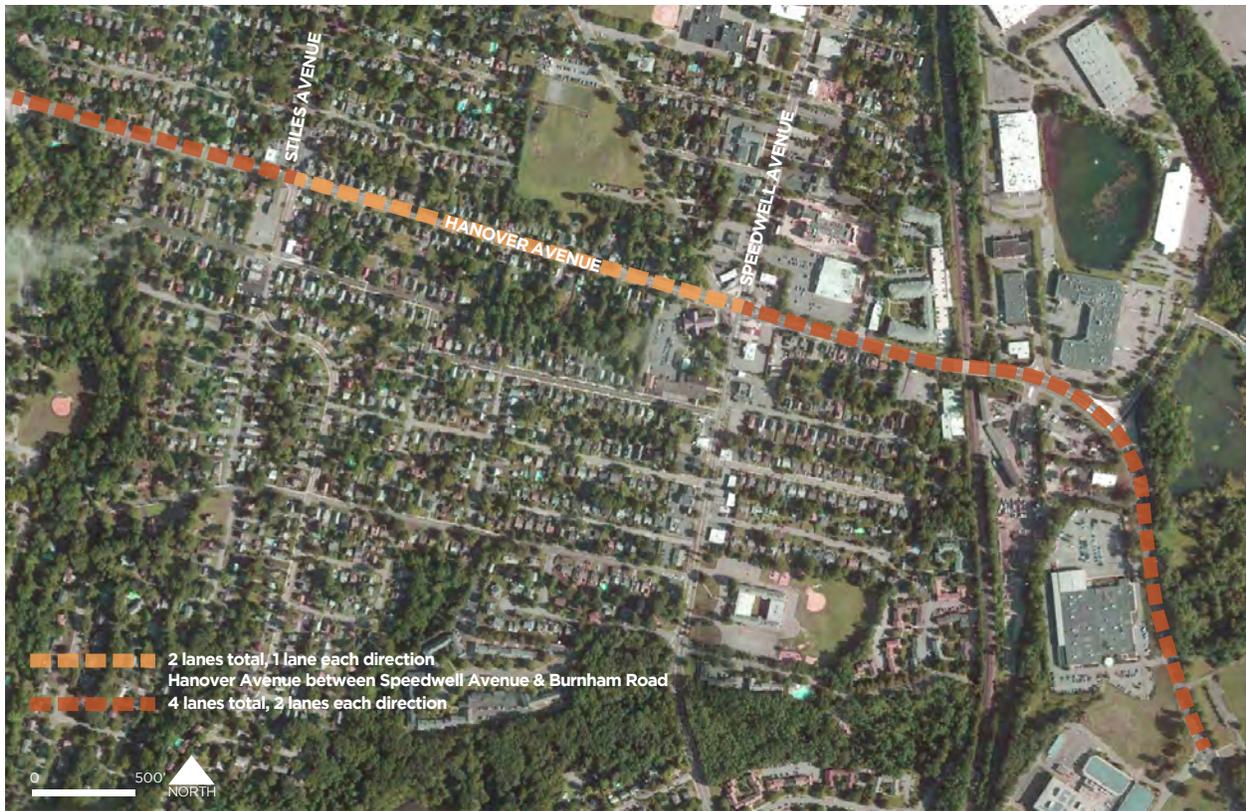
Ordinance 6-09 amended section 57-3B to define the following:

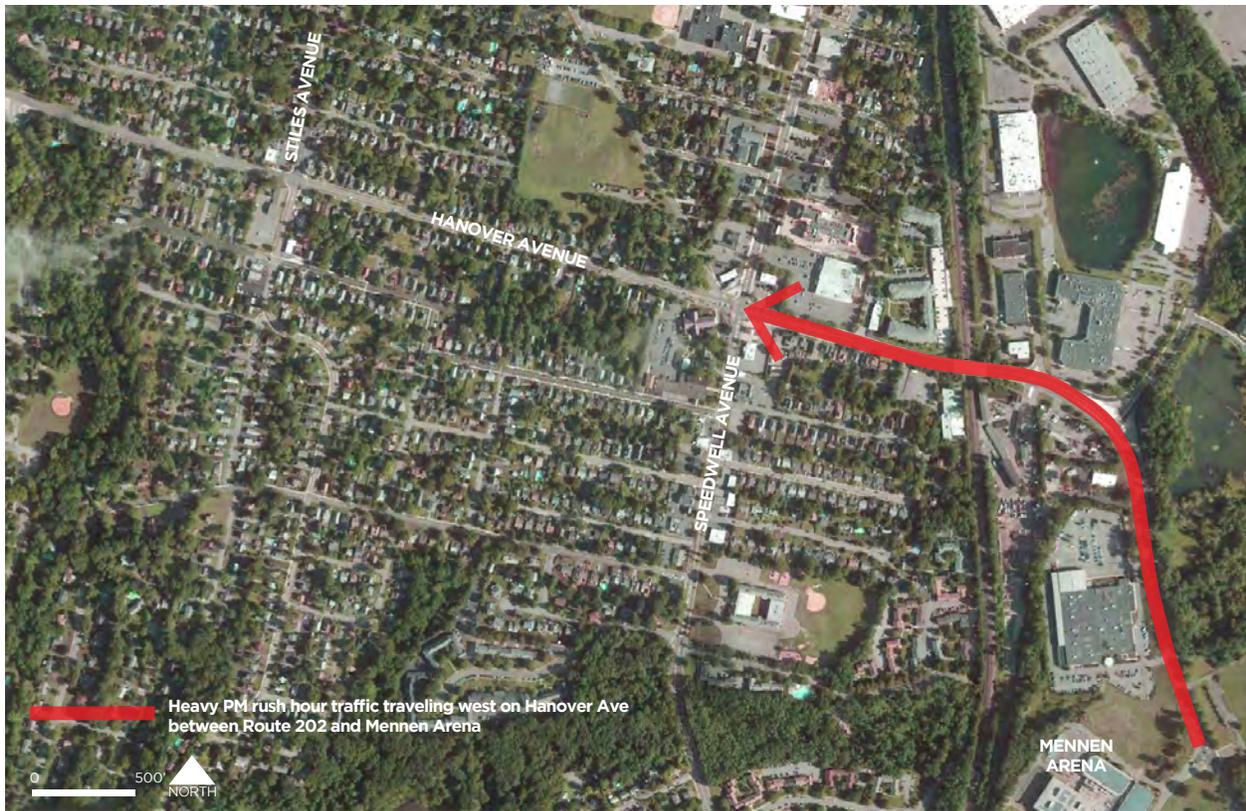
- Essential Service Maintenance Facilities: Land, buildings and/or other structures used for the storage, maintenance and/or repair of vehicles, equipment and/or supplies which are used for the provision, construction, installation, maintenance, repair and/or replacement of any essential service as defined in this chapter.
- Essential Service: The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies of underground, surface or overhead gas, electrical, steam or water transmission systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, light stations, telephone lines, hydrants and other similar equipment and accessories herewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health, safety or general welfare. “Essential service” shall include firehouses or stations and first aid and emergency aid squads. Notwithstanding anything to the contrary elsewhere herein, “essential service” shall not include essential service maintenance facilities. Requirements for underground utilities shall be subject to requirements of the New Jersey Board of Public Utilities, as well as other municipal ordinances, where appropriate.

Ordinance 6-09 further amended Chapter 95-25 of the Zoning Ordinance to include essential service maintenance facilities as a principal permitted uses in the I-21 Industrial Zone.

This recommendation can be removed from the Master Plan.









Extent to which there have been Significant Changes in the Assumptions, Policies and Objectives



THE FOLLOWING SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP OF MORRIS HAVE TAKEN PLACE SINCE 2007.

A. DEMOGRAPHIC CHANGE

The following section presents a number of vital statistics describing demographic changes in the Township from 2000 through 2010 with 2015 estimates.

1. GENERAL POPULATION CHARACTERISTICS

The population of Morris Township increased from 18,486 persons in 1980 to 22,480 persons in 2010 and an estimated 22,585 persons in 2015. The largest growth in population occurred between 1990 and 2000, with an increase of approximately 9 percent. See Table 1, Population Growth, for more information. Between 1980 and 1990, there was an almost 20 percent increase in the number of households and a 20 percent increase in the number of total housing units. As a comparison, the number of housing units increased by only 2.5 percent between 2000-2010 and total households increased by only 0.1 percent. The average household size has decreased from 2.96 persons in 1980 to 2.58 persons in 2010.

From 2000 through 2015, there were shifts in Morris Township's age distribution. Between 2000 and 2010, the age group under 5 years old decreased by over fourteen percent (i.e., 224 persons). Correspondingly, the age group 5-9 decreased by over 23 percent (i.e., 347 persons) between 2010 and 2015. Persons aged 35 to 44 decreased by 16 percent (i.e., 591 persons) between 2000 and 2010 and over 10 percent (i.e., 366 persons) between 2010 and 2015. The population aged 85 years and older experienced the largest rate of growth between 2000 and 2010 (35.7 percent or 163 persons) and continued to grow between 2010 and 2015 (up 12.3 percent or 76 persons). The median age of Morris Township residents has increased from 40.9 in 2000 to 44.5 in 2015. An aging population may have an impact on housing preferences. For example, residents whose children have left home but would like to remain in Morris Township may wish to downsize to smaller single-family detached homes, or seek other types of housing such as townhomes or apartment living. See [Table 2, Comparison of Age Distribution, 2000, 2010 and 2015](#), for additional details.

2. HOUSING STOCK

The proportion of owner occupied housing to renter occupied housing has

Table 1: Population Growth, 1980-2015

	1980	1990	Change % 1980-1990	2000	Change % 1990-2000	2010	Change % 2000-2010	2015 Estimates
Total Population	18,486	19,952	7.9%	21,796	9.2%	22,306	2.3%	22,585
Total Housing Units	6,142	7,388	20.3%	8,298	12.3%	8,502	2.5%	8,729
Total Households	5,968	7,097	18.9%	8,116	14.4%	8,128	0.1%	8,286
Average Household Size	2.96	2.66	-10.1%	2.55	-4.1%	2.58	1.2%	2.58

Source: Morris Township Master Plan Reexamination, 2000; 2000 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

Table 2: Comparison of Age Distribution, 2000, 2010 and 2015

	2000	2010	Change (%) 2000-2010	2015 (estimates)	Change (%) 2010-2015
Total Population	21,796	22,306	2.3%	22,585	1.3%
Under 5 years	1,563	1,339	-14.3%	1,386	3.5%
5 to 9 years	1,366	1,482	8.5%	1,135	-23.4%
10 to 14 years	1,306	1,380	5.7%	1,410	2.2%
15 to 19 years	1,133	1,268	11.9%	1,291	1.8%
20 to 24 years	840	976	16.2%	1,167	19.6%
25 to 34 years	2,456	2,191	-10.8%	2,445	11.6%
35 to 44 years	3,696	3,105	-16.0%	2,739	-11.8%
45 to 54 years	3,470	3,637	4.8%	3,584	-1.5%
55 to 59 years	1,513	1,652	9.2%	1,595	-3.5%
60 to 64 years	1,097	1,386	26.3%	1,732	25.0%
65 to 74 years	1,789	1,927	7.7%	2,275	18.1%
75 to 84 years	1,110	1,343	21.0%	1,130	-15.9%
85 years and over	457	620	35.7%	696	12.3%
Median age (years)	40.9	43.3	5.9%	44.5	2.8%

Source: 2000 U.S. Census; 2010 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

Table 3: Occupied Housing Units by Tenure, 2000-2015

	2000	% of Total 2000	2010	% of Total 2010	2015 Estimates	% of Total 2015
Total Occupied Housing Units	8,116	100%	8,128	100%	8,286	100%
Owner-Occupied Housing Units	6,888	85%	6,796	84%	7,005	85%
Renter-Occupied Housing Units	1,228	15%	1,332	16%	1,281	15%

Source: 2000 U.S. Census; 2010 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

Table 4: Housing Units by Number of Units in Structure, 2000 and 2015

	2000	% of Total 2000	2015 Estimates	% of Total 2015
Total housing units	8,298	100.0%	8,729	100%
1-unit, detached	5,962	71.8%	6,426	73.6%
1-unit, attached				
905	10.9%	918	10.5%	
2 units	297	3.6%	291	3.3%
3 or 4 units	160	1.9%	153	1.8%
5 to 9 units	243	2.9%	242	2.8%
10 to 19 units	493	5.9%	433	5.0%
20 or more units	232	2.8%	223	2.6%
Mobile home	0	0.0%	43	0.5%
Boat, RV, van, etc.	6	0.1%	0	0.0%

Source: 2000 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

remained relatively constant in the 15 year period between 2000 and 2015. The number of occupied housing units in the Township has gone up by an estimated 170 units between 2000 and 2015. In 2000, there were 8,116 occupied housing units in Morris Township, of which 6,888 units, or 85% were owner occupied and the remaining 15 percent were renter occupied. In 2010, the number of owner occupied units dropped to 6,796, 84 percent of the total occupied units. The 2015 estimates of owner occupied units increased between 2010 and 2015 to 7,005 units which was 85 percent of the occupied housing stock. Table 3, Occupied Housing Units by Tenure 2000-2015, illustrates this occupancy housing unit tenure.

In 2000, approximately 83 percent of the total housing stock consisted of single-family detached or detached units. The American Community Survey estimates that in 2015 approximately 84 percent of the total housing stock consisted of single-family detached or attached units. Structures with two or more units made up approximately 17 percent of the total housing stock in 2000 and 16 percent in 2015. See Table 4, Housing Units by Number of Units in Structure, 2000 and 2015, for a detailed explanation of the Township's housing units.

Table 5, Housing Units by Age, 2016, illustrates the estimated age of the Township's housing stock in 2016. Only 14 percent of the Township's housing stock was constructed prior to 1940. The bulk of the extant housing stock was constructed between 1940 and 2000 with the greatest number of extant buildings constructed in the 1960s. Less than 3 percent of housing units were constructed in the years since 2000.

According to Morris Township Building Department, between 2007 and 2016, the Township of Morris issued 215 certificates of occupancy all for one and two family dwelling units. See Table 6, Residential Certificates of Occupancy, 2007-2016, for additional details.

According to the New Jersey Construction Reporter, between 2007 and 2015, the Township issued certificates of occupancy for a total of ±231,638 square feet of non-residential building space. The Morris Township Building Department reports that ±42,558 square feet of non-residential square footage was added in 2016 for a 2007-2016 total of ±274,196 square feet. See Table 7, Non-Residential Certificates of Occupancy, 2007-2016, for additional details.

Table 5: Year Structure Built, 2016

Built 2010 or later	186*	2.09%
Built 2000 to 2009	158	84.95%
Built 1990 to 1999	1,059	670.25%
Built 1980 to 1989	1,428	134.84%
Built 1970 to 1979	1,100	77.03%
Built 1960 to 1969	1,755	159.55%
Built 1950 to 1959	1,306	74.42%
Built 1940 to 1949	645	49.39%
Built 1939 or earlier	1,242	192.56%

*The Morris Township Building Department reported that 186 housing units have been built in the Township since 2010. Source: 2000 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC. Morris Township Building Department.

Table 6: Residential Certificates of Occupancy, 2007- 2016

Year	Total	1&2 Family	Multifamily	Mixed Use
2007	10	10	0	0
2008	13	13	0	0
2009	6	6	0	0
2010	6	6	0	0
2011	11	11	0	0
2012	10	10	0	0
2013	10	10	0	0
2014	39	39	0	0
2015	68	68	0	0
2016	42	42	0	0
Total	215	215	0	0

Source: Morris Township Building Department.

3. INCOME AND EMPLOYMENT

Persons residing in Morris Township have, on average, higher incomes than that of Morris County. Median annual income for Township households in 2015 was \$127,805, whereas annual median income for households in the County was \$100,214. The most notable difference with regard to income between Morris Township and Morris County is the percentage of households earning \$200,000 or more (i.e., 30 percent and 18 percent, respectively). Table 8, Household Income by Income Brackets for Morris and Morris County, 2015, further illustrates these findings.

Table 9, Employment Status, 2015, indicates the number of Township residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 66 percent of Township residents 16 and over are in the in the labor force and, among those in the labor force, over 99 percent are in the civilian labor force. Of the residents in the civilian labor force, approximately 95 percent are employed and approximately 5 percent are unemployed.

The New Jersey Department of Labor and Statistics tracks covered employment throughout the State. See [Table 10, Public Sector Employment in Morris by Industry Sector, 2002, 2007, 2014](#), for additional details. According to the New Jersey Department of Labor and Statistics, there were 12,162 private sector jobs in Morris Township in 2014, the last year for which data are available. Finance and Insurance; Management of Companies and Enterprises Administration & Support; and Professional, Scientific and Technical Services; were the largest sectors of in-town employment, with 2,134; 2,068 and 1,848 jobs, respectively. Table 10 also shows the number of employees by sector in Morris Township in 2002 and 2007. The largest decrease in local employment between 2002 and 2014 was in the Information (-1,056 jobs), Accommodation and Food Services (-568 jobs) and the Retail Trade (-415 jobs) sectors, respectively.

[Table 11, Employment by Occupation, Morris Township, 2015](#), identifies the occupation of employed persons. While Morris Township residents work in a variety of industries, over 60 percent of employed residents work in Management, Business, Science and Arts-related occupations; and approximately 24 percent of employed residents work in Sales and Office-related occupations. Very few employed residents work in the Natural Resources, Construction and Maintenance sector or the Production, Transportation and Moving sectors (2.9 percent and 3.0 percent, respectively).

[Table 12, Distribution of Employment by Industry, Township Residents, 2015](#), shows the distribution of employment by industry for employed Morris Township residents. The four industries to capture the largest segment of the population were the Educational, Health and Social Services industry (over 26 percent); the Professional, Scientific, Management, Administrative, and Waste Management Services industry (almost 20 percent); the Financing, Insurance, Real Estate, Renting and Leasing industry (13percent); and the Manufacturing industry (close to 10 percent).

Of the employed Morris Township residents, approximately 81 percent are private wage and salary workers; 11 percent are government workers; and 7 percent are self-employed. See [Table 13, Distribution by Class of Worker, 2015](#), for additional details.

B. THE GREAT RECESSION

One of the most impactful events since the 2007 Master Plan Reexamination was the global financial collapse (“the Great Recession”) which took place in the fall of 2008. The Great Recession drastically changed the marketplace

Table 7: Non-Residential Certificates of Occupancy, 2007-2016

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Office	384	0	21,192	14,178	0	6,711	15,139	3,033	5,902	-	66,539
Retail	0	0	0	0	0	0	0	-	-	5,740	5,740
A-1 *	0	0	0	0	0	0	0	-	-	-	0
A-2*	0	0	0	7,320	0	0	0	-	-	7,245	14,565
A-3*	10,931	10,931	3,426	0	0	0	0	2,304	-	1,568	29,160
A-4*	0	1	0	0	0	0	33,007	-	-	-	33,008
A-5 *	0	0	0	0	0	0	0	-	-	-	0
Multifamily/ Dormitories	0	0	0	0	0	0	0	-	-	-	0
Hotel/ Motel	0	0	0	0	0	0	0	-	-	-	0
Education	0	12,714	44,801	0	0	0	0	-	-	25,845	83,360
Industrial	0	0	0	0	0	0	0	-	1,234	-	1,234
Hazardous	0	1,100	0	0	0	528	0	-	-	-	1,628
Institutional	0	0	0	0	0	0	0	-	-	-	0
Storage	0	0	0	9,573	1,110	0	120	22,800	-	-	33,603
Signs, Fences, Utility and Misc.	1,247	0	60	696	288	0	0	908	-	2,160	5,359
Total	12,562	24,746	69,479	31,767	1,398	7,239	48,266	29,045	7,136	42,558	274,196

* 2015 International Building Code [Use] Group Occupancy Classifications, as amended by N.J.A.C. 5:23-3.14 1 ASSEMBLY Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation. Group A-1 occupancy includes assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to: Motion picture theaters; Symphony and concert halls; Television and radio studios admitting an audience Theaters. Group A-2 occupancy includes assembly uses intended for food and/or drink consumption including, but not limited to: Banquet halls; Casinos (gaming areas); Nightclubs; Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens); Taverns and bars. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Amusement arcades; Art galleries; Bowling alleys; Community halls; Courtrooms; Dance halls (not including food or drink consumption); Exhibition halls; Funeral parlors; Gymnasiums (without spectator seating); Indoor swimming pools (without spectator seating); Indoor tennis courts (without spectator seating); Lecture halls; Libraries; Museums; Places of religious worship; Pool and billiard parlors; Waiting areas in transportation terminals. Group A-4 occupancy includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to: Arenas; Skating rinks; Swimming pools; Tennis courts. Group A-5 occupancy includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to: Amusement park structures; Bleachers; Grandstands; Stadiums

Source: New Jersey Construction Reporter and Morris Township Building Department.

Table 8: Household Income by Income Brackets for Morris and Morris County, 2015

INCOME AND BENEFITS (IN 2015 INFLATION-ADJUSTED DOLLARS)	Township of Morris	% of Total Households	Morris County	% of Total Households
Total households	8,286	100%	180,093	100%
Less than \$10,000	199	2%	4,872	3%
\$10,000 to \$14,999	144	2%	3,754	2%
\$15,000 to \$24,999	333	4%	9,139	5%
\$25,000 to \$34,999	346	4%	8,658	5%
\$35,000 to \$49,999	455	5%	13,945	8%
\$50,000 to \$74,999	890	11%	25,394	14%
\$75,000 to \$99,999	837	10%	24,043	13%
\$100,000 to \$149,999	1,544	19%	36,703	20%
\$150,000 to \$199,999	1,088	13%	21,234	12%
\$200,000 or more	2,450	30%	32,351	18%
Median household income (dollars)	\$127,805.00		\$100,214.00	
Mean household income (dollars)	\$174,749.00		\$134,252.00	

Source: 2000 U.S. Census; 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

and halted development projects throughout the country as well as the State of New Jersey and Morris Township. Many approved projects and others in the pipeline lost funding and never materialized. It is only recently that some of these projects have resurfaced as the economy continues to recover and stabilize.

C. CHANGES IN HOUSING PREFERENCE

In recent years housing preference among two large demographic groups, the baby boomers (those born between 1946 and 1964) and the millennial generation (born between 1977 and 1994), has trended away from traditional large lot single-family housing. Proximity to public transportation, such as bus, subway, light rail, or commuter rail, has also become attractive to potential homebuyers and renters, as have more communal characteristics - like sidewalks and being within an easy walk or drive of shopping and other services. In that regard, a variety of housing types are also being built as part of a new mixed-use developments. Recent development applications in the Morris Township reflect the above trends, as the reuse of the former Honeywell corporate headquarters and the planned redevelopment of the former Colgate-Palmolive manufacturing facility involve a mix of residential and non-residential uses. Although the Planning Board anticipates that the Township will remain a predominantly single-family detached home community, it must still be cognizant of these changing housing preferences. As such it should look for opportunities to promote diversity in the Township's housing stock where appropriate.

D. EXODUS OF MAJOR CORPORATIONS OR BUSINESSES

Since the 2007 Master Plan Reexamination, two major corporations, Honeywell International, Inc. and the Colgate Palmolive Company, have shut down their operations in Morris Township and relocated to other locations leaving large, vacant office and manufacturing facilities behind. The departure of these major corporations reflects the shifting trends of traditional corporate campuses. Suburban corporate headquarters campuses epitomized corporate America in the last quarter of the 20th century. As the 21st century nears the end of its second decade, many companies are discovering the drawbacks associated with hard-to-get-to headquarters which limit the talent pool a company can draw on. Another trend working against the traditional corporate campus is the decentralization of many companies that once concentrated large numbers of workers at a single location. Global firms are spreading employees around the country and the world as they try to tap into emerging markets and clusters of skilled workers. As a result, with few exceptions, cor-

Table 9. Employment Status, 2015

	Number in Morris Township	Percent in Morris Township
Population 16 years and over	18,355	100%
In Labor Force	12,055	65.7%
Civilian Labor Force	12,047	
Employed	11,391	
Unemployed	656	
Armed Forces	8	
Not in Labor Force	6,300	32.8%

Source: 2011-2015 American Community Survey 5-Year Estimates; Phillips Preiss Grygiel LLC.

Table 10. Public Sector Employment in Morris by Industry Sector, 2002, 2007, 2014

PRIVATE SECTOR JOBS	2002		2007		2014	
	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE
Agriculture, Forestry, Fishing and Hunting, and Mining	1	0.0%	1	0.0%	1	0.00%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.00%
Utilities	8	0.1%	80	0.7%	43	0.40%
Construction	151	1.4%	110	1.0%	326	2.70%
Manufacturing	572	5.5%	783	7.2%	850	7.00%
Wholesale Trade	241	2.3%	644	5.9%	273	2.20%
Retail Trade	1,013	9.7%	609	5.6%	598	4.90%
Transportation and Warehousing	379	3.6%	40	0.4%	39	0.30%
Information	1,199	11.5%	234	2.1%	143	1.20%
Finance and Insurance	1,136	10.8%	1,300	11.9%	2,134	17.50%
Real Estate and Rental and Leasing	115	1.1%	94	0.9%	149	1.20%
Professional, Scientific and Technical Services	1,060	10.1%	1,559	14.3%	1,848	15.20%
Management of Companies and Enterprises Administration & Support	1,458	13.9%	1,769	16.2%	2,068	17.00%
Waste Management and Remediation	235	2.2%	535	4.9%	730	6.00%
Educational Services	598	5.7%	776	7.1%	360	3.00%
Health Care and Social Assistance	627	6.0%	835	7.6%	1,462	12.00%
Arts, Entertainment, and Recreation	387	3.7%	466	4.3%	346	2.80%
Accommodation and Food Services	882	8.4%	629	5.8%	314	2.60%
Other Services (Excluding Public Administration)	150	1.4%	167	1.5%	180	1.50%
Public Administration	259	2.5%	288	2.6%	298	2.50%
TOTAL PRIVATE SECTOR	10,471	100.0%	10,919	100.0%	12,162	100.0%

Source: State of New Jersey Department of Labor and Workforce Development Local Employment Dynamics; <http://onthemap.ces.census.gov/>

Table 11. Employment by Occupation, Morris Township, 2015

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	7,107	62.4%
Service	942	8.3%
Sales and Office	2,670	23.4%
Natural Resources, Construction, and Maintenance	334	2.9%
Production, Transportation, and Moving	338	3.0%
Total	11,391	100.0%

Source: American Community Survey, 2011-2015

porate workforces have been contracting rather than expanding. This makes it difficult for existing corporate office parks to find new occupants for complexes built to the specifications of a single company. For many companies, it is also now more efficient and inexpensive to tenant space in new buildings built by others rather than invest money retrofitting older buildings.

This trend is especially evident in central and northern New Jersey, where many property owners/office developers are struggling to find new tenants and/or new uses for such campuses following the corporate exodus. This has caused property owners and municipalities alike to look “outside the box” and seek viable mixed-use development alternatives to the corporate office/research campus. Prime examples include the former Bell Labs facility in Holmdel, the former Exxon Corporation in nearby Florham Park, and the Lucent campus in Whippany (i.e., Hanover Township), each of which is considering, or has already put in place, a redevelopment alternative that includes an appropriate mix of uses. Significantly, like the Honeywell and Colgate-Palmolive properties in Morris Township, most of these reuse options also include, or are contemplating, a residential component.

The Township’s Office and Research Laboratory (OL) zones in particular encourage development of traditional corporate office/research campuses. In response to these shifting trends, and as circumstances have arisen, Morris Township has begun to adopt land use regulations to transform some of these corporate office sites into viable, mixed-use developments that will not only strengthen the municipal tax base, but will also offer new housing opportunities for Morris Township residents as well.

E. MASTER PLAN/ ZONE AMENDMENTS

1. AMENDMENT TO THE LAND USE PLAN ELEMENT AND CIRCULATION PLAN ELEMENT RE: BLOCK 9101, LOT 4 (I.E., THE HONEYWELL INTERNATIONAL, INC. PROPERTY) AND SUBSEQUENT ZONE AMENDMENT

In June 2012, the Planning Board amended the Land Use Plan Element of the Master Plan to create a new Office and Research Laboratory/ Planned Unit Development (OL-40/PUD) designation for Block 9101, Lot 4 to provide for planned mixed-use development. The Planning Board also amended the Circulation Plan Element of the Master Plan focusing principally upon those intersections that would be impacted by the land use/zone change from a traffic standpoint. Block 9101, Lot 4 was the business headquarters of Honeywell International Inc. (“Honeywell”). The parcel consists of approximately 147 acres and is located at 101 Columbia Road at the intersection of Columbia Road and Park Avenue and extends to the southwest to Old Turnpike Road

Table 12. Distribution of Employment by Industry, Township Residents, 2015

Job Sectors	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	13	0.11%
Construction	309	2.71%
Manufacturing	1,126	9.88%
Wholesale Trade	384	3.37%
Retail Trade	841	7.38%
Transportation and Warehousing, and Utilities	233	2.05%
Information	433	3.80%
Financing, Insurance, Real Estate, Renting, and Leasing	1,502	13.19%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,240	19.66%
Educational, Health and Social services	2,942	25.83%
Arts, Entertainment, Recreation, Accommodation and Food services	498	4.37%
Public Administration	628	5.51%
Other	242	2.12%
Total	11,391	100.00%

Source: American Community Survey, 2011-2015

Table 13. Distribution by Class of Worker, 2015

	Number in Morris Township	Percent in Morris Township
Private Wage and Salary Workers	9,241	81.1%
Government Workers	1,295	11.4%
Self-employed in own not incorporated business workers	832	7.3%
Unpaid family workers	23	0.2%
Total	11,391	100.0%

Source: American Community Survey, 2011-2015

and the railroad tracks of the Morristown line of New Jersey Transit.

In October 2012, the Township Committee by Ordinance 13-12 amended Chapter 95, Zoning and Chapter 57, Land Development to implement the findings of the Land Use Plan and Circulation Plan Elements, respectively. Specifically, the Zoning Map was amended to add the OL-40/PUD zone, and “planned unit development” was included among the list of principal permitted uses. The PUD permits a mix of office, laboratory and townhouse uses subject to a series of development standards. As part of the PUD, overlay district boundaries were established so as to define the locations within the overall tract where permitted uses could be developed. It further required that a developer seeking to pursue a PUD obtain general development plan (“GDP”) approval as provided for under the Municipal Land Use Statute before obtaining any individual site plan or subdivision approval.

To address traffic intersections impacted by redevelopment of the Honeywell site, the Master Plan recommended that certain intersection improvements be undertaken, with fair share contributions for such improvements assigned as part of the plan review process. These include: Columbia Turnpike and Park Avenue; Columbia Road and Normandy Parkway/Normandy Heights Road; Route 124 (Madison Avenue) and Normandy Parkway; and Route 124

(Madison Avenue) and Kahn Road/Old Glen Road. Since impacted intersections are also under the jurisdiction of the State and/or County, final determinations as to both required improvements and fair share responsibilities are subject to approval by the authority having ultimate jurisdiction.

2. AMENDMENT TO THE LAND USE PLAN ELEMENT RE: THE VAN BEUREN ROAD AREA AND SUBSEQUENT ZONE AMENDMENT

In August 2012, the Planning Board adopted an amendment to the Land Use Plan Element of the Master Plan for the Van Beuren Road Area. The Plan advocated that an approximately 37-acre portion of the then RA-35 zone designation in the vicinity of Van Beuren Road near the Harding Township border be changed to a new RA-87 district classification to better reflect and preserve the existing character of the area. The RA-87 designation calls for a minimum lot size of 87,120 square feet, whereas the RA-35 zoning prescribes a 35,000 square foot lot minimum. Nearly all of the properties in the Van Beuren Road area comprise larger, estate-type lots, mostly between 2 and 5 acres in size. Some of the properties also have historic dwellings and accessory structures substantially set back from the road. Natural vegetation and mature trees along the property frontages are also within the viewshed of Van Beuren Road. The Planning Board found that the current RA-35 zoning of the Van Beuren Road area did not properly reflect its distinctive character (which had over the years been protected through the stewardship of its property owners). The 2-acre lot threshold was deemed to accomplish the desired planning objective by significantly limiting the subdivision potential within the affected area.

To effectuate this amendment, the Township Committee by Ordinance 17-12 removed Block 7602, Lots 2, 3, 3.01 and 4; Block 7804, Lots 3, 4, 5, 6, 7, 8, 9 and 10 from the RA-35 Single-Family Residential Zone and placed the properties within the new RA-87 Single-Family Residential Zone.

3. AMENDMENT TO THE LAND USE PLAN ELEMENT RE: BLOCK 10401, LOT 3 (I.E., THE COLGATE-PALMOLIVE COMPANY PROPERTY)

In April 2017, the Planning Board adopted an amendment to the Land Use Plan Element of the Township Master Plan to eliminate the existing Industrial Zone (I-21) and Open Space — Government Use (OS/GU) zone designations on Block 10401, Lot 3 on the Tax Map of the Township of Morris (i.e., 191 East Hanover Avenue) and establish a new Mixed-Use Retail Commercial/Residential and Open Space Redevelopment Plan designation. The subject

lot encompasses ±49.105 acres and has been used by the Mennen Company, and subsequently the Colgate Palmolive Company (“CPC”) after it bought Mennen, to manufacture, warehouse, and distribute consumer products including liquid hand soap, body wash, antiperspirant and deodorant. In 2016 CPC shut down operations at this site. The Planning Board advanced this amendment in order to incorporate into the Land Use Plan Element a redevelopment plan for the subject property pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. and to recommend changes necessary to effectuate the redevelopment plan, including changes to the Zoning Map.

The Planning Board found that the current I-21 and OS/GU land use/zoning classifications did not properly reflect either recent development trends or the most appropriate land use scheme for Block 10401, Lot 3. The Planning Board determined that portions of the subject property which front East Hanover Avenue should be developed for retail commercial uses consisting of a combination of multistore and freestanding structures. Such uses were deemed to be compatible with the evolving pattern of development along this segment of East Hanover Avenue. The Planning Board concluded that with appropriate safeguards in place, including adequate setbacks and buffering, low-density townhouses would be compatible with the established single-family neighborhoods that directly adjoin the tract and would serve as a good transition between the neighboring single-family residences and the more intensive retail commercial development along the East Hanover Avenue frontage. In addition, the Planning Board determined that affordable housing in the form of a multifamily affordable rental building and a group home consisting of special needs adults would be appropriately located adjacent to the townhouses. A group home is one in which individuals share a home, including kitchen, plumbing facilities, central heat and common areas, and receive services from staff who are on-site 24 hours a day. In April 2017, the Township Committee by Ordinance 10-17 approved the Redevelopment Plan for Block 10401, Lot 3 to implement the findings of the Land Use Plan Element amendment.

F. ADDITIONAL ZONING AND LAND DEVELOPMENT AMENDMENTS

Under its practice of on-going review and refinement of its land development and zoning regulations, the Township enacted several additional zoning and land development amendments subsequent to the 2007 Master Plan Reexamination as detailed below.

1. Removal of a Portion of the St. Mary's Abbey/Delbarton Property from the Continuing Care Retirement Communities ("CCRC") Overlay Zone

In August 2002, the Township Committee adopted a CCRC overlay zoning for the St. Mary's Abbey/ Delbarton tract. Subsequent zoning litigation filed against the Township and St. Mary's Abbey was successfully defended, and the Planning Board approved a site plan for the proposed CCRC. While the site plan approval was subsequently litigated and also successfully defended, New Jersey Department of Environmental Protection (NJDEP) permitting/ buffer requirements rendered the project unviable. In 2008, a partnership between the County, the Township, the Trust for Public Land (TPL) and other entities purchased the tract for open space. Ordinance #10-09 removed Block 4501, Lots 2, 2.01, 2.02, 2.03, and 2.04 as set forth on the tax map of the Township of Morris, from the CCRC zone. The Official Township zoning map was amended accordingly and any lands subject to the CCRC overlay reverted back to the standards of the OS/GU zone.

2. Amended Chapter 95, Zoning and Chapter 57, Land Development RE: Planned Retirement Community Zone

Although not a recommendation of the 2001 Master Plan Reexamination, the 2007 Reexamination Report noted that, in 2006, the Township Committee changed the name of the Nursing Home, Assisted Care, and Assisted Living Zone to the Planned Retirement Community ("PRC") Zone. The zone name change was accompanied by the addition of age-restricted 55+ housing as a permitted use. The zoning map was changed accordingly. Subsequently, the Township Committee adopted Ordinance 9-09 which amended the PRC zone to additionally permit non-age restricted townhouses and non-age restricted single-family detached dwellings. The Wheatsheaf development, a non-age restricted development on the former Good Shepherd Convent site off of Kahdena Road, was subsequently constructed under the amended PRC zoning.

3. Amended Chapter 95, Zoning RE: Section 95-54.C Off-Street Parking Requirements for Particular Uses

The Board of Adjustment Annual Reports for 2008, 2009 and 2010, respectively recommended that the TCC review and update the parking requirements related to convenience stores and fast food establishments, as well as other uses. Partially in response to this recommendation, the Township Committee adopted Ordinance 2-12 which amended Chapter 95, Zoning, specifically Section 95-54.C. Off-Street Parking Requirements for Particular Uses.

4. Amended Chapter 95, Zoning RE: Section 95-37.O Wireless Telecommunications Facilities

Wireless telecommunications facilities are a conditional use in some non-residential zones. The Board of Adjustment Annual Report for 2013 recommended that the TCC and Planning Board review the Wireless Telecommunications Facilities ordinance to include generators serving such facilities as a conditional use. Partially in response to this recommendation, the Township Committee adopted Ordinance 8-14 which amended Chapter 95, Zoning, specifically Section 95-37.O(5)d. The ordinance allows emergency generators serving wireless telecommunications facilities to be located within a wireless telecommunications compound. The ordinance does not permit wireless telecommunications facilities to be powered by generators on a regular, nonemergency basis.

5. Amended Chapter 57, Land Development and Chapter 95, Zoning to Permit Commercial Farms and Farming Activity in Conformance with the Right to Farm Act

The Township Committee adopted Ordinance 37-11 which amended Chapter 57, Land Development and Chapter 95, Zoning to permit commercial farm and farming activity in conformance with the Right to Farm Act. The purpose of the ordinance was to retain and promote farming and agricultural activities in appropriate locations within the Township; protect the operation of commercial farms from nuisance actions where approved and recognized methods of agriculture production are followed; and acknowledge and give notice that commercial farming involves activities that may affect adjoining properties, such as, but not limited to, generation of noise, odors, fumes, dust, smoke, insects, operation of machinery, storage and disposal of manure and compost, and application by spraying or otherwise by use of fertilizers, herbicides and pesticides. The ordinance permitted commercial farms in the Agricultural Overlay Zone (“AOZ”).

6. Amended Chapter 95, Zoning to permit Renewable Energy Facilities

In response to recent applications for solar energy facilities in Morris Township and in recognition of the associated land use challenges posed by renewable energy facilities, the Township Committee adopted Ordinance 13-13 which amended Chapter 95, Zoning to regulate renewable energy systems on a Township-wide basis. The intent of this ordinance was to permit and encourage renewable energy systems to help reduce peak power demands on the power grid and provide an alternative source of power during outages. The ordinance was also intended to ensure that such systems are

appropriately located in the municipality, and suitably set back and buffered from adjacent property lines so as not to detract from the overall quality of life of Morris Township residents or unduly intrude upon the public views/hed/ streetscape. The Planning Board was particularly concerned about any “visual pollution” associated with placing large-scale solar installations in an open field/ green areas and stated a strong preference for placement of such facilities on building rooftops and over parking areas.

G. CHANGES AT THE COUNTY LEVEL

1. The East Hanover Avenue Corridor Traffic Study

In 2013, Morris County issued The East Hanover Avenue Corridor Traffic Study. The study analyzed the existing and future traffic along East Hanover Avenue (Route 650) from Speedwell Avenue (Route 202) to Whippany Road (Route 511). This 2.4 mile corridor traverses Hanover, Morris Plains, and Morris Township in Morris County. The goal of this study was to analyze the existing and future traffic operations along the corridor, and develop the necessary infrastructure improvements to reduce congestion and increase safety, while considering the needs of all users. The report provides comprehensive recommendations for the corridor across the three municipalities and will allow the County to negotiate pro rata contributions for transportation improvements with developers within the corridor.

H. CHANGES AT THE STATE LEVEL

1. Highlands Preservation and Planning Act

The Highlands Protection and Planning Act was created by the State Legislature on August 10, 2004 and called for the creation of a 15 member Highlands Water Protection and Planning Council. The New Jersey Department of Environmental Protection adopted strict environmental regulations which apply only to those municipalities located within the Highlands region as described within the Act. Morris Township was identified as one of 88 municipalities located within the Highlands as described within the Act. The Township lies within the “Planning Area” of the Highlands Regional Master Plan. Other areas of the Highlands Region lie within the “Preservation Area” in which the Highlands Council rules are mandatory. Under the provisions of the Highlands Act, Morris Township had the right to “opt-in” or to “opt-out” of the Highlands Regional Master Plan. The Township conducted a review of the Highlands Regional Master Plan (RMP) and the effects of the Regional Master Plan on the municipality. If the Township were to “opt-in”, all municipal master plans and development regulations would have to be revised and approved by the Highlands Council in order to show conformance with the RMP. Further, all development applications would have to be reviewed for a

determination of consistency with the RMP. In return, conforming municipalities receive a legal shield (strong presumption of validity to master plans, land use ordinances and local decisions) and direct legal representation if needed. Additionally, conforming municipalities are eligible for some grant monies. The Township of Morris decided to “opt-out” of the Regional Master Plan in order to retain control over land use decisions.

2. Affordable Housing (COAH)

On January 22, 2008, the Council on Affordable Housing (“COAH”) proposed and published revised third round regulations in the New Jersey Register. On May 6, 2008, COAH adopted the revised third round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised third round rules it had just adopted. Those amendments were subsequently adopted and made effective on October 20, 2008 (i.e., N.J.A.C. 5:96 and N.J.A.C. 5:97). In response to the revised Third Round rules, the Morris Township Planning Board adopted an amended third round Housing Element and Fair Share Plan on December 15, 2008. The Township petitioned COAH for third round Substantive Certification on December 22, 2008 and COAH deemed the submission complete on June 12, 2009.

Subsequent to filing of its third round Housing Element and Fair Share Plan with COAH, the Township adopted a development fee ordinance creating a dedicated revenue source for affordable housing [Ordinance 16-11]. COAH approved the ordinance on January 5, 2012. The ordinance established the Township of Morris affordable housing trust fund. On August 27, 2014 the Township Committee requested review and approval of a municipal Spending Plan from COAH. Approval of the Spending Plan was pending before COAH on April 9, 2015 at which point the Appellate Division issued a Decision divesting COAH of jurisdiction over affordable housing trust funds.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged and in its October 8, 2010 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH adopt regulations utilizing methodologies similar to the ones utilized in the first and second rounds, i.e. 1987-1999. On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division’s invalidation of N.J.A.C. 5:96 and N.J.A.C. 5:97 and sustained its determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the first and second rounds. However, on October 20,

2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised third round regulations. Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC") filed a motion with the New Jersey Supreme Court to enforce litigant's rights.

On March 10, 2015, the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In doing so, the Supreme Court established a transitional process for municipalities, like Morris Township, that participated in the administrative process before COAH, to file a declaratory judgment action with the trial courts seeking to declare their Housing Element and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH.

In light of the Court decision, in June 2015, Morris Township filed a Declaratory Judgment action respectfully requesting that the Court grant the following relief: an Order exercising jurisdiction over the compliance by the Township of Morris with its constitutional affordable housing obligations; an Order declaring that the Township has fully discharged its constitutional affordable housing obligations and is granted protection and repose against exclusionary zoning litigation; a Judgment of Compliance and Repose for a period of ten (10) years from its date of entry; and an Order granting such additional relief as the Court deems equitable and just. Further, the Township adopted an updated Housing Element and Fair Share Plan in April 2016, addressing its third round housing obligation and is seeking to obtain a Judgment of Compliance and Repose from the Court.

3. State Development and Redevelopment Plan

In March 2001, the New Jersey State Development and Redevelopment Plan ("SDRP") was adopted, which amended the previous State plan adopted in 1992. In 2010 the State released a new draft State Strategic Plan to supersede the SDRP. Public hearings were held in February, March, and September of 2012. The draft State Strategic Plan has not been adopted by the State Planning Commission at this time and was put on hold following Superstorm Sandy in October 2012.

The draft document contained only four goals, as follows:

- Goal #1: Targeted Economic Growth – Enhance opportunities for attrac-

tion and growth of industries of statewide and regional importance.

- Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
- Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State’s critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.

It should be noted that the draft plan did not include a map, nor did it include planning area designations as in the case of the 2001 Plan.

4. Adoption of Riparian Buffer Conservation Zone (2007)

In September 2005 the Township Committee adopted a Riparian Buffer Conservation Zone (RBCZ) ordinance. The ordinance was referred to the Township by the NJDEP along with Stormwater Control and Threatened and Endangered Species ordinances as a condition of NJDEP approval of the Township’s Wastewater Management Plan (WMP). The RBCZ requires a 75 foot riparian buffer. Subsequently, in 2007, NJDEP adopted regulations requiring riparian buffers of only 50 feet (please see related recommendation in Chapter V).

5. Adoption of Age-Restricted Housing Conversion Law (2009)

On July 2, 2009, Governor Jon Corzine signed legislation, known as S-2577, to assist residential developers severely affected by the economic recession. The legislation permitted the conversion of certain age-restricted housing developments to housing without age restrictions, subject to approval by a municipal planning board or zoning board. The oversupply of age-restricted housing in New Jersey coupled with a deteriorating economy had made it difficult for developers to market approved age-restricted units resulting in the complete abandonment of some projects. For a project to be eligible for conversion the developer must have agreed to set aside 20 percent of the units as affordable housing in accordance with COAH rules.

6. Water Quality Management Planning Rule (2008)

Water Quality Management Planning Rule (“WQMP”) rules became effective

in July 2008 and established County planning offices as the water management planning coordinating agencies throughout the State. Municipalities are required to submit information for wastewater management and sewer service area planning for 20 year planning efforts. The Appellate Division upheld the statutory authority of NJDEP and the WQMP process, ruling that NJDEP balanced property owners interest in land development and the State's interest in protecting habitat and water quality.

7. Adoption of Complete Streets Policy on Part of NJDOT (2009)

In late 2009, the New Jersey Department of Transportation (“NJDOT”) adopted a Complete Streets Policy. A “complete street” is defined by the NJDOT as a “means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.” A number of counties and over 100 municipalities have adopted complete streets policies. The intent of the policy is to provide streets to meet the needs of all types of users and all modes of circulation—walking, bikes, cars, trucks, and buses.

8. Amendments to the Municipal Land Use Law (“MLUL”)

c. Solar and Wind Facilities as Permitted Uses in Industrial Zones (2008) and Definition of Inherently Beneficial Use (2009)

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts. In addition, in 2009, the definition of “inherently beneficial use” in the MLUL was amended to include a wind, solar, or photovoltaic energy facility or structure.

d. Time of Decision (2010)

On May 5, 2010, Governor Christie signed P.L. 2010 c.9 into law, effectively nullifying the “time of decision” rule, which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. P.L. 2010 c.9 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. P.L. 2010 c.9 became effective on May 5, 2011.

e. Extension of Time Between Reexamination Reports (2011)

The MLUL was amended in 2011 to extend the maximum time permitted between municipal master plan reexamination reports from six years to ten years.

f. State of New Jersey Energy Master Plan (2011)

New Jersey’s most recent Energy Master Plan (“EMP”) was released by the New Jersey Board of Public Utilities (BPU) in December 2011 (“2011 EMP”). It outlined the State’s strategic vision for the use, management, and development of energy in New Jersey over the next decade. It further serves as a guide to the present and future energy needs of the State. The 2011 EMP was updated in December 2015 (“EMP Update”). Included in the EMP Update were measures of the State’s progress toward achieving the 2011 EMP goals. Where circumstances have changed, the update made adjustments to certain goals. The EMP Update also included a new section to address the challenges to New Jersey’s energy infrastructure identified in the aftermath of Superstorm Sandy and how the State is addressing those challenges.

g. Exemption of Applications for Co-Location of Wireless Communications Equipment on a Tower (2012)

The MLUL was amended in 2012 under N.J.S.A. 40:55D-46.2 so as to provide that an “application for development to collocate wireless communications equipment on a wireless communications support structure or in an existing equipment compound not be subject to site plan review” provided the application meets the following requirements: the wireless support structure shall have been previously approved by the appropriate approving authority; the collocation shall not increase the overall height of the support structure by more than 10 percent, nor increase the width of the support structure, nor increase the existing equipment compound to more than 2,500 square feet; and the collocation shall comply with all of the terms and conditions of the original approval and not trigger the need for variance relief.

I. CHANGES AT THE FEDERAL LEVEL

1. “Collocation Act” (2012)

A Federal Act passed in 2012 held that “a state or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” In 2014, the Federal Communications Commission (“FCC”) issued a new rule to apply to equipment used in “connection with any FCC authorized wireless communication service,” which is broader than cell phone equipment and applies to almost all wireless communications facilities. The FCC held that Congress intended the rule to apply to collocations on infrastructure that supports licensed or unlicensed terrestrial or satellite (including commercial mobile, private mobile, broadcast, and public safety) services as well as fixed wireless services, such as microwave backhaul or fixed broadband. The ruling established a

“specific and absolute timeframe” for processing requests of 60 days from the date of filing, including completeness review. Failure to approve within the 60 days results in an automatic approval.

2. FEMA Flood Insurance Maps

The Federal Emergency Management Agency (“FEMA”) provides Flood Insurance Rate Maps (“FIRM”) which delineate special flood hazard areas and specific flood risk zones. This information is used to determine:

- Flood insurance requirements;
- Flood insurance rates;
- Where local floodplain development regulations apply

On February 26, 2016, FEMA began the process of updating Morris County FIRM by releasing preliminary FIRM and Flood Insurance Studies (“FIS”). The adoption of these new maps will take 18-24 months. Until the 2016 FIRM are formally adopted, the existing FIRMs will be in effect as the basis of flood insurance premiums/rates and floodplain regulations. FEMA is releasing the preliminary FIRM/FIS to provide local officials and property owners the opportunity for input early in the map adoption process. This updated flood hazard information will help municipalities, residents and businesses plan for, and reduce the risk from, flooding in the future.

Specific Changes Recommended for the Master Plan and Development Regulations



THE FOLLOWING OUTLINES THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS.

A. LAND USE AND ZONING/DEVELOPMENT REGULATIONS

1. Consider zoning for potential repurposing/redevelopment of commercial properties

The Township should evaluate the current Master Plan and zoning designations for existing commercial office sites, and especially those located within the Township's OL zones. As existing office parks/campuses continue to face market challenges and seek alternative forms of development to remain productive, there will be a need to consider future Master Plan and zone changes that allow for viable redevelopment scenarios while also affording adequate protections to maintain the quality of life of residents of Morris Township.

2. Create zoning standards for small wireless sites in the right-of-way on top of utility poles

In recent years, wireless telephone service providers have begun to install antennas on top of existing utility poles in the public right of way ("ROW") in order to provide ultra-fast wireless service by increasing coverage and boosting broadband capacity. This new technology represents a much less expensive alternative to digging up streets in order to lay down cabling or string the wires along utility poles. However, these new wireless facilities in the public ROW may impact the streetscape and character of residential neighborhoods. The Township should take a proactive approach and develop regulations for these new facilities that protect the character of the community.

3. Create bulk and accessory use standards for the OS/GU zone

The OS/GU zone permits a variety of uses including public open space and recreation uses, government offices, emergency services, libraries, museums and municipal buildings; day schools; colleges; single-family detached dwellings subject to the RA-130 bulk and accessory use regulations; and churches and other places of worship. Currently, Chapter 95, Zoning states that: "Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation protection, ecological and environmental elements and shall approve only those plans designed to carry out the general intent of this zone."

In recent years the Planning Board has reviewed a number of applications for properties in this zone and believes that the lack of specific bulk regulations not only gives little direction (if not too much discretion) to applicants, but also provides no guidance for the Board's review. Therefore, the Planning

Board recommends creating specific bulk standards for the OS/GU zone. In addition, specific accessory uses should be established for this zone (as none are expressly permitted currently).

The Planning Board has reviewed the various locations in the Township that are currently within the limits of the B-11 zone. Because each of the areas is unique in terms of its physical and use characteristics, the Planning Board recommends that the B-11 zone be divided into a series of separate districts, each of which would have its own use and bulk standards to better reflect existing conditions. One B-11 zone that requires further study is near the intersection of MLK and Emmet Avenues. It encompasses only two properties, the main one being a former Verizon facility which recently received use variance approval for an automobile dealer preparation facility.

4. Evaluate the B-11 zoning, including at the intersection of MLK Avenue/Emmet Avenue

The use of office space has evolved in recent years to the point where “open office” concepts (where there are no walls dividing desks, no cubicles, and no individual offices) have become more prevalent. The intent of an open office plan is to foster collaboration and create a more dynamic work environment. Transitioning away from individualized workspaces has cut the per-person square footage requirement down as firms can fit more staff in the same amount of space. This trend may increase parking demand. At the same time that office space is being consolidated, advances in technology have permitted more workers to work from home all or part of the work week, which tends to reduce parking demand. The current Township parking standard for professional offices in Chapter 95, Zoning is 5 spaces per 1,000 square feet of gross floor area, or 200 square feet of office space per worker. The Township should continue to monitor these trends to ensure that the existing parking standard for office use remains adequate.

5. Evaluate parking standards for office use

There are a number of older single-family homes on Route 202/Mt. Kemble Avenue between the Spring Brook Country Club and the Atlantic Health Systems Rehabilitation facility. There has been some development pressure along this area of Mt Kemble Avenue to convert single-family homes to more intensive development, such as multi-family residential uses. The Planning Board should undertake a study to determine whether the current RA-15 zoning is still appropriate for this area.

6. Evaluate RA-15 zoning along Route 202/Mt. Kemble Avenue between Spring Brook Country Club and the Atlantic Health Systems Property

Alnwick Hall is located on an approximately 4 acre site at 355 Madison Avenue (i.e., Block 8409, Lot 1). The 21,000 square foot mansion was built in 1904 for Edward P. Meaney, New Jersey Judge Advocate General and director of the American Telephone and Telegraph Company, and his family. The

7. Evaluate the OS/GU zoning of the Abbey property on Madison Avenue

architecture is based on the design of Alnwick Castle in Northumberland, England. It is a remnant of “Millionaire’s Row”, the stretch of Madison Avenue between Morristown and Madison that, during the area’s Gilded Age, was lined by large grand estate homes. From 1961 to 1984, the structure served as Saint Mark’s Lutheran Church. Later it was an office building known as “The Abbey.” However, the building has been vacant since the 2008 economic downturn and successive owners have indicated that re-tenanting has been challenging. The site is situated between office buildings to the north and east and single-family homes to the south and west. The Planning Board should evaluate the current OS/GU zoning of the mansion property and determine whether there are any appropriate reuse options that respond to the demands of the marketplace while also affording protection to adjacent single-family homes. One example to consider is Constitution Hill in Princeton which subdivided a mansion owned by the Morgan family into separate condominiums and then constructed townhomes around the original mansion.

8. Evaluate zoning for Houses of Worship consistent with RLUIPA and recent case law

The U.S. Constitution, case law and federal regulations restrict the extent to which houses of worship can be regulated. The Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”) is a Federal law intended to, among other purposes, protect religious assemblies and institutions from discrimination in the land-use regulation process and from unjustifiably burdensome land use regulations. RLUIPA prohibits any government entity from enacting a land use regulation substantially burdening the exercise of religion unless that regulation is the least restrictive means of furthering a compelling government interest. The law states that the land use regulation must treat religious assembly on equal terms with nonreligious assembly (e.g., schools), and also not discriminate against assembly or institutions based on religion or religious denomination. Any land use regulation may not totally exclude religious assembly from a jurisdiction or unreasonably limit religious assemblies.

Churches and other places of worship are a permitted conditional use in the following zones: RA-130, RA-87, RA-35, RA-15, RA-11, RA-7, RB-7 and RG-5; and are a permitted principal use in the OS-GU zone subject to the conditional use standards for area, bulk and yard requirements for churches and houses of worship in the RA-130 zone.

Since the size and nature of religious institutions and associated activities may impact the character and quality of life of neighborhoods, the Township should evaluate its zoning regulations for houses of worship to ensure that the regulations are reasonable, legally defensible and applied equally to places of nonreligious assembly.

Since NJDEP has adopted regulations requiring riparian buffers of 50 feet, the Township should update its RBCZ requirements (which currently mandate a 75 foot riparian buffer) to be consistent with the State’s standard for riparian buffers.

9. Reduce the Riparian Buffer Conservation Zone (RBCZ) transition zone from 75 feet to 50 feet consistent with NJDEP Regulations

The Morris County Correctional Facility was constructed in 2000 on a 16.5 acre site located at 43 John Street (i.e., Block 10103, Lot 3). It is located in the Mixed Housing (RH-20) zone. The purpose of the RH-20 zone is to provide a realistic opportunity for the construction of a variety of housing and types and incomes levels in the Township, including housing for lower-income housing, and to encourage the development of such lower-income housing and other housing by providing specific land use regulations addressing those needs. As the RH-20 zoning is no longer appropriate for the parcel, it is recommended that the Township rezone it to the OS/GU zone designation which is intended for governmental and other institutional uses.

10. Rezone Morris County Correctional Facility on John Street to OS/GU

The Planning Board has developed a Zone Summary Table (see Appendix D) which breaks down the total acreage of land in the Township by zone and land use category. The table also provides a sum of the acreage in Morris Township devoted to residential, non-residential, and open space government use. The Board recommends that this table be maintained and continually updated as development applications are approved and land is developed and redeveloped in the Township in order to monitor the amount of land devoted to residential, non-residential and open space uses.

11. Update and Maintain a Zone Summary Table

Chapter 95, Zoning provides the required widths of all aisles providing direct access to individual parking stalls. The standard for parking at 90 degree angle is an aisle width of 25 feet. Current standards typically require a 24 foot aisles width for all uses including residential uses. For example, the Residential Site Improvement Standards (“RSIS”), i.e., N.J.A.C. 5:21 require an aisle width of 24 feet for 90 degree angle parking. In order to be consistent with current standards, including RSIS, the Township standard for aisle width should be decreased to 24 feet.

12. Reduce parking aisle width from 25 feet to 24 feet

Chapter 95, Zoning requires that the length of all parking spaces be 20 feet and the minimum width shall be nine feet for long-term parking and 10 feet for retail, short-term commercial and visitor parking. The Zoning Ordinance does permit the overall length to be reduced to 17.5 feet if an overhang is provided and the use of curbs or bumpers indicated. The zoning standard should be changed to a minimum length of 18 feet and a minimum width of nine feet consistent with current industry standards for parking space stall size, as well as in conformance with RSIS.

13. Reduce the parking stall size to 9x18

B. CIRCULATION

1. Create a Transportation Advisory Committee (similar to the Economic Development Advisory Committee)

It is recommended that an Advisory Committee be formed to advance improvements necessary to address ongoing bicycle, pedestrian, public transit, and traffic concerns. As a number of different agencies and municipalities should be involved and the committee should hold meetings on a regularly scheduled basis. One organizational model to consider is the Raritan Valley Rail Coalition (RVRC), a non-profit dedicated to advocating for a “one seat” ride from the Raritan Valley Line into Penn Station, New York. The RVRC’s work involves multi-jurisdictional and multi-municipal cooperation and coordination and may be a suitable model for the Transportation Advisory Committee to emulate.

2. Consider making Southgate Parkway more pedestrian and bike friendly

Southgate Parkway should be evaluated to improve pedestrian and bicycle safety. Sight distance limitations at the Laura Lane intersection should be analyzed and improved as necessary.

3. Improve bike and pedestrian access to the train station

Links to the Traction Line should be considered to improve pedestrian and bike access to the train station. Bike racks and bike storage lockers currently exist at the Convent Train Station, however the adequacy of these facilities should be reviewed.

4. Improve sidewalks/connectivity between the Governor Morris Inn, Twin Oaks, Morris Museum and the train line (i.e., along Columbia Road and Normandy Parkway)

The Township attempted to install sidewalks from Olmstead Road to the Twin Oaks recreational facility on Columbia Road to improve neighborhood access. A majority of the neighborhood was opposed to the project so it did not proceed. The installation of sidewalks along Normandy Parkway will help complete the connection between the Arboretum, Morris Museum and the Traction/train line. The Township has also funded the reconstruction of Kenilworth and Oak Lane which has a direct link to the Twin Oaks Recreation facility. The roadway reconstruction will include improvements to the field access from Oak Lane which will also improve access to the Traction line.

5. Improve pedestrian safety on Old Glen Road

Old Glen Road connects two major thoroughfares in the Township: Madison Avenue (i.e., State Highway Route 124) and Woodland Avenue. Madison Avenue is a major commercial corridor in the County. Woodland Avenue is home to the civic center of Morris Township, Woodland School, the Municipal Building, and the Ginty Recreational Complex. The most direct route between these two corridors is along Old Glen Road. There are currently no sidewalks or pathways along Old Glen Road and no crosswalks at its intersection with Woodland Avenue. In past years residents along Old Glen Road have objected to Township efforts to construct sidewalks along the roadway.

However, as part of the process of preparing this reexamination report a number of current Old Glen Road residents wrote letters to the Planning Board and attended a public hearing urging the Board to include a recommendation in the report to improve pedestrian conditions along Old Glen Road. As such, the Planning Board recommends that the Township consider pedestrian safety improvements including sidewalks along Old Glen Road.

C. OPEN SPACE AND RECREATION

Approximately 21.5 percent or 2,179 acres of Morris Township 10,128 acres are protected. This includes Federal, County, and municipal preserved land as documented in the Township’s Recreation and Open Space Inventory (ROSI). County parkland which includes Loantaka Brook Reservation, the Traction Line Trail, Frelinghuysen Arboretum, Mennen Sports Arena, Patriots’ Path, Fosterfields, Lewis Morris Park, and the Washington Valley natural area holds 1,570 or approximately 72 percent of the total. There are 74 acres of Federal Land, or approximately 3.4 percent of the total, in Morristown National Historic Park. The remaining 535 acres or approximately 24.5 percent is in Township open space.

The following open space acquisitions occurred 2007-2017				
YEAR	Resource Value	Block / Lot	Property Name	Acres
2008	Passive Recreation access to trail	4501 / 2.03	Delbarton	10.00
2009	Passive Recreation access to trails	3703 / 6.02	Prestifilippo	3.18
2014	Active Recreation	801 / 10.01	Baker	5.88
2015	Comm. Garden / Access to trails	4601 / 1.01, 4401 / 4, 4302 / 6	Valley Vue	21.00
TOWNSHIP PRESERVED ACREAGE FROM 2007-2017:		40.06		

1. Open Space and Parks update should be listed and evaluated as to percentage township, County, and Federal owned.

The Township should work with the Parks and Recreation Department as well as the Open Space Committee, the Parks and Recreation Advisory Committee, Trails Committee, and the Swim Pool Advisory Committee to expand recreational programs for active adults and senior citizens as appropriate.

2. Expand recreational offerings for active adults and seniors

The Township should work with the Parks and Recreation Department as well as the Open Space Committee, the Parks and Recreation Advisory Committee, Trails Committee, and the Swim Pool Advisory Committee to partner with the Morris School District for the improvement of elementary school and Middle School outdoor sports fields and playgrounds.

3. Seek a partnership with the Morris School District

The Township should work with the Parks and Recreation Department as well as the Open Space Committee, the Parks and Recreation Advisory Committee, Trails Committee, and the Swim Pool Advisory Committee to develop an online community survey focused on parks and recreation programs and facilities. The survey would be used to assess current trends and the demand for future facilities and programs.

4. Conduct a Community Needs Assessment Survey for parks and recreation programs and facilities to indicate current trends and future facility and program demands.

5. Secure a long-term indoor recreation facility

The Township should consider working with the Parks and Recreation Department as well as the Open Space Committee, the Parks and Recreation Advisory Committee, Trails Committee, and the Swim Pool Advisory Committee to secure a long-term indoor recreation facility which could include a gymnasium and classroom space for residents of all ages for fitness, cultural arts, nature education and special event programming.

6. Explore Opportunities for Additional Community Gardens

The Morris Township Ted Largman Community Garden at ValleVue Preserve is located on Picatinny Road. This 3-acre Organic Garden is the result of a joint effort between Morris Township, the Trust for Public Land, Morris County Historic Preservation and the Morris County Municipal Utilities Authority (“MCMUA”). Standard plots of 100 square feet, 225 square feet or 450 square feet are leased to residents who must first attend an orientation class. The garden is open from April until November. The garden is organic and no synthetic chemical fertilizers or pesticides are permitted. Gardeners are responsible for providing their own seeds or plants and must use their own garden tools to tend their plots. The Planning Board recommends that, with the assistance of the Recreation Department, additional sites for community gardens be identified in the Township.

D. HISTORIC PRESERVATION

1. Update and maintain the inventory of historic structures

A map prepared in 2012 by Morris County includes a list of historic structures and their locations. The map is appended to this Master Plan Reexamination Report. An updated map will be appended to the report when it is available.

2. Consider a demolition delay ordinance for historic structures

Demolition delay provisions in historic preservation ordinances are used to prevent the demolition of buildings or structures that have already been designated as either historic landmarks or contributing structures in a historic district. For a specific amount of time, the Historic Preservation Commission or concerned citizens/ other parties may explore alternatives to demolition, including relocation, or otherwise document the structure for the historical record.

The Township should consider an ordinance that would delay the grant of a demolition permit of up to 90 days for any structure that is on the list of historic resources appended to the Master Plan.

3. Consider a demolition review law

A demolition review law would require that the Historic Preservation Commission receive notice of a demolition permit issued for any building over a certain age. Demolition review procedures can help to prevent the demolition of historically significant buildings. By establishing a referral mechanism,

the Township can be assured that buildings meriting preservation are subject to proper review by the Historic Preservation Commission. The Township should consider establishing a demolition review law requiring that a demolition permit issued for any structure that is at least 50 years old be referred to the Historic Preservation Commission.

E. CONSERVATION AND ENVIRONMENTAL SUSTAINABILITY

Trees in the Township have been lost due to new construction, natural weather events, and most recently as a result of the Emerald Ash Borer (EAB). In addition to a review of the Township’s Tree Ordinance, homeowners should be encouraged to replace trees that have been lost. Any new trees planted should be disease resistant.

The Environmental Commission should explore and recommend options to encourage conservation and environmental sustainability, especially options that promote community outreach and education in relation to energy efficiency, water conservation, anti-idling efforts, plastic bag reduction, etc.

F. COMMUNITY FACILITIES/ MUNICIPAL SERVICES

The Fire Department has expressed concern about portions of the municipality not having adequate water supply or hydrants. No water mains currently exist in certain locations such that either water main extensions need to be obtained from Southeast Morris County Municipal Utility Authority (SMCMUA) or other options need to be explored which would expand hydrant access to those areas not currently served.

The Township Fire Department has expressed concern regarding the access to structures with long driveways, driveway pillars, gates, cattle crossings (anti deer crossings) and bridges on driveways. It is recommended that criteria be researched and an ordinance be developed to establish guidelines to provide access standards to address the Fire Department concerns.

1. Encourage tree preservation

2. Explore and recommend other ways to promote conservation and environmental sustainability

1. Work with Southeast Morris County Municipal Utility Authority (“SMCMUA”) to expand hydrant access

2. Consider an ordinance regulating access to structures to address Fire Department concerns



Redevelopment/ Rehabilitation Plans and Areas



THE LOCAL HOUSING REDEVELOPMENT AND HOUSING LAW (“LRHL”) GRANTS NEW JERSEY’S MUNICIPALITIES THE AUTHORITY TO DESIGNATE AREAS IN NEED OF REHABILITATION OR IN NEED OF REDEVELOPMENT GIVEN THAT THEY MEET SPECIFIC STATUTORY CRITERIA. THE LRHL ALSO PROVIDES A PROCESS FOR THE PREPARATION AND IMPLEMENTATION OF REDEVELOPMENT PLANS FOR DESIGNATED AREAS. THIS CHAPTER PROVIDES DETAILS ON AREAS IN MORRIS TOWNSHIP THAT HAVE BEEN DESIGNATED FOR REDEVELOPMENT OR REHABILITATION AND/OR FOR WHICH A REDEVELOPMENT PLAN HAS BEEN ADOPTED.

A. ATLANTIC HEALTH SYSTEMS PROPERTY

In August 2016, by Resolution 168-16, the Township Committee designated property identified on the Township’s Tax Maps as Lot 25, Block 5506 (i.e., 95 Mt. Kemble Avenue) as an Area in Need of Redevelopment, and designated properties identified on the Tax Maps as Block 5605, Lots 5, 6, 7 and 8 (i.e., 108, 106, 102 and 98 Mt. Kemble Avenue) as an Area in Need of Rehabilitation under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The property contains a physical rehabilitation facility that is owned and operated by Atlantic Health Systems. The Atlantic Health Systems facility includes property in both Morris Township and Morristown. The land area in Morris Township encompasses approximately 11.6 acres and the remainder of the approximately 23 acre site is in Morristown. The portion of the site within Morris Township consists of the utility annex building, some of the parking area, and a wooded, steeply sloped portion of the site that remains undeveloped. The main rehabilitation facility building, the Thebaud Building, and a portion of the site parking, are located in Morristown. The site was originally developed as All Souls Hospital, which dates to 1919. The facility has been added onto and renovated over the years, with the most substantial and recent additions occurring between 1958 and 1960. Across Mount Kemble Avenue are four additional lots that make up the remainder of the area. Two of the lots are developed with single family homes, one is a consignment shop, and one is a portion of a parking lot for the rehabilitation facility. The majority of the parking lot is located in Morristown.

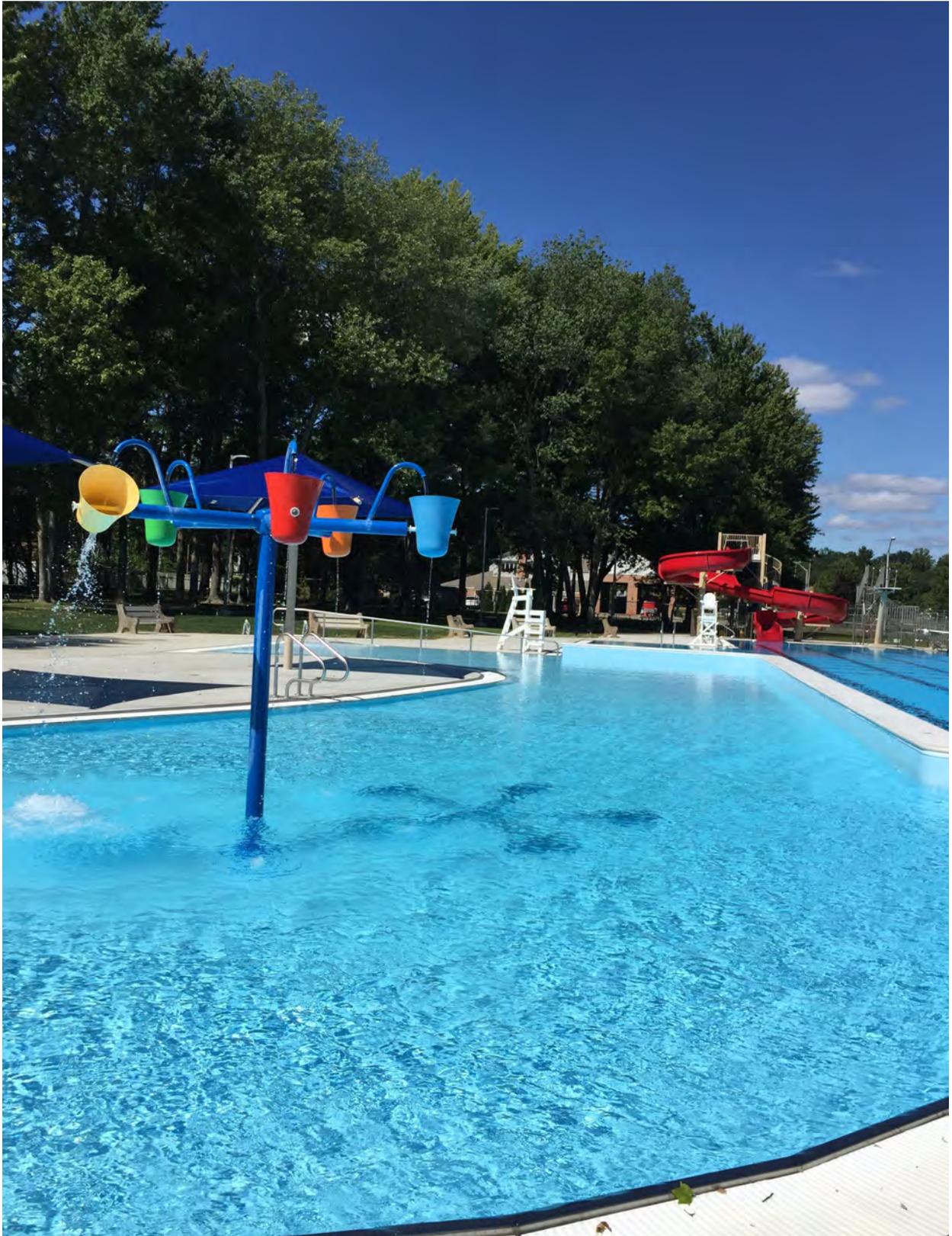
Morristown has yet to complete an Area in Need of Redevelopment/Rehabilitation designation report for the portion of the Atlantic Health Systems facility located within its borders. A Redevelopment Plan for the Morris Township portion of the site has yet to be prepared pending Morristown completing its redevelopment investigation.

B. FORMER COLGATE-PALMOLIVE COMPANY PROPERTY

On September 21, 2016 the Township Committee by Resolution No. 179-16 authorized the Planning Board to conduct an investigation of the subject property in order to determine whether it met the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A. On December 5, 2016, the Planning Board held a public hearing on that investigation and subsequently determined that the area qualified as an area in need of redevelopment and made a formal recommendation to the Township Committee to so designate the area. On December 21, 2016, the Township Committee adopted Resolution No. 241-16 designating the area as an area in need of redevelopment. At its meeting on January 18, 2017, the Township Committee directed the Planning Board to prepare a Redevelopment Plan for the area in question (Resolution No. 21-17). Subsequent to its drafting by the Planning Board, on April 2017 the Township Committee by Ordinance 10-17 approved the Redevelopment Plan for Block 10401, Lot 3. The Redevelopment Plan provides for a mix of retail, residential and open space uses.



Implementation



A SUMMARY OF THE RECOMMENDATIONS DETAILED IN CHAPTERS IV AND V ARE PROVIDED BELOW WITH A SCHEDULE FOR IMPLEMENTATION. THE RECOMMENDATIONS HAVE BEEN DIVIDED BY TOPIC AND ASSIGNED A PERIOD OF TIME AFTER PLAN ADOPTION WHEN THESE MEASURES SHOULD BEGIN TO BE TAKEN. THE TIME PERIODS ARE: SHORT-TERM (0 TO 12 MONTHS), MEDIUM TERM (12 MONTHS TO TWO YEARS), LONG-TERM (TWO YEARS AND BEYOND), AND ONGOING. ONGOING INDICATES ACTIONS THAT MAY ALREADY BE IN PROCESS OR ARE PLANNED TO BE IN PROCESS BUT FOR WHICH THERE IS NO ANTICIPATED COMPLETION DATE. AN ASTERISK (*) NEXT TO A RECOMMENDATION INDICATES THAT THE RECOMMENDATION IS CONTINUED FROM THE 2007 MASTER PLAN REEXAMINATION.

LAND USE AND ZONING/DEVELOPMENT REGULATIONS

SHORT-TERM RECOMMENDATIONS

(0 TO 12 MONTHS)

- Review and digitalize the zoning map*
- Delineate the airport safety zone on the zoning map*
- Consider zoning for potential repurposing/redevelopment of commercial properties
- Create zoning standards for small wireless sites in the right-of-way on top of utility poles
- Create bulk and accessory use standards for the OS/GU zone
- Evaluate the B-11 zoning, including at the intersection of MLK Avenue/Emmet Avenue
- Evaluate RA-15 zoning along Route 202/Mt. Kemble Avenue between Spring Brook Country Club and the Atlantic Health Systems Property
- Evaluate the OS/GU zoning of the Abbey property on Madison Avenue
- Evaluate zoning for Houses of Worship consistent with RLUIPA and recent case law
- Reduce parking aisle width from 25 feet to 24 feet
- Reduce the parking stall size to 9 feet by 18 feet
- Reduce the Riparian Buffer Conservation Zone (RBCZ) transition zone from 75 feet to 50 feet consistent with NJDEP Regulations
- Rezone Morris County Correctional Facility on John Street to OS/GU
- Update and Maintain a Zone Summary Table

MEDIUM-TERM RECOMMENDATIONS

(12 MONTHS TO 2 YEARS)

- Evaluate parking standards for office use
- Explore development opportunities at the Convent Train station

LONG-TERM RECOMMENDATIONS

(2 YEARS AND BEYOND)

- Review I-21 zoning along Ridgedale Avenue from the Morristown boundary at the railroad right-of-way to the intersection of East Hanover Avenue on the north*

CIRCULATION

SHORT-TERM RECOMMENDATIONS

(0 TO 12 MONTHS)

- Improve traffic flow at intersections of Hanover Avenue with Speedwell Avenue, Ridgedale Avenue, Martin Luther King (MLK) Avenue, American Way and Whippany Road and Route 24*
- Consider the following Madison Avenue traffic improvements:
 - | Signalization of the Punch Bowl Road intersection, which is now stop sign controlled, to enable left turns onto Madison Avenue.
 - | Modification of the alignment of the intersection with Canfield Road should also be studied for possible improvements
 - | Modification of the signal timing at Normandy Parkway to reduce congestion on Madison Avenue*
- Create a Transportation Advisory Committee (similar to the Economic Development Advisory Committee)
- Improve pedestrian safety on Old Glen Road

MEDIUM-TERM RECOMMENDATIONS

(12 MONTHS TO 2 YEARS)

- Consider making Southgate Parkway more pedestrian and bike friendly

LONG-TERM RECOMMENDATIONS

(2 YEARS AND BEYOND)

- Undertake a traffic survey of stub streets and deficient width cul-de-sacs to improve access for municipal and emergency service vehicles *
- Improve the Cory Road/ NJ Transit Bridge and Cory Road/ Speedwell Avenue intersection (i.e., the Cory Road/NJ Transit bridge in combination with the traffic signal at Speedwell Avenue create backups into the Township along Cory Road during the PM peak hour.)*
- Address sight distance issues at:

- | Washington Valley Road/Mendham Road;
- | Washington Valley Road/Indian Head Road;
- | Lake Road/Inamere Road;
- | Gaston Road/Washington Valley Road *

ONGOING

- Monitor regional developments, including:
 - | Exxon property in Florham Park;
 - | Giralda Farms
 - | Potential future redevelopment of aging office and industrial sites in Hanover Township along E. Hanover Avenue between American Way and Ridgedale Avenue.*
- Initiate a sidewalk/ pathway priority program to include sidewalks or pathways, where practical, on all arterial and most major collector roads. Prioritize arterial and collector roads as follows:
 - | Madison Avenue
 - | Normandy Parkway
 - | Whippany Road (near Frelinghuysen Arboretum)
 - | Park Avenue (near Blue Gate Farm)
 - | Ridgedale Avenue
 - | East Hanover Avenue between MLK and Ridgedale Avenues
 - | West Hanover Avenue west of Burnham Road
 - | Columbia road (from Whippany Road to Twin Oaks)*
- Undertake a review of the open space and the bikeway trail system: Consider a link between the Arboretum and the Traction Line right-of-way*
- Improve bike and pedestrian access to the train station
- Improve sidewalks/connectivity between the Governor Morris Inn, Twin Oaks, Morris Museum and the train line (i.e., along Columbia Road and Normandy Parkway)

OPEN SPACE AND RECREATION

SHORT-TERM RECOMMENDATIONS

(0 TO 12 MONTHS)

- Open Space and Parks update should be listed and evaluated as to percentage township, County, and Federal owned.

MEDIUM-TERM RECOMMENDATIONS

(12 MONTHS TO 2 YEARS)

- Continue open space acquisition and protection of key land parcels through outright purchase, purchase of conservation easements, and other measures *

- Create new and improve existing pathways, bikeways and hiking trails*
- Expand recreational offerings for active adults and seniors
- Seek a partnership with the Morris School District

LONG-TERM RECOMMENDATIONS

(2 YEARS AND BEYOND)

- Conduct a Community Needs Assessment Survey for parks and recreation programs and facilities to indicate current trends and future facility and program demands.
- Secure a long-term indoor recreation facility

ONGOING

- Renovate and upgrade existing park facilities as appropriate, including modernization of neighborhood park facilities*
- Assess the adequacy of Township facilities to meet demand for active recreational facilities and consider the need for additional facilities*

HISTORIC PRESERVATION

LONG-TERM RECOMMENDATIONS

(2 YEARS AND BEYOND)

- Consider a demolition delay ordinance for historic structures
- Consider a demolition review law

ONGOING

- Update and maintain the inventory of historic structures

CONSERVATION AND ENVIRONMENTAL SUSTAINABILITY

ONGOING

- Encourage tree preservation

COMMUNITY FACILITIES/ MUNICIPAL SERVICES

SHORT-TERM RECOMMENDATIONS (0 TO 12 MONTHS)

- Consider an ordinance regulating access to structures to address Fire Department concerns

MEDIUM-TERM RECOMMENDATIONS

(12 MONTHS TO 2 YEARS)

- Work with Southeast Morris County Municipal Utility Authority (SMC-MUA) to expand hydrant access

CIVIC DESIGN AND STREETScape IMPROVEMENTS

LONG-TERM RECOMMENDATIONS

(2 YEARS AND BEYOND)

- Undertake land use planning studies for the Township's three major business corridors along East Hanover, Ridgedale and Speedwell Avenues

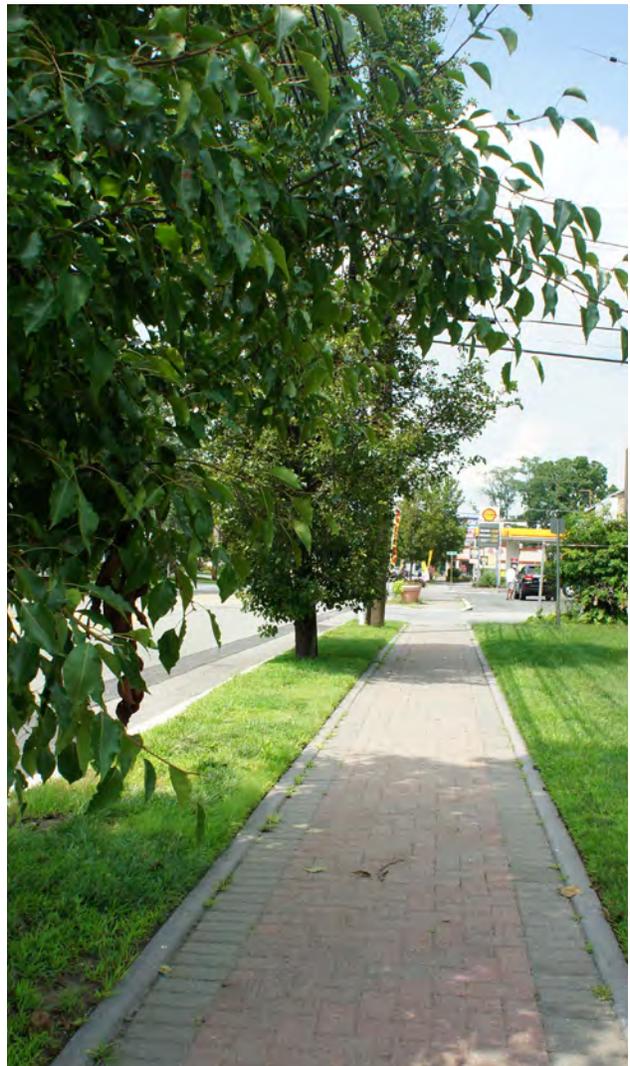
INTER-MUNICIPAL & REGIONAL IMPACT MANAGEMENT

SHORT-TERM RECOMMENDATIONS

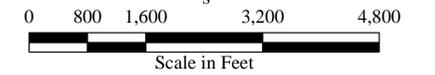
(0 TO 12 MONTHS)

- Improve inter-municipal and inter-agency coordination regarding regional planning issues

Appendices



Appendix A. Master Plan Maps



MAY 30, 2012

LEGEND

SLOPE PERCENTAGE

-  15 - 20%
-  20 - 25%
-  Greater Than 25%

Notes:

Slope percentages were derived from Morris County LiDAR data captured in 2005. The 2005 LiDAR data was used to prepare a 4' digital elevation model, from which a raster dataset of slope was derived.

Slope data was smoothed to remove sub-100 square foot polygons. Smaller (<100,000 sq ft) polygons were also removed from the 15-20% slope category, as the map readability was severely diminished at the print scale.

This map is intended to be used for information purposes only. A field survey is required to reveal true ground slope.

PLATE #1

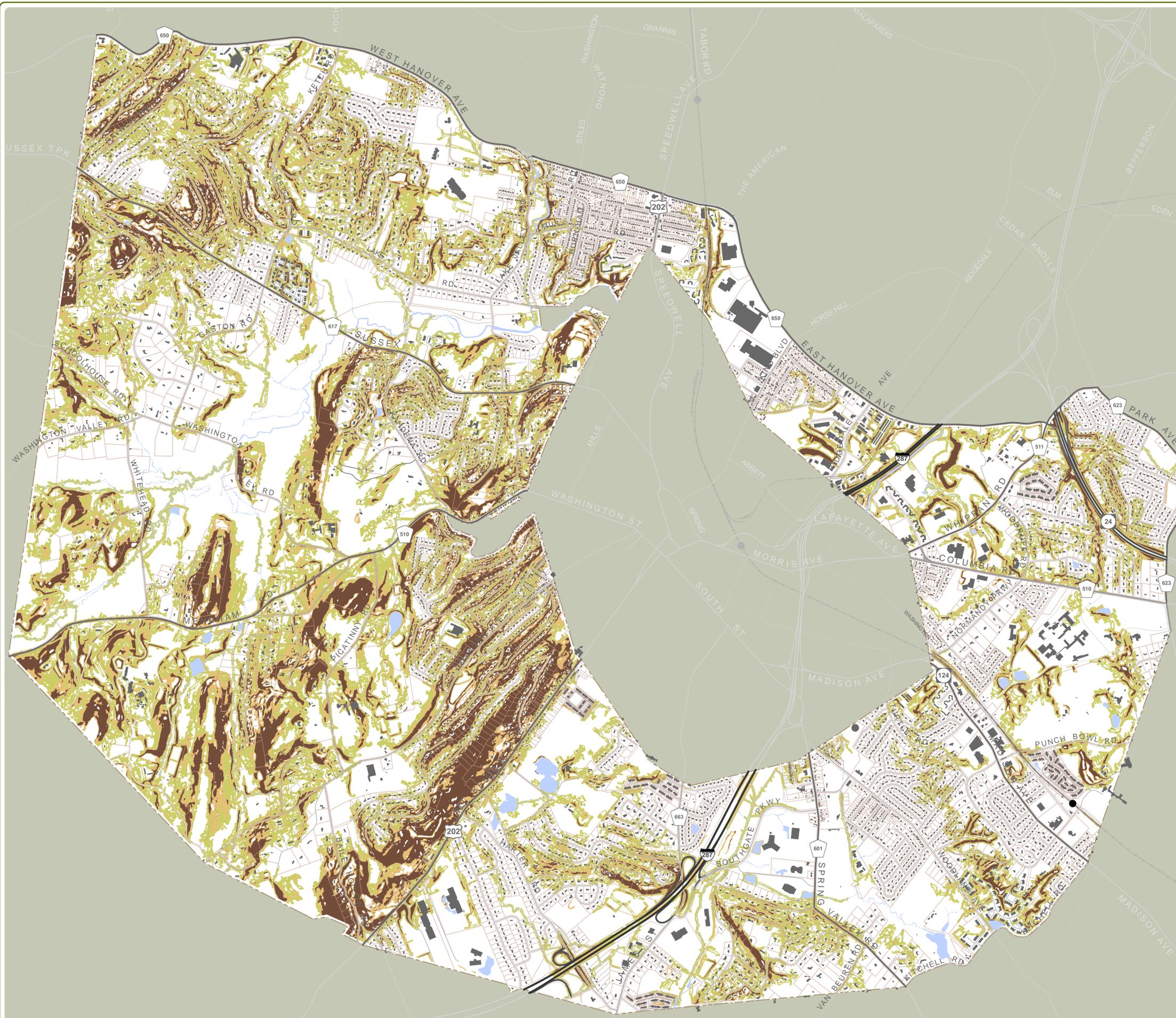
MASTER PLAN - 2012

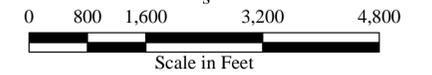
STEEP SLOPES



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
 May 30, 2012





MAY 30, 2012

LEGEND
NJDEP 2007 Wetlands

15 - 20%

NJDEP 2007 LULC Wetlands summary

Land Use / Land Cover Description	Acres
Wetland Rights-Of-Way	9.2
Managed Wetland In Maintained Lawn Greenspace	9.9
Managed Wetland In Built-Up Maintained Rec Area	1.6
Agricultural Wetlands (Modified)	13.4
Deciduous Wooded Wetlands	694.2
Deciduous Scrub/Shrub Wetlands	51.5
Mixed Scrub/Shrub Wetlands (Deciduous Dom.)	1.1
Mixed Scrub/Shrub Wetlands (Coniferous Dom.)	6.9
Herbaceous Wetlands	31.1
Phragmites Dominate Interior Wetlands	0.8
Mixed Wooded Wetlands (Deciduous Dom.)	8.1
Disturbed Wetlands (Modified)	2.6
Total Acres of Wetlands	830.3

NJDEP 2007 Land Use/Land Cover Update (7/19/10):

The 2007 Land Use/Land Cover dataset is the fourth such data set that the NJDEP has produced. The initial land use/land cover layer was based on aerial photography captured in the spring of 1986. The second iteration of the land use data was based on photography captured in 1995, the third based on photography captured in the spring of 2002, and this latest update based on photography captured in the spring of 2007.

As with all previous layers, the 2007 data were produced by visually interpreting color infrared photography. Through this process, photo-interpreters examine each image, and based on their knowledge of photo signatures, classify the image into various land use/land cover categories. The classifications are converted into a land use/land cover GIS digital file, with each delineated polygon representing a distinct land use/land cover type.

All four land use/land cover data sets contain important land use data used in a wide variety of environmental analyses. Every effort has been made to insure that all land use data sets are as accurate as possible. However, note that these LULC data are intended to be used as resource data sets. Users of all data sets should refer to the links included below for more information that will help them understand the mapping process and appropriate uses and limitations of the data.

Freshwater wetlands were first mapped under the New Jersey Freshwater Wetlands Mapping Program and were incorporated into the land use/land cover datasets. The wetlands delineations in these data are for screening purposes. The Land Use Regulatory Program (LURP) of the NJDEP determines the extent and final determination of wetlands in the State of New Jersey on a case by case basis. Please read the material referenced below for an additional discussion of this issue.

http://www.nj.gov/dep/gis/digidownload/metadata/lulc07/additional_wetlands_info.htm

PLATE #2

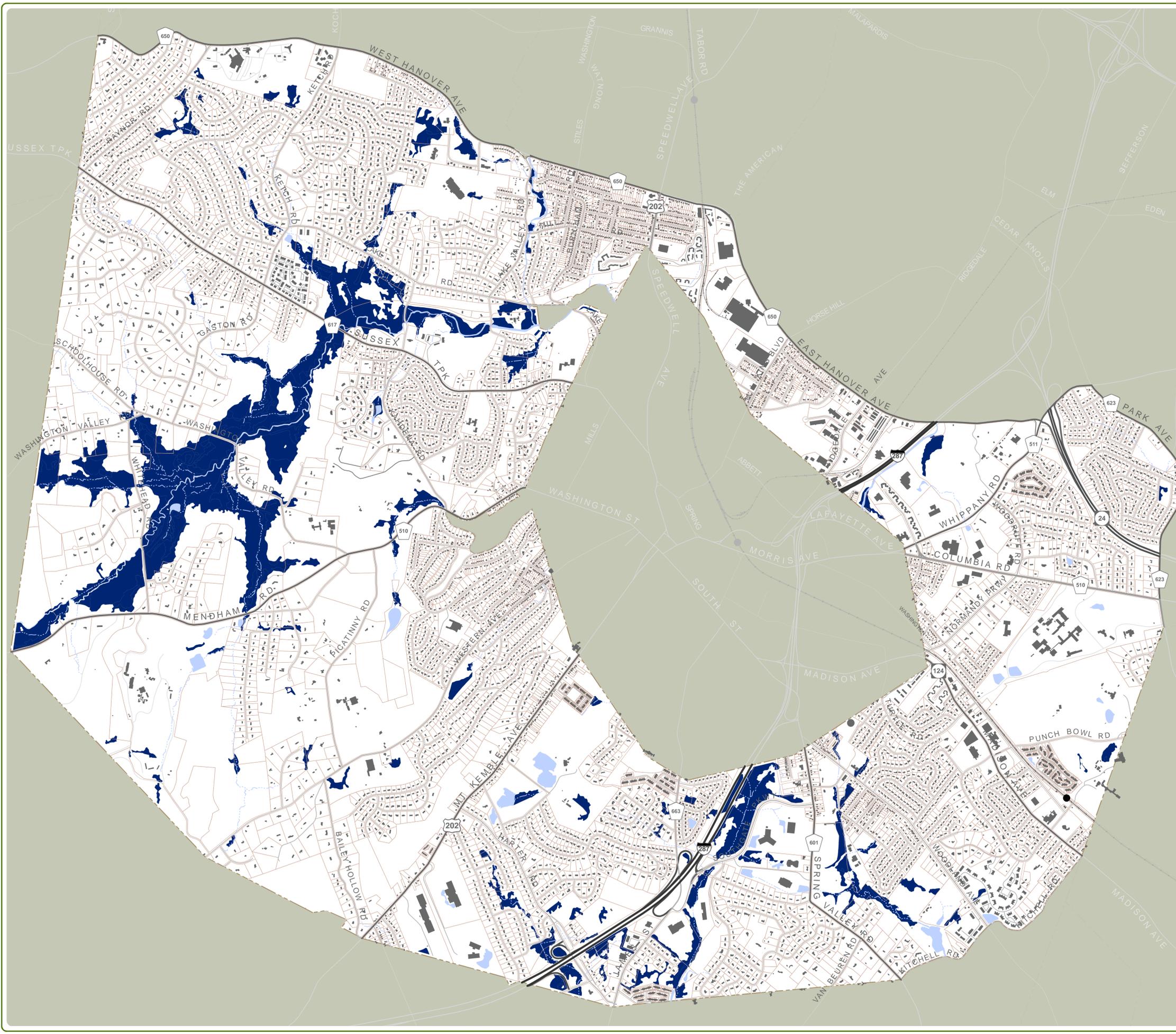
MASTER PLAN - 2012

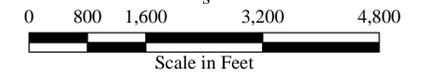
WETLANDS



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012





MAY 30, 2012

LEGEND

HUC12 Drainage Basins

FEMA Preliminary Flood Zones

- Floodway
- A, AE (1.0% Annual Chance Flood Hazard)
- 0.2% Annual Chance Flood Hazard

Flood Zone Definitions

Zone	Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	Same as area A, but base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
0.2 PCT ANNUAL	Areas with a 0.2% annual chance of flooding (500 yr).

Source: FEMA, <http://msc.fema.gov>

PLATE #3

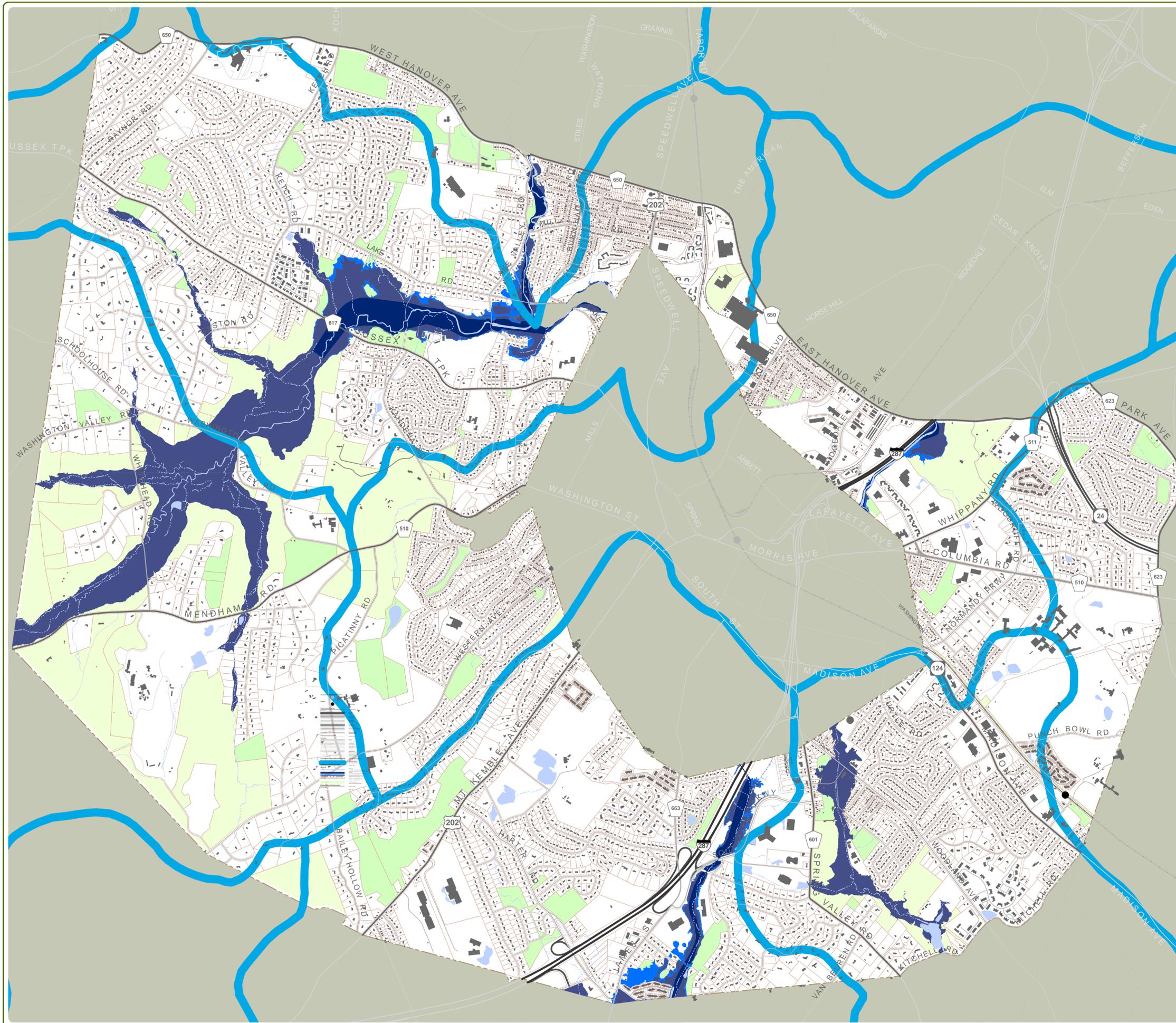
MASTER PLAN - 2012

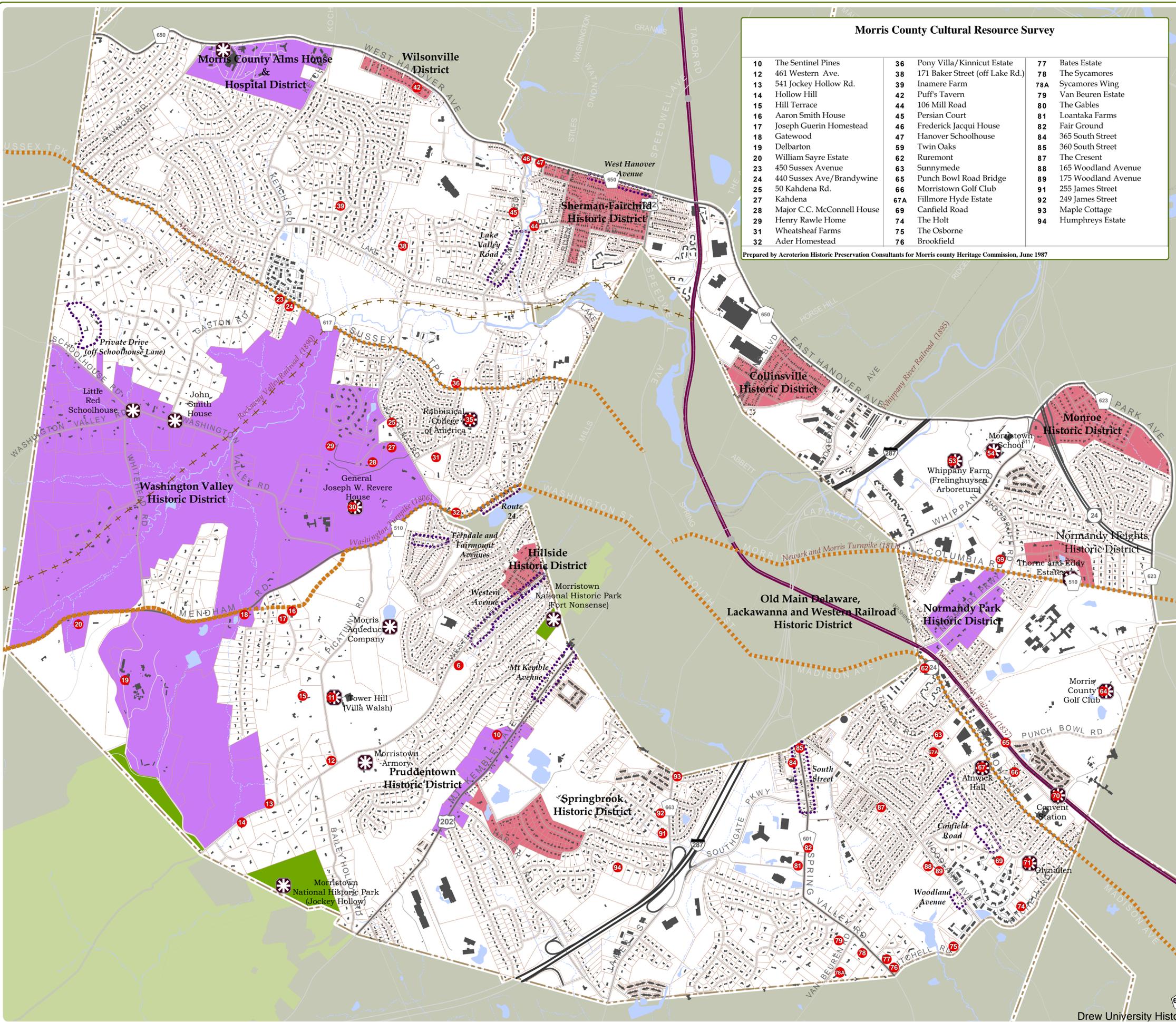
FLOOD ZONES



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
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Morris County Cultural Resource Survey

10 The Sentinel Pines	36 Pony Villa/Kinnicut Estate	77 Bates Estate
12 461 Western Ave.	38 171 Baker Street (off Lake Rd.)	78 The Sycamores
13 541 Jockey Hollow Rd.	39 Inamere Farm	78A Sycamores Wing
14 Hollow Hill	42 Puff's Tavern	79 Van Beuren Estate
15 Hill Terrace	44 106 Mill Road	80 The Gables
16 Aaron Smith House	45 Persian Court	81 Loantaka Farms
17 Joseph Guerin Homestead	46 Frederick Jacqui House	82 Fair Ground
18 Gatewood	47 Hanover Schoolhouse	84 365 South Street
19 Delbarton	59 Twin Oaks	85 360 South Street
20 William Sayre Estate	62 Ruremont	87 The Crescent
23 450 Sussex Avenue	63 Sunnymede	88 165 Woodland Avenue
24 440 Sussex Ave/Brandywine	65 Punch Bowl Road Bridge	89 175 Woodland Avenue
25 50 Kahdena Rd.	66 Morristown Golf Club	91 255 James Street
27 Kahdena	67A Fillmore Hyde Estate	92 249 James Street
28 Major C.C. McConnell House	69 Canfield Road	93 Maple Cottage
29 Henry Rawle Home	74 The Holt	94 Humphreys Estate
32 Ader Homestead	75 The Osborne	
	76 Brookfield	

Prepared by Acrotier Historic Preservation Consultants for Morris County Heritage Commission, June 1987

TOWNSHIP OF MORRIS
MORRIS COUNTY NEW JERSEY

Scale in Feet

MAY 30, 2012

LEGEND

- National or State Historic Register District
- Morris County Noted District
- National Historic Park
- Morris County Survey (Historic Streetscape)
- Early Turnpike
- Abandoned Railroad
- State/National Register (Historic Sites)
- Morris County Survey (Historic Sites)

National and State Historic Register Sites

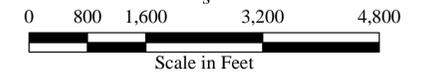
Property Name	State Reg. Ref. Number	Nat'l Reg. Ref. Number
Alwrick Hall	2171	85000783
Convent Station	326	
General Joseph W. Revere House	2175	73001127
General Joseph W. Revere House (boundary increase)	2176	91000478
Glynallen	2172	87000354
John Smith House	2177	76001176
Little Red Schoolhouse	2173	73001130
Morris Aqueduct Company	3614	
Morris County Alms House and Hospital District	2174	
Morris County Golf Club	4316	
Morristown Armory	4336	
Morristown National Historic Park (Fort Nonsense)	3381	66000053
Morristown National Historic Park (Jockey Hollow)	3381	66000053
Morristown School	3388	96000047
Normandy Park Historic District	3389	96001469
Normandy Park Historic District (boundary increase)	4189	
Old Main D.L. & Western RR Historic District	2179	
Prudentown Historic District	4117	03000011
Rabbinical College of America	4126	
Thorne and Eddy Estates	2178	78001783
Tower Hill (Villa Walsh)	3615	
Washington Valley Historic District	2179	92001583
Whippany Farm (Frelinghuysen Arboretum)	2180	77000899

PLATE #4
MASTER PLAN - 2012

HISTORIC PRESERVATION

Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012



MAY 30, 2012

LEGEND

-  Single-Family Detached Dwellings
-  Townhouse Dwellings
-  Other MultiFamily Dwellings
-  Townhouse Tracts
-  Affordable Housing Tracts (Existing)
-  Affordable Housing Tracts (Proposed)

Dwelling Unit Summary

Type	Total Dwelling Units	Units (Age Restricted)	Units (Assisted Living)	Units (Very Low Income)
Single Family Detached	5,962	-	-	-
Townhouse Dwellings	2,336	-	-	-
Other Multifamily Dwellings	-	119	166	30
Total Units	8,298	119	166	30

PLATE #5

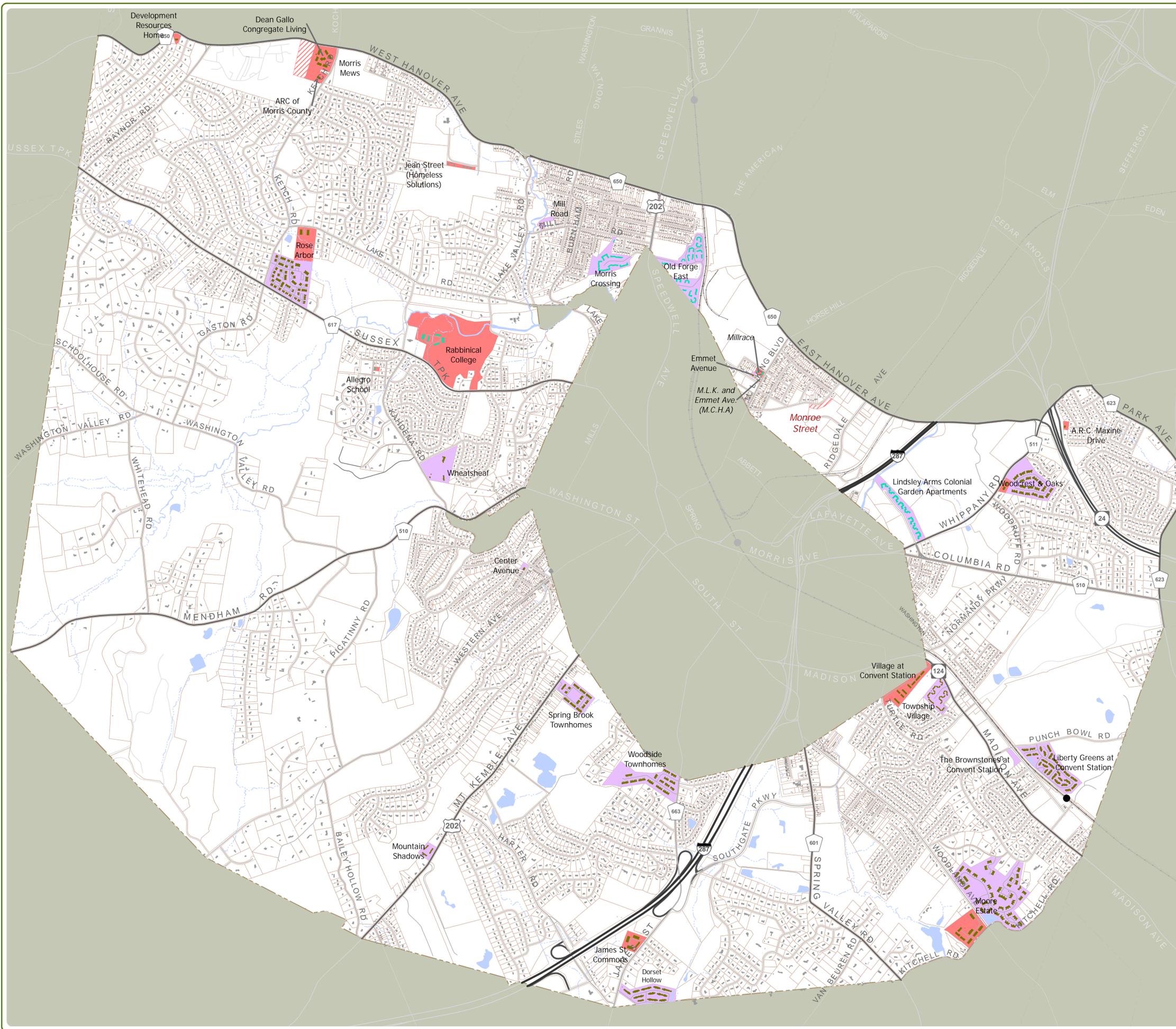
MASTER PLAN - 2012

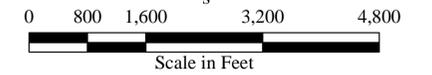
HOUSING



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012





MAY 30, 2012

LEGEND

Functional Classification

- Freeway
- Arterial Streets
- Collector Streets
- Local Streets

Proposed Improvements

- circulation
- safety
- sidewalk
- intersection

Proposed Improvements

Index Number	Location	Type
1	East Hanover Ave at Whippany Rd	intersection
2	Madison Ave at Normandy Pkwy	intersection
3	Madison Ave at Punch Bowl Rd	intersection
4	East Hanover Ave at Speedwell Ave	intersection
5	East Hanover Ave at Ridgedale Ave	intersection
6	East Hanover Ave at M.L.K. Blvd	intersection
7	East Hanover Ave at American Way	intersection
8	Columbia Turnpike and Park Avenue Bypass	circulation
9	East Hanover Ave (EB) rt turn lane at Whippany Rd	circulation
10	Ridgedale Ave (SB) rt turn lane at E Hanover Ave	circulation
11	Canfield Ave realignment at Madison Ave	circulation
12	Cory Rd at NJ Transit bridge	intersection
13	Cory Rd at Speedwell Ave	intersection
14	Burnham Rd at Lake Rd	completed
15	Washington Valley Rd	safety
16	Mendham Rd at Washington Valley Rd	safety
17	Mendham Rd at Indian Head Rd	safety
18	Lake Rd at Inamere Rd	safety
19	Gaston Rd at Washington Valley Rd	safety
20	Madison Ave	sidewalk
21	Normandy Pkwy	sidewalk
22	Whippany Rd (near Frelinghuysen Arboretum)	sidewalk
23	Park Ave (near Blue Gate Farm)	sidewalk
24	Ridgedale Ave	sidewalk
25	East Hanover Ave (from MLK Blvd to Ridgedale Ave)	sidewalk
26	West Hanover Ave (west of Burnham Rd)	sidewalk
27	James St (from Morristown to Spring Brook Rd)	sidewalk

PLATE #6

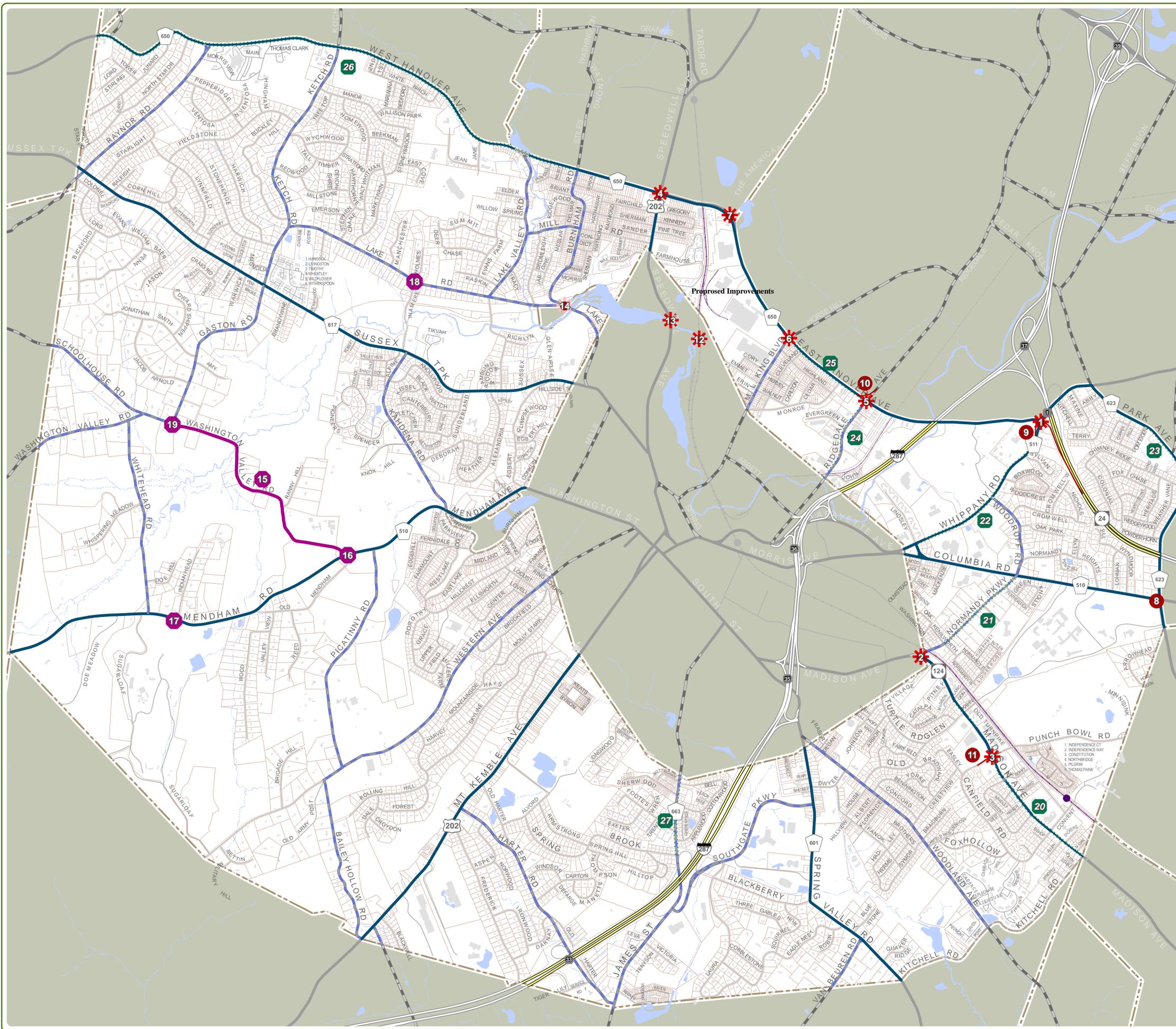
MASTER PLAN - 2012

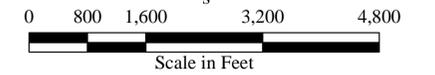
CIRCULATION



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012





MAY 30, 2012

LEGEND

- Existing Trails
- Proposed (biking only)
- Proposed (walking only)
- Proposed (walking and biking)
- Township Open Space
- County and Federal Open Space
- Private Recreational
- School Recreational

Recreational Facilities

Existing	Proposed	
		Ballfield
		Basketball Court
		Multi-purpose
		Swimming Pool
		Tennis Courts
		Mini-park
		Tot-Lot

PLATE #7

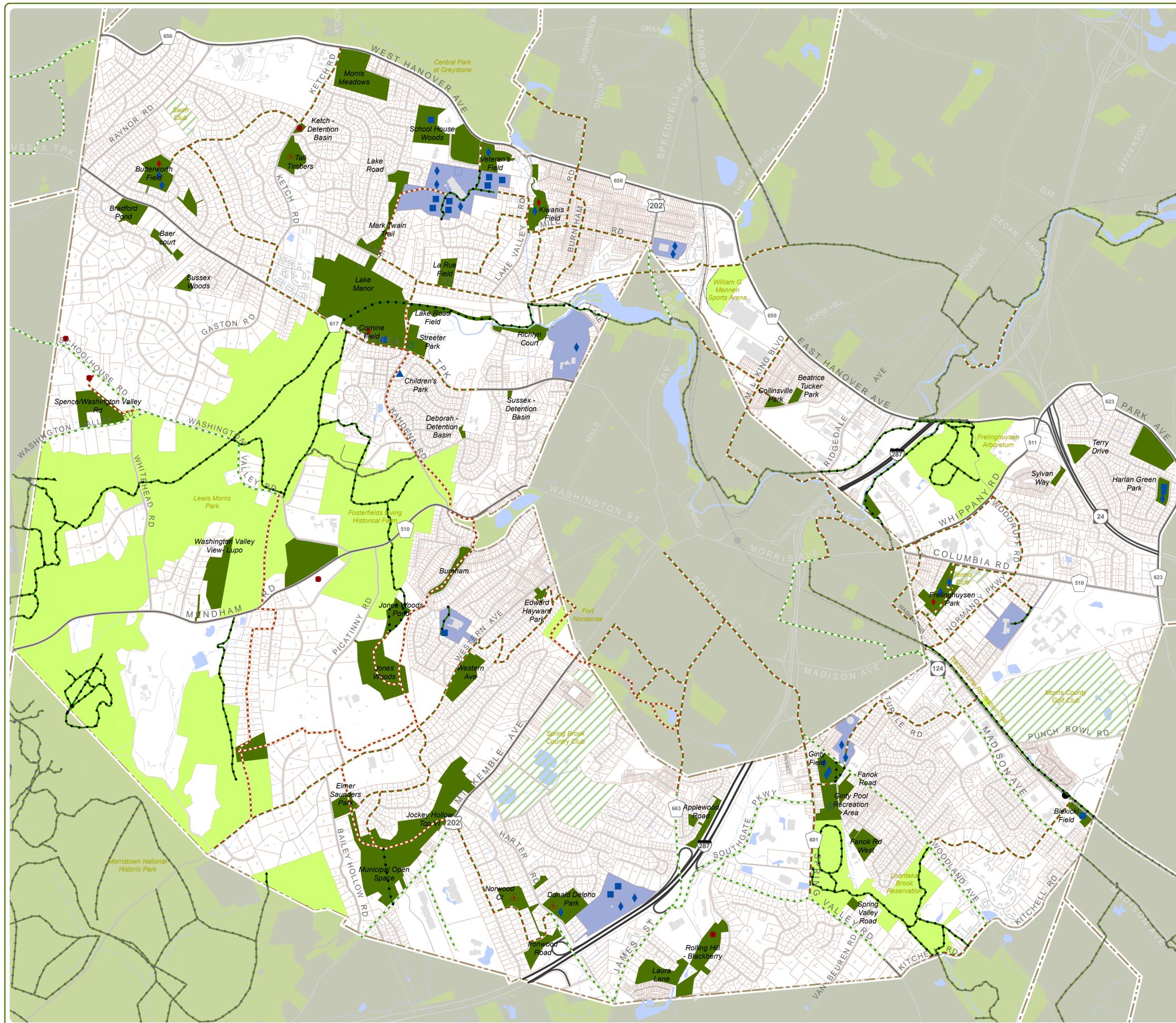
MASTER PLAN - 2012

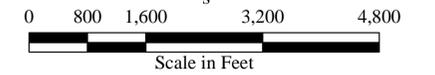
OPEN SPACE



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012





MAY 30, 2012

LEGEND

-  Municipal Building
-  Police Station
-  Fire Station
-  Emergency Squad
-  Morris Township Lands
-  Township Open Space
-  Township Shool Property
-  Private School Property
-  Fire Districts

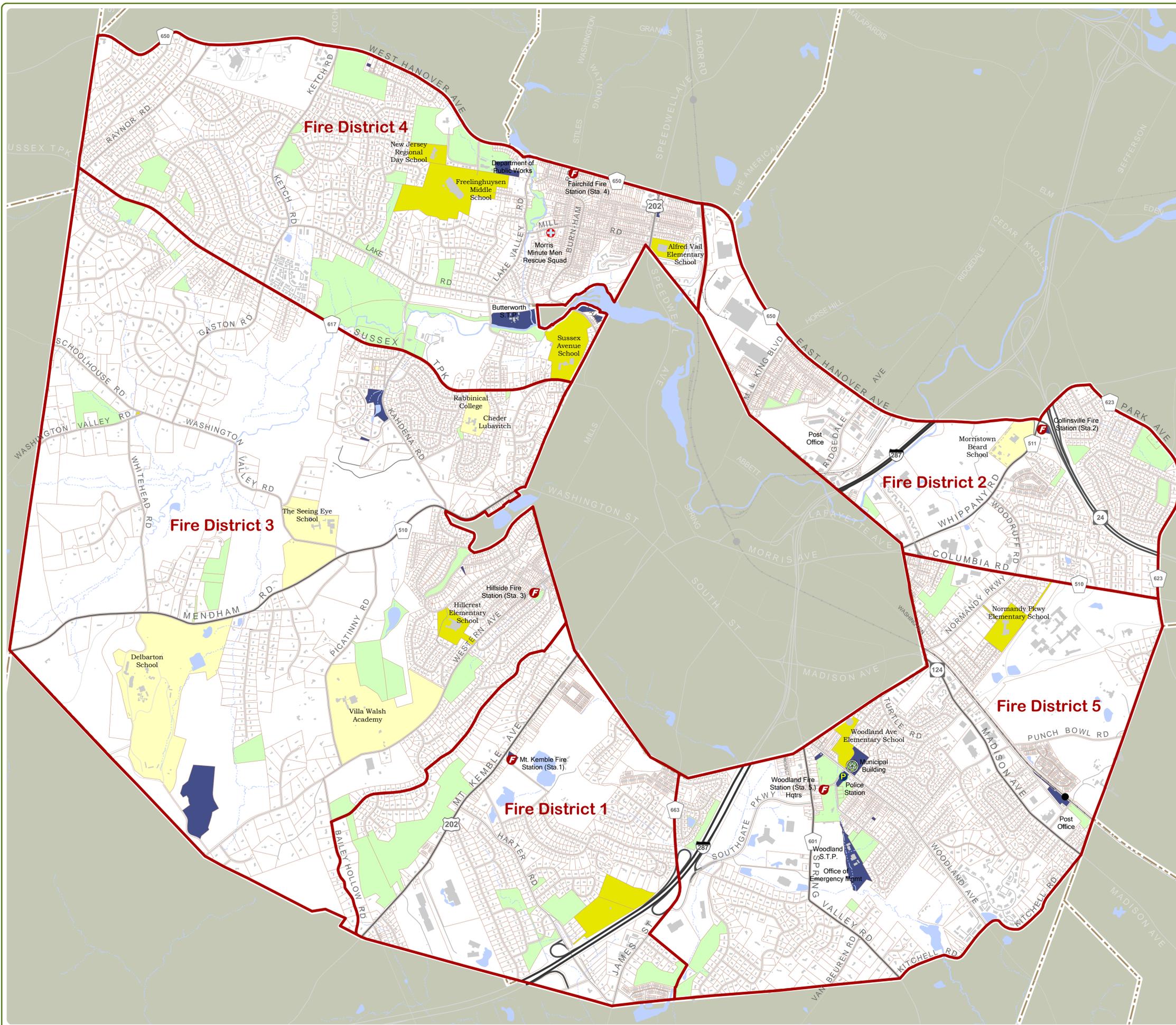


PLATE #8

MASTER PLAN - 2012

COMMUNITY FACILITIES



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012



0 800 1,600 3,200 4,800
Scale in Feet

MAY 30, 2012

LEGEND

-  Parcels (Agriculture Overlay Zone)
-  Township Open Space
-  County and Federal Open Space

Agricultural Overlay Zone

ID	Block	Lot	Owner's Name	Acres
1	4101	1	Inst Pont Del Maes Filippini	97.65
2	4101	4	Pellegrino, John V & Patricia F	8.01
3	4202	3	Parr, Grant Van Siclen & Helen Frye	27.84
4	4501	2	County of Morris	134.24
5	4501	2.01	Order of St Benedict-St Marys Abbey	164.94
6	4501	2.02	County of Morris	31.05
7	4501	2.03	Township of Morris	10.00
8	4501	2.04	Order of St Benedict-St Marys Abbey	27.94
9	4601	1	Rosenhaus, Albert M	51.64
10	7501	45	Easley, Barbara L.	12.76
11	7602	25	Klehm, Henrey & Sheila	2.32
12	7602	26	Finlayson, John & Sandra	7.90
13	801	10	Baker, Thomas Warren	6.26

PLATE #11

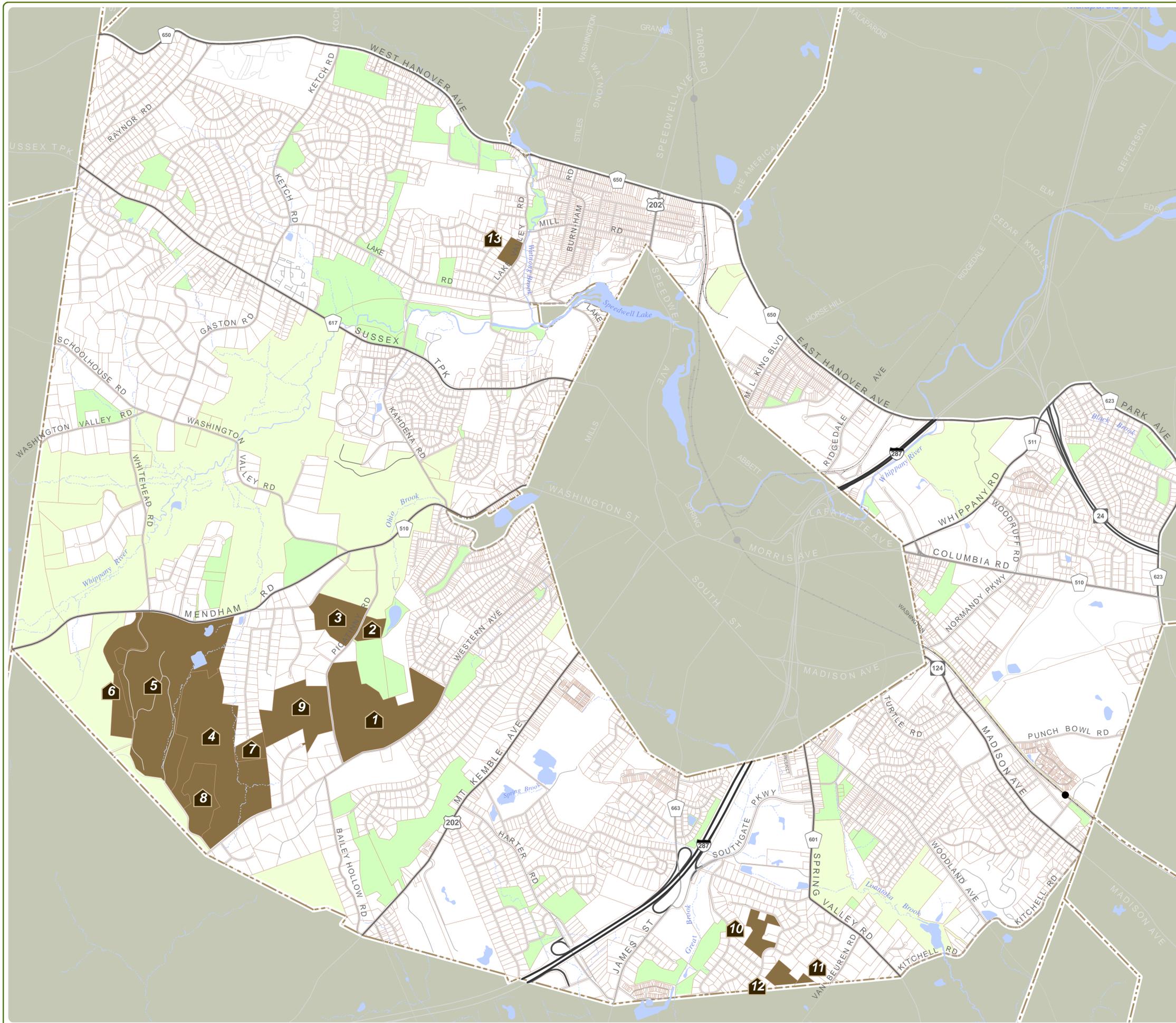
MASTER PLAN - 2012

FARMLAND



Base Map Prepared by the Morris County Department of Planning & Development, GIS Section.

REVISIONS
May 30, 2012



Appendix B. Recreational Open Space Inventory (ROSI)

Below are properties listed in the Recreation and Open Space Inventory (ROSI) database maintained by the Green Acres Program. This database includes municipal, county and nonprofit parkland encumbered by the Green Acres Program only. It does not reflect State owned parkland. Each county or municipality is required to prepare a ROSI as a condition of applying for and receiving Green Acres funding. The ROSI lists all Green Acres-funded properties ("funded parkland") as well as all other lands held for conservation and/or recreation purposes at the time the county or municipality last received funding from Green Acres ("unfunded parkland"). Lands listed on a ROSI include those owned, leased, or otherwise controlled by the county or municipality and may include land owned in fee, land leased by the county or municipality for recreation purposes, land owned by a private entity upon which the county or municipality holds a conservation easement, or any land in which the county or municipality holds a specific recreation and/or conservation interest.

The following properties are on Morris Township's ROSI as maintained by the Green Acres Program. Please note that the ROSI is a document provided to Green Acres by a county or municipality requesting funding. As such the table below may not include all of Morris Township's open space acquisitions since the 2007 Master Plan Reexamination report.

Interest: CR: Conservation Restriction; Fee: Fee Simple; Lease: Leased land

Type: M - Municipal; C - County; N - Non Profit

Block	Lot	Facility Name	Interest	Type
460	20	PATRIOTS PATH	FEE	C
460	15	FRELINGHUYSEN ARB	FEE	C
460	17	PATRIOTS PATH	FEE	C
460	18	PATRIOTS PATH	FEE	C
10304	17	BEATRICE TUCKER FIELD	FEE	M
10305	1	COLLINSVILLE PLAYGROUND	FEE	M
481	94	MENNEN SPORTS ARENA	FEE	C
481	96	MENNEN SPORTS ARENA	FEE	C
481	88	MENNEN SPORTS ARENA	FEE	C
161	1.A	TRACTION LINE	FEE	C
161	1.B	TRACTION LINE	FEE	C
1201	1	CORNINE FIELD	FEE	M
248	9	PATRIOTS PATH	FEE	C
1201	8	LAKE MANOR	FEE	M
204	59	KIWANIS FIELD	FEE	M
207	21	VETERANS FIELD	FEE	M
216	1	SPEEDWELL LAKE	FEE	M
216	7	SPEEDWELL LAKE	FEE	M
2202	23	BUTTERWORTH FIELD	FEE	M
2203	1	BUTTERWORTH FIELD	FEE	M
226	5	SPEEDWELL LAKE	FEE	M
226	6	SPEEDWELL LAKE	FEE	M
248	1	PATRIOTS PATH	FEE	C

248	10	PATRIOTS PATH	FEE	C
248	11	PATRIOTS PATH	FEE	C
248	2	PATRIOTS PATH	FEE	C
248	9	PATRIOTS PATH	FEE	C
2506	11	BRADFORD POND	FEE	M
2601	20	BEAR CT	FEE	M
2601	49	SUSSEX WOODS	FEE	M
274	62	FOSTERFIELDS	FEE	C
2910	1	PATRIOTS PATH	FEE	C
2907	4	CHILDREN'S PARK	FEE	M
280	8	FOSTERFIELDS	FEE	C
274	5	FOSTERFIELDS	FEE	C
274	76	FOSTERFIELDS	FEE	C
312	42	FOSTERFIELDS	FEE	C
320	13.B	LEWIS MORRIS PARK	FEE	C
320	13.A	LEWIS MORRIS PARK	FEE	C
320	13.C	LEWIS MORRIS PARK	FEE	C
325	18	LEWIS MORRIS PARK	FEE	C
325	19	LEWIS MORRIS PARK	FEE	C
325	20	LEWIS MORRIS PARK	FEE	C
353	6	MENNEN SPORTS ARENA	FEE	C
3601	12.01	SPENCE PROPERTY	FEE	M
3601	5.02	DOREMUS PROPERTY	FEE	M
3804	1	BURNHAM	FEE	M
304	84	FOSTERFIELDS	FEE	C
310	1	FOSTERFIELDS	FEE	C
325	1	FOSTERFIELDS	FEE	C
325	2.A	FOSTERFIELDS	FEE	C
4501	2.03	DELBARTON PROPERTY	FEE	M
325	19	LEWIS MORRIS PARK	FEE	C
4801	30	ELMER SAUNDERS FIELD	FEE	M
4807	15	ELMER SAUNDERS FIELD	FEE	M
5004	9	DEER HAVEN	FEE	M
501	41	RICKLYN CT	FEE	M
501	42	PATRIOTS PATH	FEE	C
5101	1	JOCKEY HOLLOW TOP VI	FEE	M
5503	26	EDWARD HAYWARD PLAYGROUND	FEE	M
601	19	STREETER REC AREA	FEE	M
6503	1	DELPHO FIELD	FEE	M
6603	6	ASPEN	FEE	M
6605	7	ASPEN	FEE	M

6704	2	GATE HOUSE	FEE	M
228	10	PATRIOTS PATH	FEE	C
1704	10	TALL TIMBERS	FEE	M
7201	8	ROLLING HILL - BLACKBERRY	FEE	M
7303	15	GINTY FIELD	FEE	M
7309	14	GINTY POOL / RECREATION AREA	FEE	M
383	18	LOANTAKA BROOK RES	FEE	C
1804	12.1	PATRIOTS PATH	FEE	C
804	31	LA RUE FIELD	FEE	M
390	4	TRACTION LINE	FEE	C
431	71	TRACTION LINE	FEE	C
8908	9	FRELINGHUYSEN FIELD	FEE	M
92	2	TRACTION LINE	FEE	C
9604	1	HARLAN GREEN FIELD	FEE	M
9701	1.01	BLANCHARD PROPERTY	FEE	M

Source: <http://www.nj.gov/cgi-bin/dep/greenacres/facproc.pl>.

Appendix C. 2007 Report Recommendations Removed from the Master Plan

The following recommendations from the 2007 Master Plan Reexamination Report have been removed:

Zoning Issues

- Delineate the airport safety zone on the zoning map
- Consider rezoning of the East Hanover Avenue frontage between Ridgedale and Martin Luther King Avenues
- Review the Tree Ordinance and adopt appropriate standards for tree removal/replacement
- Consider whether age-restricted residential zoning should be planned for as a replacement or alternative to outdated and obsolete land uses
- Consider rezoning 250 James Street, Block 7101, Lot 1 to allow residential townhouse development
- Evaluate zoning of Columbia Turnpike triangle (Columbia Road/Whippany Road/Lindsley Drive) and particularly whether any alternatives to single-family residential zoning would be appropriate
- Examine appropriateness of lot sizes and bulk standards for residential zones:
 - Reduce residential lot coverage limits
 - Evaluate existing buffer/setback standards between single family residential and multi-family and commercial zones
 - Show on the zoning map locations of approved cluster subdivisions
 - Increase setbacks for residential zones which front on major State and County arterial routes
 - Do not change lot size requirements on Doe Hill Road
 - Reduce maximum impervious coverage in the I-21 and B-11 zones from seventy-five (75%) percent to sixty-five (65%)
- Review the buffer requirements (Section 57-115) to set forth a purpose and better define what is meant by a buffer and establish planting standards and maintenance requirements; include buffer regulations as zoning standards in Chapter 95

Civic Design and Streetscape Improvements

- Consider a civic design and streetscape improvement program for the Township's major arterials and commercial corridors (i.e. Speedwell, Hanover and Ridgedale Avenues)

Recreation and Open Space

- Undertake a community visioning process with respect to open space and recreation needs and the greening of the community

Inter-municipal & Regional Impact Management

- Consider setting up a business/community relations program to improve the marketability of the Township's benefits and resources and to minimize the impact of market changes and shifts affecting businesses in the community

Essential Service Maintenance Facilities

- Rezone Block 10312 Lots 1 and 2 from the B-11 to RB-7
- Provide definition of Essential Service Maintenance Facilities and amend Chapter 95, §95-25A. to add a new permitted use of "essential service maintenance facility"

Appendix D. Zone Summary Table

ZONE SUMMARY TABLE
(From Master Plan 2010 - Plate #9 - Updated September 2012)

Non-Residential Land Uses

	Total Acres	Minimum Lot Size	Building Coverage Ratio	Floor Area Ratio	Impervious Coverage Ratio
Business					
B-11	32.2	11,250 sq ft	33%		
Office/Laboratory					
OL-5	81.0	5.0 acre	25%	25%	65%
OL-15	125.4	15.0 acre	20%	23%	60%
OL-40	418.3	40.0 acre	15%	20%	50%
Industrial					
I-21	189.8	0.5 acre	33%		
Other					
CEM-Cemetery	27.9				
SUBTOTAL	874.6	Percentage of Township Acreage			8.6%

Residential Land Uses

	Total Acres	Minimum Lot Size	Minimum Tract Size	Dwelling Unit Density	Percentage of Twp Acreage
Very Low Density (Single Family)					
RA-130	1,134.6	3.0 acre		1 DU/3.0 acre	11.2%
Low Density (Single Family)					
RA-35	1,607.4	35,000 sq ft		1 DU/0.80 acre	15.9%
RA-25	638.3	25,000 sq ft		1 DU/0.57 acre	6.3%
RA-15	1,743.8	15,000 sq ft		1 DU/0.34 acre	17.2%
Moderate Density (Single Family)					
RA-11	80.5	11,250 sq ft		1 DU/0.26 acre	0.8%
RA-7	199.5	7,500 sq ft		1 DU/0.17 acre	2.0%
RB-7	37.2	7,500 sq ft		1 DU/0.17 acre	0.4%
RB-7-M (2 Family)	0.0	10,000 sq ft		1 DU/0.11 acre	0.0%
SUBTOTAL	5,441.3	Percentage of Township Acreage			53.7%
Medium Density (Multi-Family)					
RH-5	195.3			5 DU/Acre	1.9%
TH-6	19.1	2,000 sq ft		6 DU/Acre	0.2%
TH-8	33.3	2,000 sq ft		8 DU/Acre	0.3%
High Density (Multi-Family)					
PRC	27.1		10.0 acre	8 DU/Acre	0.3%
RG-5	68.6		5.0 acre	12.1 DU/Acre	0.7%
SC	8.8		5.0 acre	15 DU/Acre	0.1%
RH-16	17.1		5.0 acre	16 DU/Acre	0.2%
RH-20	22.7		16.0 acre	20 DU/Acre	0.2%
SUBTOTAL	392.0	Percentage of Township Acreage			3.9%

Mixed Open Space Land Uses

	Total Acres	Minimum Lot Size	Minimum Tract Size	Dwelling Unit Density	Percentage of Twp Acreage
Open Space Government Use					
OS-GU/25A	32.3	25,000 sq ft		1 DU/0.57 acre	0.3%
OS-GU	3,378.0	3.0 acre		1 DU/3.0 acre	33.4%
SUBTOTAL	3410.3	Percentage of Township Acreage			33.7%

Non-Residential Acreage	874.6	Percentage of Township Acreage			8.6%
Residential Acreage	5,833.3	Percentage of Township Acreage			57.6%
Open Space Government Use	3,410.3	Percentage of Township Acreage			33.7%
Township Acreage *	10,128.0	Percentage of Township Acreage			100.0%

Reference: This data is based on the 2012 draft Master Plan Zoning Map. The zoning areas reported include right of way areas.

* Draft Master Plan Zoning Map developed by Morris County has not been reviewed or approved. There is a 10 acre discrepancy in the total municipal area and the total municipal area reported by the zoning area data.

