

**KETCH ROAD REDEVELOPMENT PLAN**  
**MORRIS TOWNSHIP, NEW JERSEY**

*Prepared For:*

Morris Township Committee  
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The original copy of this document was signed and sealed in accordance with N.J.S.A. 45:14 A-1



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Elizabeth C. Leheny  
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**June 2025**

**Adopted: , 2025**

## Table of Contents

|       |                                                                                         |    |
|-------|-----------------------------------------------------------------------------------------|----|
| I.    | INTRODUCTION AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN.....                        | 1  |
| II.   | DESCRIPTION OF THE REDEVELOPMENT PLAN AREA AND SURROUNDING DEVELOPMENT<br>CONTEXT ..... | 2  |
| III.  | PLAN GOALS AND RELATIONSHIP TO LOCAL OBJECTIVES .....                                   | 6  |
|       | A. Plan Goals and Objectives.....                                                       | 6  |
|       | B. Relationship to Local Objectives .....                                               | 6  |
|       | 1. Master Plan.....                                                                     | 6  |
|       | 2. Existing Zoning.....                                                                 | 7  |
| IV.   | PLAN CONSISTENCY .....                                                                  | 9  |
|       | A. Other Municipalities.....                                                            | 9  |
|       | B. Morris County Master Plan.....                                                       | 9  |
|       | C. State Development and Redevelopment Plan .....                                       | 9  |
| V.    | LAND USE AND DEVELOPMENT PLAN .....                                                     | 10 |
|       | A. Relationship to Municipal Land Use Regulations .....                                 | 10 |
|       | B. Illustrative and Conceptual Architectural Renderings .....                           | 10 |
|       | C. Permitted Principal Uses .....                                                       | 10 |
|       | D. Permitted Accessory Uses and Structures .....                                        | 10 |
|       | E. Development Standards.....                                                           | 11 |
| VI.   | REDEVELOPMENT ACTIONS .....                                                             | 17 |
|       | A. No property to be Acquired.....                                                      | 17 |
|       | B. Relocation.....                                                                      | 17 |
|       | C. Redevelopment Agreement.....                                                         | 17 |
| VII.  | GENERAL PROVISIONS .....                                                                | 18 |
|       | A. Adverse Influences.....                                                              | 18 |
|       | B. Non-Discrimination Provisions .....                                                  | 18 |
|       | C. Duration of the Redevelopment Plan .....                                             | 18 |
|       | D. Deviations from Plan Requirements.....                                               | 18 |
|       | E. Severability .....                                                                   | 18 |
| VIII. | OTHER PROVISIONS.....                                                                   | 19 |
| IX.   | PROCEDURE FOR AMENDING THE REDEVELOPMENT PLAN .....                                     | 20 |

## List of Figures

|                                                           |    |
|-----------------------------------------------------------|----|
| FIGURE 1. REDEVELOPMENT PLAN AREA TAX BLOCK AND LOTS..... | 3  |
| FIGURE 2. AERIAL VIEW OF REDEVELOPMENT PLAN AREA .....    | 4  |
| FIGURE 3. AERIAL VIEW OF REDEVELOPMENT PLAN AREA .....    | 5  |
| FIGURE 4. ILLUSTRATIVE PLAN .....                         | 15 |
| FIGURE 5. RENDERED ELEVATION .....                        | 16 |

## I. INTRODUCTION AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared for property encompassing portions of Lots 1 and 1.01 in Block 1901 (the “Redevelopment Plan Area”) within the Township of Morris, Morris County, New Jersey. The Redevelopment Plan Area is located in the northwest section of the Township in the vicinity of Ketch Road. The Redevelopment Plan Area encompasses a total of 3.54 acres.

On April 2, 2025, the Township Committee, by Resolution No. 100-25, authorized the Planning Board to conduct an investigation of the Redevelopment Plan Area to determine whether it met the requirements for designation as a non-condemnation “area in need of redevelopment” as established under New Jersey’s Local Redevelopment and Housing Law (“LRHL”), N.J.S.A.40A:12A-1 et. seq. At a meeting on June 3, 2025, based on the results of the investigation and after a public hearing, the Planning Board adopted a resolution concluding that the Redevelopment Plan Area qualified as a non-condemnation “area in need of redevelopment” under the LRHL and made a formal recommendation to the Township Committee to designate it accordingly. On June 11, 2025, the Township Committee adopted Resolution No. 131-25, designating the Redevelopment Plan Area as a non-condemnation “area in need of redevelopment”. Accordingly, and consistent with the standards set forth in the LRHL, this document shall serve as the Redevelopment Plan for said “area in need of redevelopment”.

## II. DESCRIPTION OF THE REDEVELOPMENT PLAN AREA AND SURROUNDING DEVELOPMENT CONTEXT

The Redevelopment Plan Area consists of 3.54 acres encompassing portions of Lots 1 and 1.01 in Block 1901 as depicted on the official tax maps of Morris Township (see Figure 1). The Plan Area consists of undeveloped acreage that lacks street frontage and direct access to the public street system. Such acreage is currently owned by Morris County. The nearest public roadway is Ketch Road.

As depicted in Figures 2 and 3, property located immediately east of the Plan Area contains the roughly 1.3 acres which make up the balance of Lot 1. This area is improved with a 10-bedroom supportive housing facility for individuals with intellectual and developmental disabilities administered by ARC Morris. The Morris Township Ketch Road Supervised Apartment Program opened in 1993 and was dedicated as the Harry F. Wilkinson ARC House for Independent Living. The facility has five one-bedroom units and five two-bedroom units. A driveway from Ketch Road leads to a parking area adjacent to the ARC Home. ARC Morris has a ground lease agreement with Morris County which runs for a minimum of 60 years (with options to extend) from the date of the certificate of occupancy. Under the terms of the lease ARC Morris is responsible for the maintenance and upkeep of the building, appurtenances and remainder of the premises.

Directly west of the Plan Area (part of Lot 1 in Block 1901) is Ketch Road Field, which includes a soccer field, playground and associated parking and access driveway from Ketch Road. Ketch Road Field is leased by Morris Township from Morris County although the Township maintains the field and related facilities. To the north of the Plan Area is Morris Mews, a 100-unit multi-family development for low- and moderate-income seniors operated by the Morris County Housing Authority, and the Dean Gallo Congregate Living Facility, also for low- and moderate-income senior households.

Meanwhile, to the west of the Plan Area (part of Lot 1 in Block 1901 as well) are largely undeveloped lands that are part of a larger Morris County complex housing a variety of County facilities in multiple buildings with accessory parking. Among the uses are the Morris View Nursing Home; Morris County Office of Temporary Assistance; Morris County Youth Center; Morris County Youth Shelter; Morris County Office of Veterans Service; Homeless Solutions; Morris County Prosecutor's Office – Special Enforcement Unit; Morris County Sheriff's Canine Unit and Shelter; Cornerstone Social Adult Care Center; Morris County Shade Tree Divisions; Rutgers Cooperative Extension of Morris County; Integral Care Home Care; and Morris County Extension Offices. These facilities are accessed via two driveways on West Hanover Avenue and one driveway on Raynor Road. There are also solar fields along the property's West Hanover Avenue frontage.





**FIGURE 2 | AERIAL CONTEXT**



**FIGURE 3 | PLAN AREA**

### III. PLAN GOALS AND RELATIONSHIP TO LOCAL OBJECTIVES

#### A. Plan Goals and Objectives

The goals and objectives of this Redevelopment Plan are as follows:

- Put into productive use existing undeveloped acreage that is locationally challenged but otherwise developable for affordable housing.
- Provide for the development of 100% affordable housing project that will assist the Township in satisfying a portion of its Third Round housing obligation (pursuant to the Consent Order and Joint Stipulation Of Dismissal With Prejudice dated April 4, 2023) and also complement adjacent development in the immediate neighborhood.
- Create land use and development standards specifically tailored to the requirements of the intended end user/developer of the property.
- Ensure that development affords sufficient protections for existing properties in the vicinity of Ketch Road in terms of prospective land use, traffic and visual impacts.

#### B. Relationship to Local Objectives

##### 1. Master Plan

The Township's most recent Comprehensive Master Plan was prepared in 1994. Reexamination reports were adopted in 2001 and August 2007 (subsequently amended in 2009), and most recently in August 2017 (the "2017 Report"). The Land Use and Circulation Plan Elements of the Township Master Plan were also amended in 2012 and 2017 to effectuate zoning changes to promote more appropriate development.

The 2017 Report reaffirmed the importance of Goal 1 of the Master Plan, as it pertains to preservation of residential character of the community. The following specific subgoals were emphasized:

- *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.*

Furthermore, the discussion of changes in housing preferences in the 2017 Report noted that the baby boomers (born between 1946 and 1964) and the millennial generation (born between 1977 and 1994), have trended away from traditional large lot single-family housing, and that a variety of housing types are also being built as part of new mixed-use developments. In particular, the 2017 Report mentioned the following:

*"Although the Planning Board anticipated 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."*

In addition, it should be noted that a map in the Appendix of the 2017 Report, Plate #5 (prepared by Morris County in 2012), identified land within Block 1901, Lot 1 located directly west of an existing affordable housing development (Morris Mews) as a site for potential new affordable housing. This area was subsequently improved with a solar array installation. While not the exact same location, the Redevelopment Plan Area is situated within a portion of Block 1901, Lot 1 immediately south of this identified area. Further, the Plan Area surrounding context encompasses a variety of specialized and/or affordable housing developments including multi-family residential apartments, supportive housing and a nursing home facility. Thus, redevelopment of the area for the purposes of affordable housing would be consistent with the established land use pattern in the immediate neighborhood. Lastly, the Township's recently adopted Housing Element and Fair Share Plan (June 16, 2025) specifically notes that the Redevelopment Plan Area (i.e., portion of Lot 1 and Lot 1.01 in Block 1901) has been targeted for 50 affordable housing units as part of a 100% affordable housing project that will assist the Township in satisfying its Third Round housing obligation (pursuant to the Consent Order and Joint Stipulation Of Dismissal With Prejudice dated April 4, 2023).

Based upon all of the above, this Redevelopment Plan is substantially consistent with the Morris Township Master Plan.

## **2. Existing Zoning**

The entirety of the Redevelopment Plan Area is located in the OS-GU Open Space – Government Use Zone.

The OS-GU zone permits the following principal uses:

- Public parklands, playing fields, playgrounds, open spaces, reservoirs, country clubs with golf course (in existence on January 1, 1994), tennis courts, swimming pools, government offices, first aid and emergency squads, firehouse, libraries, museums and municipal buildings (not including garages, storage yards and solid waste treatment facilities).
- Colleges in existence on January 1, 1994.
- Single-family detached dwellings under the area, bulk and yard requirements prevailing in the RA-130 Zone, including accessory uses set forth in § 95-10B. Cluster residential development groups shall not be permitted.

The following are permitted accessory uses in the OS-GU Open Space – Government Use Zone.

- Roof- or building-mounted solar energy systems as provided in § 95-34.4.
- Building-integrated solar energy systems as provided in § 95-34.4.
- Geothermal energy systems as provided in § 95-34.4.

The following are conditional use in the OS-GU Open Space – Governmental Use Zone:

- All wireless telecommunications facilities (WT facilities), except wireless telecommunications towers (WT towers).

- Places of worship as provided in § 95-37B.
- Public or private schools as provided in § 95-37P.

#### OS-GU Open Space – Government Use Zone Bulk Standards

The OS-GU zone does not contain any specific bulk requirements. As noted in the established Schedule of Area, Bulk and Yard Requirements for the Township of Morris, “Because of the wide diversity and nature of the uses permitted in the 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 cases in which land in this zone is developed for single-family residential use, the area, bulk and yard requirements permitted in an RA-130 Zone shall apply.”

Accordingly, the applicable bulk standards of the RA-130 Zone are as follows:

- Minimum Lot Area: 130,680 square feet
- Minimum Lot Width: 300 feet
- Minimum Lot Depth: 300 feet
- Maximum Building Coverage: 10%
- Maximum Building Height: 35 feet
- Minimum Front Yard: 100 feet
- Minimum Side Yard:
  - One: 50 feet
  - Both: 100 feet
- Minimum Rear Yard: 100 feet
- Maximum Impervious Surface: 25%

## IV. PLAN CONSISTENCY

### A. Other Municipalities

Morris Township is bordered by the following municipalities: Morris Plains; Parsippany-Troy Hills; Hanover; Randolph; Mendham (Township); Harding; Florham Park; Madison; and Morristown. The Redevelopment Plan Area does not directly border any of these municipalities, although the Township of Parsippany-Troy Hills is in relatively close proximity (just north of Hanover Avenue). As per the Land Use Element of the Parsippany-Troy Hills Master Plan, these adjoining lands are designated for public/nonprofit use and are improved with other Morris County facilities. This classification is compatible with the specific goals and development standards of this Redevelopment Plan.

### B. Morris County Master Plan

The Morris County Master Plan Land Use Element was adopted in 2020 and is intended to serve as a guide for future development within the geographic limits of the County. The Land Use Element promotes the revitalization and redevelopment of suburban corridors, especially those that will support the creation of diverse housing types. These policy objectives are compatible with the specific goals and development standards of this Redevelopment Plan.

### C. State Development and Redevelopment Plan

The purpose of the 2001 New Jersey State Development and Redevelopment Plan (SDRP) is to:

*Coordinate planning activities and established Statewide planning objective in the following areas: land use, housing, economic development, transportation, natural resource conservation, agricultural and farmland retention, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*

As depicted on the SDRP's Policy Map, the Redevelopment Plan Area is located within the PA-1 Metropolitan Planning Area, wherein development and redevelopment is intended to be encouraged and direct. Specifically, the intent of this Planning Area is to:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The SDRP further advocates for the provision of housing choices in PA-1 through redevelopment, new construction and the introduction of new housing in appropriate nonresidential settings.

Accordingly, by directing new affordable housing construction within a Planning Area where growth is encouraged, this Redevelopment Plan furthers several of the policy goals/objectives of the State Plan (i.e., as more particularly expressed for PA-1).

## V. LAND USE AND DEVELOPMENT PLAN

### *A. Relationship to Municipal Land Use Regulations*

This Redevelopment Plan shall supersede the Morris Township Zoning and Land Development Ordinances. In those instances where zoning and land development standards are not specifically addressed in this Redevelopment Plan, the aforementioned ordinances shall remain in effect. This Redevelopment Plan shall further constitute an amendment to the Morris Township Zoning Map by officially establishing the “Ketch Road Redevelopment Plan” district for property encompassing portions of Lot 1 and Lot 1.01 in Block 1901.

### *B. Illustrative and Conceptual Architectural Renderings*

Figure 4 provides an illustrative plan for development. The Plan depicts the intended site access and internal circulation, building layout, off-street parking and buffer areas. The final site design shall be subject to the requirements of this Redevelopment Plan. Figure 5 is a rendered elevation depicting the contemplated building design and related architectural treatment (i.e., not intended as the final building design).

### *C. Permitted Principal Uses*

The following principal uses are permitted:

- Multi-family affordable rental units, inclusive of supportive housing units.
- All units shall be affordable pursuant to Section 95-91, -92, and -93 of the Township of Morris Ordinance unless Section 95-91, -92 and -93 vary from Section 42 of the Internal Revenue Code relative to Federal Low-income Tax Housing Credits (as allowed by the Uniform Housing Affordability Controls), in which case, the requirements of Section -42 of the Internal Revenue Code shall control. At least 25% of the units within the residential development shall be three-bedroom units and at least 13% of the units shall be affordable to very-low-income individuals.

### *D. Permitted Accessory Uses and Structures*

The following accessory uses and structures are permitted:

- Clubhouse/community building, including, but not limited to, a leasing office, management office and/or fitness room.
- Outdoor recreation facilities, including, but not limited to, a tot lot and passive recreation areas for the exclusive use of residents and guests.
- Maintenance and storage facilities.
- Utility services.
- Off-street parking.
- Common or individual mailboxes.
- Electric vehicle (EV) charging stations.
- Generators
- Signs.
- Fences and walls.

- Refuse and recycling facilities
- Any other use or structure that is customary and incidental to a principal permitted use.

### *E. Development Standards*

- Minimum lot area: 3 acres
- Maximum development yield: 50 dwelling units
- Minimum setback of principal building to any portion of Block 1901, Lot 1: 50 feet, except that the minimum setback to the northerly most property line shall be 10 feet
- Minimum setback of principal building to any portion of Block 1901, remaining Lot 1.01: 25 feet
- Minimum setback of principal building to any portion of Block 1901, Lot 3: 10 feet
- Minimum setback of principal building to Block 1901, Lot 4: 50 feet
- Maximum building coverage: 30%
- Maximum impervious coverage: 60%
- Maximum building height: 3 stories/45 feet
- Minimum setback of accessory building or structure, exclusive of retaining walls: 10 feet
- Minimum setback of retaining walls: 5 feet
- Maximum size of accessory building or structure: 2,500 square feet
- Maximum height of accessory building or structure: 25 feet
- Minimum number of principal buildings: 3
- Maximum number of units per principal building: 24

A combination of 2- and 3-story buildings shall be required with the 2-story building(s) sited closest to Ketch Road.

#### **Off-street parking**

All parking shall comply with the requirements of N.J.A.C. 5:21-4.14(c), i.e., the Residential Site Improvement Standards (RSIS), except as set forth herein. Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).

Parking for multi-family residential use shall be as follows: 1.5 spaces per unit.

All surface parking areas shall be set back a minimum of 10 feet from property lines and a minimum of 5 feet from any exterior building wall.

The requirements for provision of electric vehicle charging stations as set forth in New Jersey's Electric Vehicle Charging Station Law (P.L. 2021, c.171) shall apply.

#### **Off-street loading**

No off-street loading space shall be required.

## **Access**

Vehicular access to the public street system shall be provided via a driveway or street connection to Ketch Road through existing Block 1901, Lot 1 on lands that are now part of Ketch Road Field. The driveway or street shall be improved to provide adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety. The right to such access shall be established by an easement recorded in the Morris County Clerk's office or otherwise as provided by law.

## **Sidewalks**

Sidewalks shall be installed by the developer connecting to Ketch Road, including on lands in Block 1901, Lot 1 that are now part of Ketch Road Field.

## **Signage**

Maximum number of ground signs: 2

Minimum setback of ground sign: 5 feet

Maximum size of ground sign: 25 square feet. The sign area shall not include any decorative base.

Sign illumination: subject to Planning Board approval.

In connection with the above, it is understood that the installation of one of the permitted ground signs on adjoining Block 1901, Lot 1 (i.e., part of what is now Ketch Road Field) may be necessary for identification purposes. As this property is not part of (or subject to) this Redevelopment Plan, approval for such a sign shall be subject to a separate development application. Notwithstanding same, such an off-premises sign would be in keeping with the intent of this Redevelopment Plan.

## **Architectural design**

All buildings should relate harmoniously with other on-site features and buildings in a unified design theme.

Architectural features shall be used to create interest and variety and may include staggered unit setbacks, changing rooflines and roof designs, alterations in building height, etc. No flat-roof structures shall be permitted.

Buildings shall be broken into segments having vertical orientation with alternating front and rear façade setbacks to generate the appearance of smaller individual buildings/units.

Buildings with expansive blank walls are discouraged.

Buildings should incorporate elements that provide a visually attractive environment through the use of varied decorative and architectural features at entrances, cornices, windows and rooflines.

Building construction shall utilize green building or sustainable building methods to the extent practicable.

### **Buffering, landscaping and screening**

The minimum buffer to Block 1901, Lot 4 shall be 10 feet.

Plants and other landscape materials shall be selected in terms of both aesthetic and functional considerations consistent with the character of its surroundings. Compliance with Township's *Do Not Plant List* shall be required.

The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color.

The landscape plan shall include a variety of trees, shrubs, groundcover, grasses, annual and/or perennial beds and/or any other plant material, as determined to be appropriate in generating seasonal interest.

Existing mature trees shall be preserved to the extent possible.

Surface parking areas and ground-mounted equipment shall be sufficiently screened year-round with landscape plantings.

Screening shall provide a year-round visual buffer to minimize adverse impacts from the site on adjacent properties. Existing vegetation may provide sufficient screening and shall be supplemented where necessary.

Landscaping within sight triangles shall not exceed a mature height of 30 inches.

Accessory structures and outdoor equipment, including trash enclosures, generators and air-conditioning units, shall be appropriately screened with permanent fencing and/or landscape plantings.

### **Lighting**

Site lighting shall utilize fixtures that minimize adverse visual impacts, such as glare and overhead sky glow.

Light cutoff shields shall be provided where fixtures abut a residential use or zone and in other locations as determined by the Planning Board.

Use of LED light source shall be required.

Building façade lights shall be incorporated into the overall lighting plan design.

Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details or such building and other lighting fixtures used.

### **Exemptions from Land Development Ordinance requirements**

Development shall be exempt from the following Sections of the Township of Morris Land Development Ordinance:

- Section 57-161 – An environmental impact statement shall not be required.

- Section 57-162 – The tree removal and tree replacement requirements shall not apply to development in the Redevelopment Plan Area. A landscape plan shall be submitted as part of the site plan application to be reviewed and approved by the Planning Board. The landscape plan shall include trees to be removed and shall depict compliance with the landscaping requirements set forth herein.

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PROJ.: 081543-01-001  
DATE: 05/21/2025  
CHKD:

# Bowman

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**PRELIMINARY**

E-mail: [NL@Bowman.com](mailto:NL@Bowman.com)

CONCEPT PLAN FOR  
LJS / KETCH ROAD  
CONCEPT PLAN  
BLOCK 1901, LOT 1 & 1.02  
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

SHEET No.  
1  
OF  
1

15

Ketch Road Redevelopment Plan  
Block 1901, Portion of Lot 1 & Portion of Lot 1.01| Township of Morris, NJ  
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025



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CONSULTANTS:

**Ketch Road Apartments**  
Proposed 50 Unit Affordable Multi-Family Development  
Block 1901, Lot 1.01  
Ketch Road  
Morris Township, NJ

OWNER:  
Morris Ketch Road LLC

SUBMISSIONS:

REVISIONS:

PROJECT NO: 25043

SHEET TITLE:

FRONT BUILDING  
ELEVATIONS

SHEET:

A-200



① FRONT ELEVATION - BUILDING 3  
SCALE: 1/8" = 1'-0"

## VI. REDEVELOPMENT ACTIONS

### *A. No property to be Acquired*

No property shall be acquired through condemnation of eminent domain as part of this Redevelopment Plan.

### *B. Relocation*

No temporary or permanent relocation of residents or businesses is required as a result of the implementation of this Redevelopment Plan.

### *C. Redevelopment Agreement*

The redevelopment of the Plan Area shall be required to enter into a Redevelopment Agreement with the Township Committee acting as the Redevelopment Entity pursuant to the LRHL for purposes of implementing the Redevelopment Plan and further setting forth the responsibilities of the municipality and redeveloper regarding the redevelopment of the Plan Area. Any application approved by the Planning Board regarding development within the Plan Area shall be subject to the condition that the applicant be so designated as redeveloper and enter into such Redevelopment Agreement.

## VII. GENERAL PROVISIONS

### *A. Adverse Influences*

No use within the Redevelopment Plan Area shall be permitted which when conducted under proper and adequate conditions and safeguards will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibrations, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

### *B. Non-Discrimination Provisions*

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by the redeveloper or any successors or assignees, whereby land within the Redevelopment Plan Area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof.

### *C. Duration of the Redevelopment Plan*

The provisions of this Redevelopment Plan shall be in effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee, except that the use and development criteria set forth in this Plan shall continue to control development within the Plan Area until such time as the Plan is amended or repealed by the Township Committee.

### *D. Deviations from Plan Requirements*

The Planning Board shall be allowed to grant deviations from the requirements of this Redevelopment Plan in accordance with N.J.S.A. 40:55D-70c. No deviations shall be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; an increase in the Floor Area Ratio (FAR) above the maximum allowed under this Redevelopment Plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10 percent, whichever is less. No site plan application pursuant to this Redevelopment Plan shall be under the jurisdiction of the Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with N.J.S.A. 40:55D-12(a) and (b).

### *E. Severability*

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

## VIII. OTHER PROVISIONS

In accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), the following statements are made:

- The Redevelopment Plan has outlined its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- No displacement and/or relocation of businesses in the Redevelopment Plan Area is anticipated on the part of the Township.
- No acquisition of privately owned lots is anticipated on the part of the Township. Specifically, no condemnation or use of eminent domain shall occur within the Redevelopment Plan Area.
- The Redevelopment Plan is substantially consistent with the Township Master Plan. The Plan also complies with the goals and objectives of the Morris County Master Plan and the New Jersey State Development and Redevelopment Plan.
- No existing housing units affordable to low- and moderate-income household are to be removed as part of the Redevelopment Plan.
- The Redevelopment Plan established the locations for zero-emission vehicle charging infrastructure within the Plan Area.
- The Redevelopment Plan shall supersede the provisions of the Zoning and Land Development Ordinances of the Township. In all situations where the zoning and land development standards are not specifically addressed herein, the aforementioned ordinances shall remain in effect. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Township Committee shall be considered an amendment of the Township Zoning Map.

## IX. PROCEDURE FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time as provided by the Local Redevelopment and Housing Law (N.J.S.A. 40A-12A et seq.). Any party requesting a future amendment shall submit such a request to the Township Committee and unless the request is issued by an agency of the municipality, shall pay a fee of \$5,000. The Township Committee and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendment, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., engineer) as may be appropriate. In addition, the Township Committee in its sole discretion may require that the party requesting the amendment establish an escrow account adequate to allow the municipality and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare any amendment that might be needed, together with any and all necessary documentation related thereto.