

**TOWNSHIP OF MORRIS
MORRIS COUNTY – NEW JERSEY
ORDINANCE NO. 10-26**

AN ORDINANCE OF THE TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY, ADOPTING THE AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN REGARDING THE PROPERTY IDENTIFIED ON THE TOWNSHIP'S TAX MAPS AS BLOCK 5506, LOT 25 (95 MOUNT KEMBLE AVENUE) AND BLOCK 5605, LOTS 5, 6, 7, AND 8 (102, 106, AND 108 MOUNT KEMBLE AVENUE) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

BE IT HEREBY ORDAINED by the Township Committee of the Township of Morris, Morris County New Jersey, they being the governing body thereof, as follows:

SECTION ONE:

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), on January 26, 2016, the Township Committee of the Township of Morris adopted Resolution No. 31-16 authorizing and directing the Morris Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether property known as Block 5506, Lot 25 (95 Mount Kemble Avenue), and Block 5605, Lots 5, 6, 7, and 8 (102, 106, and 108 Mount Kemble Avenue) as shown on the Tax Map of the Township of Morris (the "Study Area"), should be designated as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on February 1, 2016, the Planning Board, pursuant to Section 6 of the LRHL, authorized the firm of Heyer, Gruel & Associates (the "Planning Consultant") to assist with the undertaking of a preliminary investigation and to prepare a report for review by the Planning Board concerning the Study Area; and

WHEREAS, the Planning Board conducted a public hearing on July 18, 2016, at which time members of the public, including all persons who were interested in or would be affected by a determination that the Study Area constituted an "area in need of redevelopment" were given an opportunity to be heard; and

WHEREAS, the Planning Board reviewed a report dated May 2016 prepared by the Planning Consultant entitled "Mt. Kemble Avenue Redevelopment Study" (the "Preliminary Investigation Report") and recommended to the Township Committee that Block 5506, Lot 25 in the Study Area be deemed a non-condemnation "area in need of redevelopment" and Block 5605, Lots 5, 6, 7, and 8 be deemed an "area in need of rehabilitation"; and

WHEREAS, the Commissioner of the State of New Jersey, Department of Community Affairs, has heretofore approved the designation of the Study Area as an "area in need of redevelopment" and as an "area in need of rehabilitation".

WHEREAS, by Resolution No. 168-16, adopted on August 17, 2016, the Township Committee designated a portion of the Study Area as a non-condemnation "area in need of redevelopment" and a portion of the Study Area as an "area in need of rehabilitation"; and

WHEREAS, the Planning Consultant was authorized on behalf of the Township Committee to prepare a Redevelopment Plan, which Redevelopment Plan, dated May 2018, is entitled "Township of Morris Mt. Kemble Avenue Redevelopment Plan" (the "Redevelopment Plan"), The Planning Board issued a consistency recommendation on May 7, 2018 and the Township Committee on May 16, 2018, in Ordinance 14-18 adopted the Redevelopment Plan; and

WHEREAS, the Township Committee now desires to adopt an Amended Redevelopment Plan for Mt Kemble Avenue and on behalf of the Township and pursuant to the LRHL the Amended Mount Kemble Avenue Redevelopment Plan has been prepared by Phillips Preiss Grygiel Leheny Keller, LLC ("Amended Redevelopment Plan"); and

WHEREAS, pursuant to the LRHL, specifically N.J.S.A. 40A:12A-7(e), prior to the adoption of an amendment to a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning the redevelopment plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, after introduction of this Ordinance on first reading, the Township Committee directed the referral of the Amended Redevelopment Plan to the Planning Board for the Planning Board's review pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board transmitted to the Township Committee a report containing the Planning Board's findings that the Amended Redevelopment Plan is not inconsistent with the master plan and its recommendations concerning the Amended Redevelopment Plan, including an identification of any provisions in the Amended Redevelopment Plan that are inconsistent with the Borough master plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deemed appropriate.

SECTION TWO. The Amended Mount Kemble Avenue Redevelopment Plan, prepared by Phillips Preiss Grygiel Leheny Keller, LLC, a copy of which is annexed hereto and made a part of this Ordinance, is hereby adopted by the Township Committee, in accordance with Section 7 of the LRHL.

SECTION THREE. This ordinance constitutes an amendment to the zoning district map included in the Morris Township Zoning Ordinance.

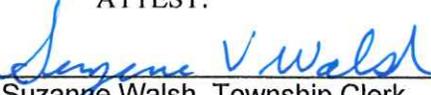
SECTION FOUR. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

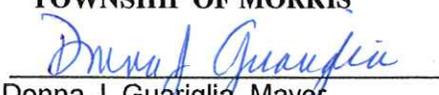
SECTION FIVE. If any section, subsection, paragraph, clause or provision of this Ordinance shall be adjudged to invalid, such adjudication shall apply only to such section, subsection, paragraph, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION SIX. This Ordinance shall take effect upon the last to occur of the (i) filing with the Morris County Planning Board; and (ii) adoption and publication in the manner required by New Jersey law.

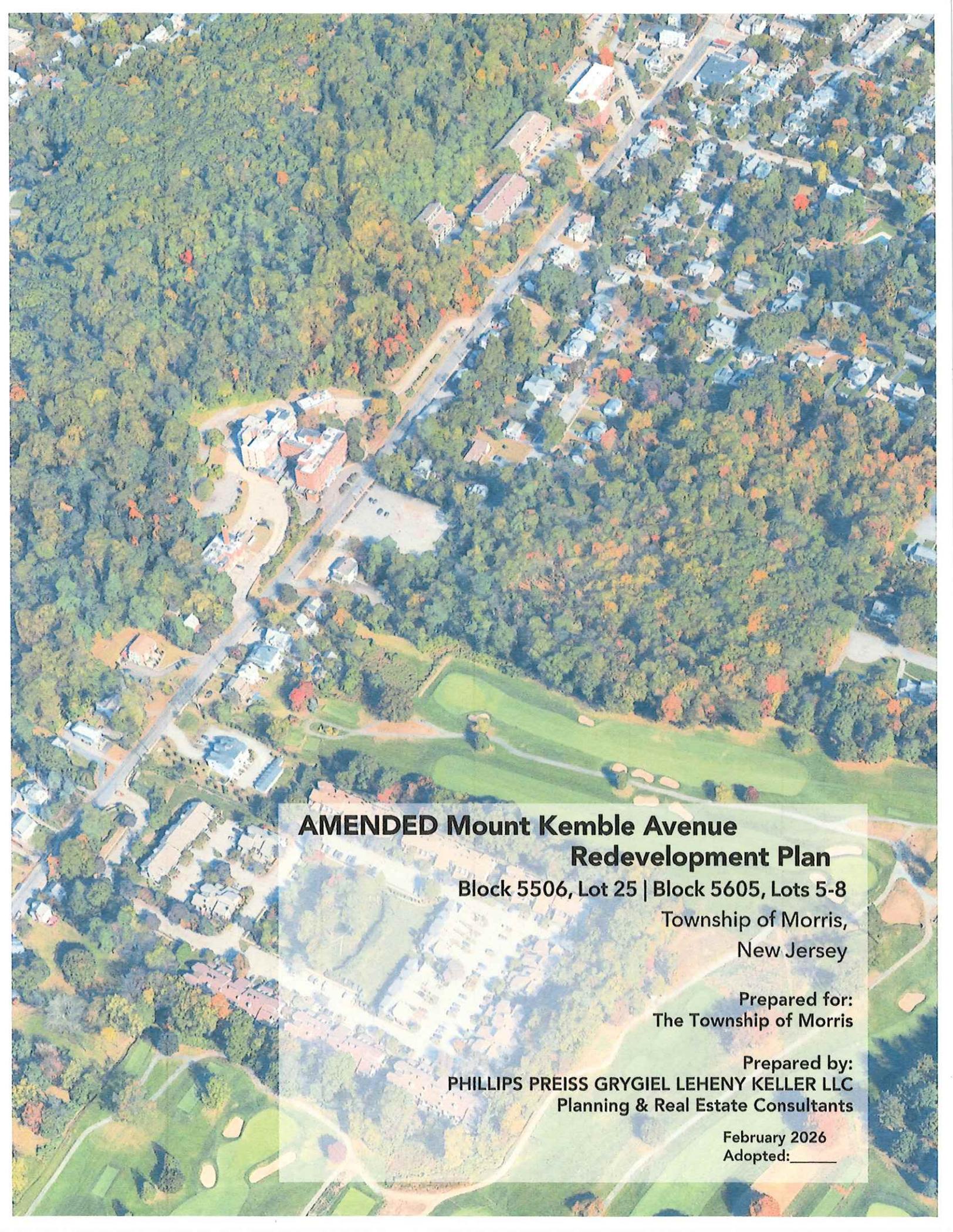
The foregoing is a true copy of an ordinance introduced and adopted on first reading by the governing body of the Township of Morris on February 18, 2026.

ATTEST:


Suzanne Walsh, Township Clerk

TOWNSHIP OF MORRIS

Donna J. Guariglia, Mayor

INTRODUCTION: 2/18/2026
MASTER PLAN CONSISTENCY REVIEW: 3/2/2026
ADOPTION: 3/9/2026



**AMENDED Mount Kemble Avenue
Redevelopment Plan**

**Block 5506, Lot 25 | Block 5605, Lots 5-8
Township of Morris,
New Jersey**

**Prepared for:
The Township of Morris**

**Prepared by:
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC
Planning & Real Estate Consultants**

**February 2026
Adopted: _____**

**Amended Mount Kemble Avenue Redevelopment Plan
Block 5506, Lot 25 & Block 5605, Lots 5-8
Township of Morris, New Jersey**

Prepared for:

The Township of Morris

Prepared by:

Phillips Preiss Grygiel Leheny Keller LLC
Planning and Real Estate Consultants
70 Hudson Street, Suite 5B
Hoboken, NJ 07030

The original of this report was signed and
sealed in accordance with N.J.S.A. 13:41-1.2



Elizabeth Leheny, AICP, PP
New Jersey Professional Planner License # 6133

February 2026

Adopted: _____

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I INTRODUCTION

I.A Background

This Amended Redevelopment Plan has been prepared for five tax parcels referred to as Block 5506, Lot 25, and Block 5605, Lots 5-8, herein referred to as the "Redevelopment Area". This Redevelopment Plan represents an amendment to the Mount Kemble Avenue Redevelopment Plan, which was adopted by the Township Committee on May 16, 2018 for said Redevelopment Area.

The Redevelopment Area is located in the central part of Morris Township along Mount Kemble Avenue, lying adjacent to the municipal boundary of the Town of Morristown. The Redevelopment Area consists of the site of a former medical facility (Block 5506, Lot 25 or 95 Mount Kemble Avenue within the Township) which was originally developed as All Souls Hospital, dating back to 1919. Its history includes being renamed under different management as the Community Medical Center in 1973, after which it was purchased in 1977 by what was then named Morristown Memorial Hospital (now known as Morristown Medical Center). More recently, the facility served as a rehabilitation facility under Atlantic Health System (AHS) until 2019, after which it was shut down to facilitate the transfer of operations to a different location in Madison, NJ. The facility was temporarily reactivated in 2020 to aid in Atlantic Health's response to the COVID-19 pandemic. The former medical facility is currently in the process of being demolished. The Redevelopment Area also consists of additional properties across Mount Kemble Avenue, which are described in more detail in the ensuing sections.

With respect to the redevelopment process, on January 26, 2016, the Township Committee directed the Township Planning Board to conduct a preliminary investigation to determine whether the properties described above qualified as an "area in need of redevelopment" and/or "are in need of rehabilitation" in accordance with the criteria specified under the State's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). A preliminary investigation report entitled "Mt. Kemble Avenue Redevelopment Study", dated May 2016 and prepared by Heyer, Gruel, and Associates, was then filed with the Township and a public hearing, noticed per the requirements of the LRHL, was conducted by the Township Planning Board on July 18, 2016. The Township Planning Board recommended that the Township Committee designate the former AHS medical facility as a "non-condemnation area in need of redevelopment", and recommended that the remaining properties on the south side of Mt. Kemble Avenue be designated as an "area in need of rehabilitation". The Township Committee took action at its August 17, 2016 meeting based on the recommendation of the Planning Board. The Mount Kemble Avenue Redevelopment Area was formally designated as a non-condemnation area in need of redevelopment (Block 5506, Lot 25) and as an area in need of rehabilitation (Block 5605, Lots 5-8) by Committee Resolution 168-16.

The Redevelopment Area was originally identified as a site for inclusionary development as part of a settlement agreement with Fair Share Housing Center (FSHC) addressing the Township's Third Round constitutional affordable housing obligations. Accordingly, a Redevelopment Plan titled "Mount Kemble Avenue Redevelopment Plan" was prepared by Heyer, Gruel, and Associates, and was adopted by the Township on May 16, 2018, which expected to generate 23 units of affordable housing. Ultimately, the envisioned project did not materialize and the site remains undeveloped. Given that the Redevelopment Area continues to present a realistic opportunity for the construction of affordable housing, it will remain as a viable inclusionary site, and will provide for at least 23 affordable housing units, pursuant to the Township's Fourth Round settlement agreement with FSHC dated December 8, 2025.

The subsequent sections of this Redevelopment Plan have been developed pursuant to the requirements of the LRHL and consistent with the above described Fourth Round settlement agreement with FSHC.

I.B Plan Overview

The intent of this Redevelopment Plan is to accommodate a high-quality residential development consisting of a mix of housing types, including market rate and affordable dwelling units. The Redevelopment Plan sets forth standards and guidelines for land use, circulation, parking, and architecture and urban design. Some plan elements are fixed while other provisions are flexible and intended as guidelines for creating redevelopment projects that meet the goals and objectives of this Redevelopment Plan. The Redevelopment Plan shall supersede all zoning designations and regulations for said area, except as otherwise specifically indicated herein.

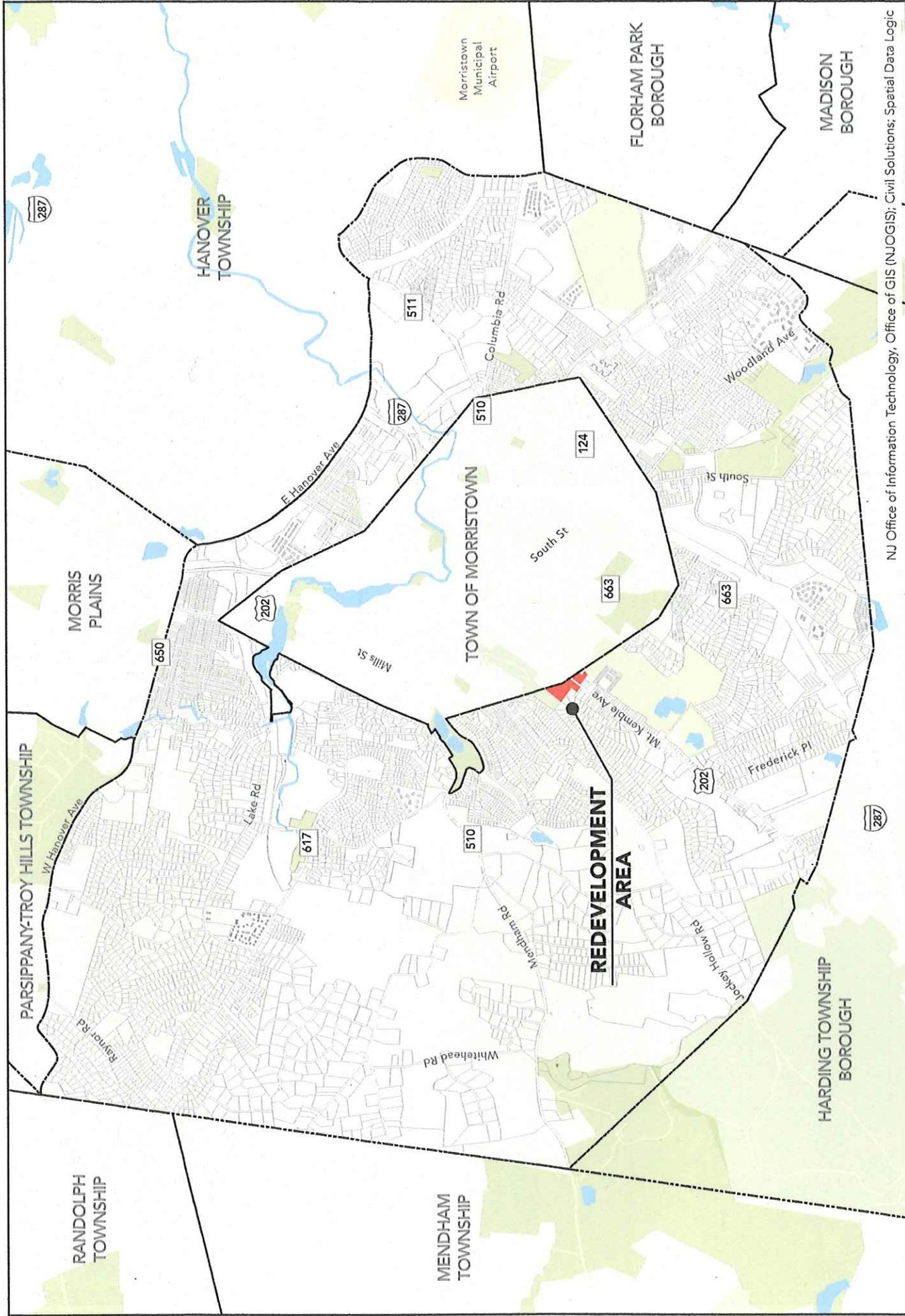
I.C Redevelopment Area Description

The Redevelopment Area consists of Block 5506, Lot 25, and Block 5605, Lots 5-8 and is located along Mount Kemble Avenue (U.S. 202) in the central portion of the Township, directly abutting the municipal boundary of Morristown. It consists of properties along both sides of Mount Kemble Avenue and measures a total of approximately 9.2 acres, the bulk of which is attributed to the site of the former AHS medical facility, which is split between Morris and Morristown. Prior to the recent demolition of the former medical facility, the portion of the site within Morris Township (Block 5506, Lot 25) consisted of a part of the former medical facility building, an associated utility annex building, parking and circulation areas, and associated landscaping. Wooded and steeply sloped undeveloped areas lie within the northern and western portions of the site. The main former rehabilitation facility building, the Thebaud Building, and a portion of the site parking were located in Morristown. Four additional lots within Block 5605 are located within the Redevelopment Area along the southern side of Mount Kemble Avenue. Lots 5 and 6 contain single-family residential structures which are owned by Memorial Realty Corp., associated with Atlantic Health System. Lot 7 contains a residential structure which was previously utilized as a consignment shop (known as

Bargain Box and associated with the former medical facility). Lot 8 consists of a portion of the surface parking lot located in Morristown which served the former medical facility.

Surrounding land uses largely consist of residential development and open space/recreational areas. Residential development within the vicinity of the Study Area includes single-family and two-family dwellings, the Springbrook Townhouse community, and low- to mid-rise multi-family apartment buildings, including the Grant Homes site within Morris and additional developments within Morristown along Mount Kemble Avenue. Other notable uses within the surrounding area include the Spring Brook Country Club to the southeast; the Morristown National Historical Park to the north; the Thomas Jefferson Elementary School in Morristown further east; and the Morristown Green, surrounding downtown, and the Morristown New Jersey Transit rail station further northeast.

See Figures 1, 2, and 3 for the location, tax map designation, and aerial context of the Redevelopment Area. See Figure 4 for the delineation of areas with steep slopes exceeding 15 percent within the Redevelopment Area.



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FIGURE 1: REDEVELOPMENT AREA BOUNDARIES

AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN | TOWNSHIP OF MORRIS, NEW JERSEY

BLOCK 5506, LOT 25 | BLOCK 5605, LOTS 5-8

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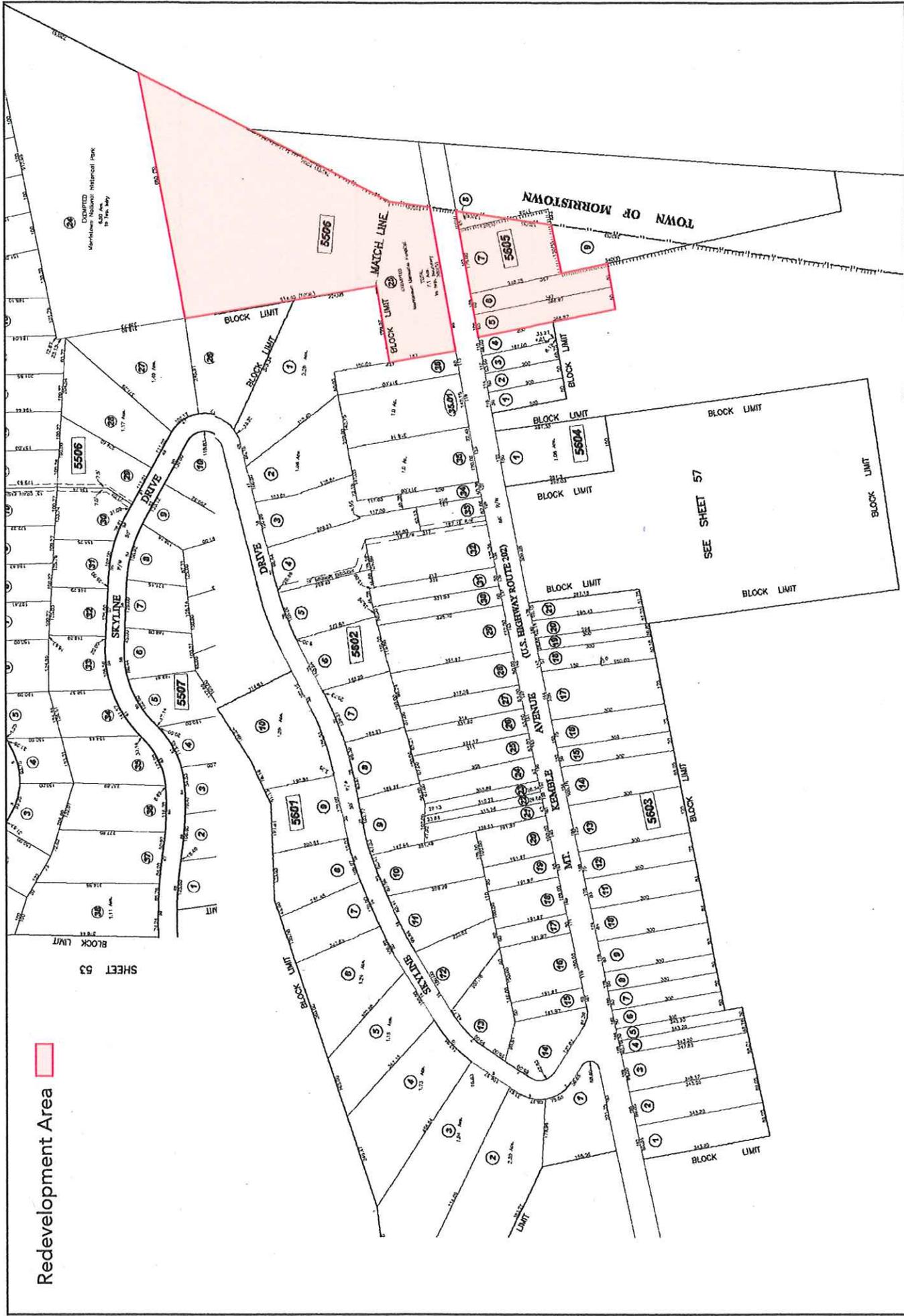


FIGURE 2: TAX MAP
 AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN | TOWNSHIP OF MORRIS, NEW JERSEY
 BLOCK 5506, LOT 25 | BLOCK 5605, LOTS 5-8
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026



NJ Office of Information Technology,
 Office of GIS (NJOGIS);
 Civil Solutions; Spatial Data Logic



FIGURE 3: AERIAL CONTEXT

AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN | TOWNSHIP OF MORRIS, NEW JERSEY

BLOCK 5506, LOT 25 | BLOCK 5605, LOTS 5-8

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

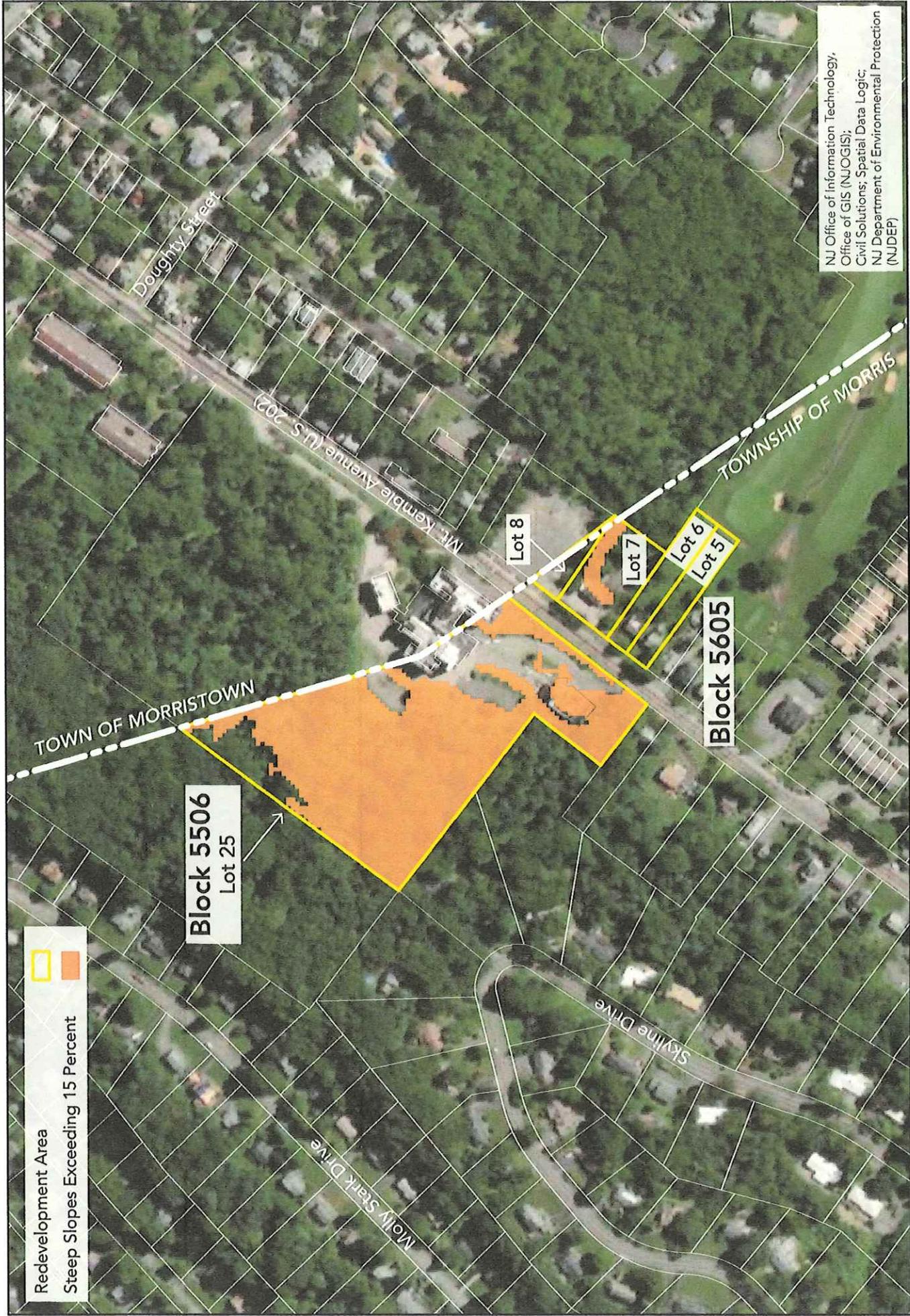


FIGURE 4: STEEP SLOPES EXCEEDING 15 PERCENT
 AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN | TOWNSHIP OF MORRIS, NEW JERSEY
 BLOCK 5506, LOT 25 | BLOCK 5605, LOTS 5-8
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

II REDEVELOPMENT PLAN PRINCIPLES, GOALS, & OBJECTIVES

The Township seeks to utilize the tools provided by the Redevelopment Planning process to offer a designated redeveloper the flexibility needed to redevelop an environmentally constrained site that was formerly developed with a medical facility with aging buildings and infrastructure that had diminished in productivity, along with associated neighboring properties. In doing so, the Township will satisfy a portion of its legally mandated affordable housing obligation.

II.A Goal

The goal of this Redevelopment Plan is to provide a set of standards that will enable the development of an attractive, mixed-tenure, inclusionary housing development that protects the critical environmental features present in the Area.

II.B Objectives

- Provide a set-aside of affordable housing units to satisfy the Township's obligation with regard to its Housing Element and Fair Share Plan and Fourth Round Settlement Agreement.
- Establish a framework that enables the successful redevelopment of the site in the Township in conjunction with the portions of the property in Morristown.
- Encourage sensitive design and development that considers the surrounding context.
- Preserve and protect wooded, steeply sloped areas and other environmentally sensitive features.

II.C Relationship to Local Objectives

II.C.1 Township of Morris Master Plan

The Township's most recent complete Master Plan was adopted in 1994. Since that time, three reexamination reports have been prepared to evaluate changes in conditions, assumptions, and policies that have taken place. The reexamination reports generally build on each other and carry the 1994 Plan's recommendations forward. The previous Reexamination Reports were prepared in 2000 and 2007.

The Township adopted its most recent reexamination report in August 2017. The following goals objectives, and recommendations were established in the 2007 Reexamination Report and reaffirmed in the 2017 Reexamination Report, and are relevant to the Redevelopment Area and the formulation of this Redevelopment Plan:

- Goal #1: Preservation of the residential character 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
- Recommendation 7a: Improve inter-municipal and inter-agency coordination regarding regional planning issues.

With respect to important demographic trends, the 2017 Reexamination Report acknowledged that housing preferences among baby boomers and millennials had trended away from traditional large lot single-family housing. Specifically, it was noted that proximity to public transportation, such as bus, subway, light rail, or commuter rail, had become attractive to potential homebuyers and renters, as had more communal characteristics - like sidewalks and being within an easy walk or drive of shopping and other services. As such, it was stated that the Township should look for opportunities to promote diversity in the Township's housing stock where appropriate.

Furthermore, a notable recommendation of the 2017 Reexamination Report was to evaluate the RA-15 zoning along Route 202/Mt. Kemble Avenue between Spring Brook Country Club and the then operating Atlantic Health Systems property. It was stated that there had been development pressure along this area of Mount Kemble Avenue to convert single-family homes to more intensive development, such as multi-family residential uses, and that the Planning Board should undertake a study to determine whether the RA-15 zoning was still appropriate for this area. It was then further acknowledged by the 2017 Reexamination Report that the Redevelopment Area had been designated in August 2016 via Resolution No. 168-16 by the Township Committee as "an area in need of redevelopment" (Block 5506, Lot 25) and an "area in need of rehabilitation" (Block 5605, Lots 5, 6, 7 and 8). The preparation of a Redevelopment Plan at that time was pending Morristown's advancement of the planning process for the portion of the site within its municipal boundaries.

Moreover, as referenced above, the Redevelopment Area has been identified as a site for inclusionary housing development intended to assist the Township in meeting its constitutional affordable housing obligations, pursuant to a settlement agreement with Fair Share Housing Center. In addition, the site is expressly identified as an inclusionary housing site (producing 23 affordable units) in the Township's Fourth Round Housing Element and Fair Share Plan, which was adopted June 16, 2025. Lastly, it is anticipated that said Housing Element and Fair Share Plan will be amended by the Planning Board on March 2, 2026 to reflect certain modifications to the allowable development standards (however, the Redevelopment Plan Area will continue to require provision of 23 affordable units).

This Redevelopment Plan is substantially consistent with and designed to effectuate the Township's Master Plan, its Reexamination Reports, and its affordable housing obligations.

II.C.2 Township of Morris Zoning Ordinance

The Redevelopment Area is part of the previously adopted 2018 Mount Kemble Avenue Redevelopment Plan, which consists of two subdistricts: the Mt. Kemble Apartment (MKA) District

and the Mt. Kemble Townhouse (MKT) District (see Figure 5: Zoning). The MKA District permits exclusively multi-family dwellings as a principal use. The MKT District permits stacked townhouses, townhouses, and single-family dwelling units as principal uses. The 2018 Redevelopment Plan permitted a maximum of 115 dwelling units between the two subdistricts, a maximum of 26 dwelling units in the MKT district, and a minimum of 23 affordable housing units in the overall Redevelopment Area. The following breaks down the bulk requirements for the MKA and MKT Districts.

Bulk Standards for MKA - Mount Kemble Apartment District

- Minimum Lot Area: 7 Acres
- Minimum Building Setback to Mount Kemble Avenue: 50 feet
- Minimum Building Setback to Municipal Boundary (Block 8603, Lot 1 in Morristown): 0 feet
 - This subdistrict envisions the redevelopment of the property, which is split by the municipal boundary, as a single entity. Structures are permitted to straddle the municipal boundary.
- Minimum Building Setback to Block 5602, Lot 36: 60 feet
- Minimum Building Setback to All other Property Lines: 30 feet
- Maximum Lot Coverage (all impervious surfaces): 40%
- Maximum Building Coverage: 20%
- Maximum Building Height: 4 Stories / 45 Feet
 - The maximum permitted height within 100 feet of Mount Kemble Avenue and Block 5602, Lot 36 shall be 3 stories and 35 feet

Bulk Standards for MKT - Mount Kemble Townhouse District

- Minimum Lot Area: 2 Acres
- Minimum Building Setback to Mount Kemble Avenue: 20 feet
- Minimum Building Setback to Municipal Boundary (Block 8602, Lot 1 in Morristown): 5 feet
- Minimum Building Setback to Block 5605, Lot 4: 25 feet
- Minimum Building Setback to all other property lines: 25 feet
- Minimum Parking Setback to Residential Properties (except Municipal Boundary/Block 8602, Lot 1 in Morristown): 25 feet
- Maximum Lot Coverage (all impervious surfaces): 60%
- Maximum Building Coverage: 40%
- Maximum height: 3 Stories / 35 feet
 - Non-habitable garages and storage rooms with at least half of their interior volume located below average finished grade shall not count as a story or toward the maximum permitted height for building measurement purposes.

With respect to surrounding zoning districts, much of the vicinity of the Redevelopment Area is in the RA-15 Single-Family Residential zone, a portion of the Township's TH-8 Townhouse Zone is

located in close proximity to the south, and areas immediately to the north and south are in the OS-GU Open Space-Government Use Zone.

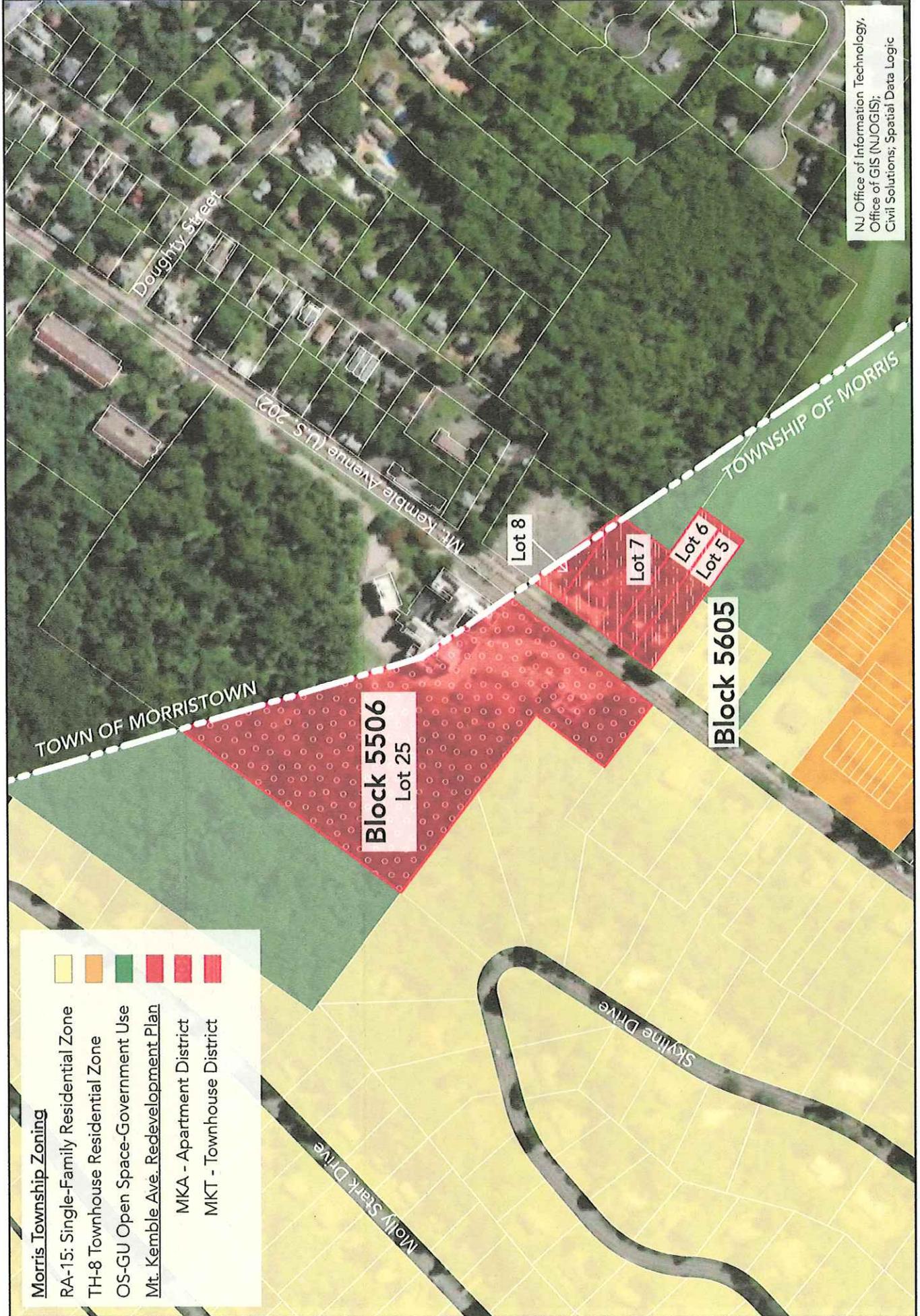


FIGURE 5: ZONING
 AMENDED MOUNT KEMBLE AVENUE REDEVELOPMENT PLAN | TOWNSHIP OF MORRIS, NEW JERSEY
 BLOCK 5506, LOT 25 | BLOCK 5605, LOTS 5-8
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

III LAND USE AND DEVELOPMENT PLAN

This Redevelopment Plan shall amend and supersede any provisions set forth in previous Redevelopment Plans adopted by the Township for the Redevelopment Area. This Redevelopment Plan shall also supersede the provisions of the Land Development Ordinance (Chapter 57) and Zoning Ordinance (Chapter 95) of the Township of Morris, except where specific provisions are expressly indicated as being applicable. In all instances where land development and zoning provisions are not specifically addressed herein, the Morris Township Land Development Ordinance and Zoning Ordinance shall, however, remain in effect. Adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Morris Zoning Map and Zoning Ordinance. Unless otherwise noted, definitions in this Redevelopment Plan are consistent with the Township's Land Development Ordinance (Section 57-3).

III.A Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should." "Shall," "must," or "is required to" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply with a specific regulation or guideline but is not required to do so. If the exact recommendation cannot be met, the Planning Board may entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

III.B Land Use and Bulk Standards

This Amended Redevelopment Plan will maintain the two existing zoning subdistricts and their zoning boundaries, consisting of the Mt. Kemble Apartment (MKA) District and the Mt. Kemble Townhouse (MKT) District. The table on the following page sets forth the permitted number of residential units, including affordable units, for both subdistricts. No deviation from the following density requirements is permissible as part of this Redevelopment Plan.

Required Number of Residential Units

Standard	Requirement
Maximum Number of Dwelling Units in MKA And MKT Districts Combined	139 units
Required Number of Affordable Units in MKA And MKT Districts Combined	23 units
Permitted Range in Number of Dwelling Units in MKA District	96 to 117 units
Permitted Range in Number of Affordable Dwelling Units in MKA District:	16 to 20 units
Permitted Range in Number of Dwelling Units in MKT District	22 to 43 units
Permitted Range in Number of Affordable Dwelling Units in MKT District	3 to 7 units

The following breaks down the permitted uses and bulk standards applicable to each subdistrict.

III.B.1 MKA - Mount Kemble Apartment District

Purpose

The Mount Kemble Apartment District is intended to effectuate the redevelopment of Block 5506, Lot 25, also known as 95 Mount Kemble Avenue. The standards that follow permit the development of multi-family apartments with a required affordable housing set aside.

Permitted Uses

Principal Uses

- Dwellings, multifamily

Accessory Uses

- Any use customarily incidental to a principal permitted use.
- Surface or structured parking, including electric vehicle charging stations.
- Recreational, social and communal facilities for the exclusive use of residents and guests, inclusive of rooftop amenities.
- Active and passive outdoor recreation facilities for the exclusive use of residents and guests.
- Roof- or building-mounted solar energy systems as provided in §95-34.4 of the Township Ordinance.
- Building-integrated solar energy systems as provided in §95-34.4 of the Township Ordinance.
- Geothermal energy systems as provided in §95-34.4 of the Township Ordinance.
- Maintenance facilities.
- Generators and ancillary enclosures.
- Stormwater management facilities and other utility infrastructure.

- Signs.
- Fences and walls.
- Mailboxes.
- Management offices.

Bulk Standards

Standard	Requirement
Minimum Lot Area	7 acres
Minimum Building Setback to Mount Kemble Avenue	55 feet, except that the setback for a portico or port cochere entry along the front building façade may be 50 feet.
Minimum Building Setback to Municipal Boundary (Block 8603, Lot 1 In Morristown)	0 feet ¹
Minimum Building Setback to Block 5602, Lot 36	60 feet
Minimum Building Setback to all Other Property Lines	30 feet
Maximum Lot Coverage (All Impervious Surfaces)	40%
Maximum Building Coverage	25%
Maximum Building Height	5 stories / 60 feet ²

¹ This district envisions the redevelopment of the site of the former AHS medical facility, which is split by the municipal boundary, as a single entity. Structures are permitted to straddle the municipal boundary.

² Building height shall be measured from the average of the proposed finished grade at the corners of the buildings to the top of the building roof. Permitted exceptions to the maximum height regulations shall be consistent with the Township Code at §95-30.B.

Supplemental Standards

Buffer Requirement

A landscaped buffer designed to provide all-season screening shall be maintained between the development and the adjacent properties. Where possible, existing landscaping and natural features shall be preserved. Supplemental plantings shall include a mix of evergreen and deciduous plantings as part of a landscape plan.

- 1) A minimum of 50 feet shall be provided to Block 5602, Lot 36.
- 2) No buffer shall be required to the Morristown Municipal Boundary
- 3) A minimum of 25 feet shall be provided to all other property lines.

Conservation of Sensitive Environmental Features

In order to meet the objectives of this Redevelopment Plan, any project in the MKA District should take steps to minimize the disturbance of steeply sloped areas.

- 1) The applicant shall comply with the requirements of the Township Land Development Ordinance pertaining to environmentally sensitive features at §57-160.
- 2) All steeply sloped portions of the property (areas with slopes of 15% or greater) outside the proposed limit of disturbance shall be placed into a conservation easement to restrict future development.

Off-Street Parking Requirements

- 1) Parking shall be provided in accordance with the following schedule:
 - a. Studio / 1 Bedroom Unit - Minimum 1.5 Parking Spaces
 - b. 2+ Bedroom Unit - Minimum 2.0 Parking Spaces
- 2) Parking for a development in the Redevelopment Area may be provided on the adjacent property (Block 8603, Lot 1 in Morristown) if developed by the same entity.
- 3) Structured parking may be provided within a residential building, or as a standalone structure, and shall be subject to the same setback and height requirements for buildings.
- 4) Where structured parking is provided, the structure shall be designed and situated so as to limit its visibility from Mount Kemble Avenue.
- 5) Electric vehicle parking spaces shall be required as pursuant to N.J.S.A. 40:55D-66.18 through 66.21.

III.B.2 MKT - Mount Kemble Townhouse District

Purpose

The Mount Kemble Townhouse District is intended to effectuate the redevelopment of the portion of the Redevelopment Area on the southeast side of Mount Kemble Avenue. The properties included in this District are "an area in need of rehabilitation". The standards that follow permit the development of townhouses in a manner consistent with other existing townhouse zone districts and the residential character of the Township.

Permitted Uses

Principal Uses

- Stacked townhouses - a townhouse that has two dwelling units attached vertically with each unit having its own private entrance to the outside.
- Townhouses

Accessory Uses

- Any use customarily incidental to a principal permitted use.
- Surface or accessory garage parking, including electric vehicle charging stations.
- Recreational, social and communal facilities for the exclusive use of residents and guests, inclusive of rooftop amenities.
- Active and passive outdoor recreation facilities for the exclusive use of residents and guests.

- Roof- or building-mounted solar energy systems as provided in §95-34.4 of the Township Ordinance.
- Building-integrated solar energy systems as provided in §95-34.4 of the Township Ordinance.
- Geothermal energy systems as provided in §95-34.4 of the Township Ordinance.
- Maintenance facilities.
- Generators and ancillary enclosures.
- Stormwater management facilities and other utility infrastructure.
- Signs.
- Fences and walls.
- Individual and common mailboxes.
- Management offices.

Bulk Standards

Standard	Requirement
Minimum Lot Area	2 acres
Minimum Building Setback to Mount Kemble Avenue	15 feet
Minimum Building Setback to Municipal Boundary (Block 8602, Lot 1 In Morristown)	0 feet ¹
Minimum Building Setback to Block 5065, Lot 4	25 feet
Minimum Building Setback to all Other Property Lines	25 feet
Minimum Parking Setback to Residential Properties (except Municipal Boundary / Block 8602, Lot 1 in Morristown)	25 feet
Maximum Lot Coverage (All Impervious Surfaces)	65%
Maximum Building Coverage	40%
Maximum Building Height	3 stories / 42.5 feet ²
Maximum Number of Dwelling Units in a Single Group of Dwelling Units	15

¹This district envisions redevelopment in conjunction with adjacent lands in the Town of Morristown.

²Non-habitable garages and storage rooms with at least half of their interior volume located below average finished grade shall not count as a story or toward the maximum permitted height for building measurement purposes. Building height shall be measured from the average of the proposed finished grade at the corners of the buildings to the top of the building roof. Permitted exceptions to the maximum height regulations shall be consistent with the Township Code at §95-30.B.

Supplemental Standards

Building Requirements

The design and construction of townhouses shall abide by the following standards:

- 1) Each dwelling unit shall have not fewer than two exposures.
- 2) No more than two adjacent dwelling units may be constructed without providing a front wall setback of not less than two feet.
- 3) Architectural features or changes in color and/or material shall be used to create a vertical distinction between adjacent townhouses or stacked townhouses.
- 4) Each stacked townhouse shall have a cohesive exterior aesthetic - there shall be no distinction in building material or color between dwelling units within a stacked townhouse.
- 5) The exterior walls of all dwelling units shall be faced with brick, quarried stone, stucco, wood, fiber cement siding or other materials suitable in quality, durability, and appearance; subject to approval by the Planning Board.
- 6) No more than 3 affordable units shall be vertically stacked within the MKT District.
- 7) All units along Mount Kemble Avenue shall have street facing front entrances with vehicular/garage access from the rear.

Off-Street Parking Requirements

- 1) Parking shall be provided in accordance with the R.S.I.S. (N.J.A.C. 5:21-4.14).
- 2) Parking for a development in the Redevelopment Area may be provided on the adjacent property (Block 8602, Lot 1 in Morristown) if developed by the same entity.
- 3) All parking shall be provided behind the principal structures. No parking is permitted between a structure and Mount Kemble Avenue.
- 4) Electric vehicle parking spaces shall be required as pursuant to N.J.S.A. 40:55D-66.18 through 66.21.

III.B.3 Standards Applicable to all Affordable Units

Affordable units shall not be permitted within a separate building or buildings in either the MKA or MKT Districts, but instead shall be interspersed in a building or buildings with market-rate units.

Any development pursuant to this Redevelopment Plan shall comply with all requirements of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented.

III.B.4 Development Proposals Across Municipal Boundaries

The site of the former AHS medical facility is split by the municipal boundary between Morris and Morristown. Each municipality will retain jurisdiction over its portion of the site for zoning and development review purposes. However, the effective redevelopment of the site may necessitate the placement of buildings, site elements, and infrastructure across the municipal boundary. The

municipalities and their professionals should be cognizant of the shared stewardship of the property and collaborate to the extent possible with the redeveloper to ensure that the site can be redeveloped in a successful manner.

IV DESIGN STANDARDS APPLICABLE TO THE MKA AND MKT DISTRICTS

Architectural Standards

- 1) The exterior walls of buildings shall not have large blank or featureless expanses. No blank walls may be constructed that are greater than 30 feet in length facing a right of way.
- 2) The use of real materials, rather than imitations such as brick veneer, is encouraged. Vinyl siding, plastic roof tiles, thin brick veneer or EIFS (Exterior Insulation Finish Systems) are prohibited at ground level and discouraged on upper floors.
- 3) Materials used near sidewalks and adjacent to the entrance shall be durable and compatible with other building materials.
- 4) All hipped or gabled roofs ends shall have eaves. Eaves shall be continuous, unless overhanging a balcony or porch.
- 5) Balconies are permitted to wrap around corners.

Landscaping and Open Space

- 1) All areas not devoted to structures, roads, driveways, access ways, storage areas, parking, or sidewalks shall be landscaped and maintained in accordance with a landscape plan approved by the Planning Board.
- 2) The landscape plan shall include non-invasive plant species and utilize native species to the extent feasible.
- 3) Street Trees:
 - a. Street trees shall be provided along property frontages every 35 feet.
 - b. Street trees species shall be subject to Planning Board approval.
- 4) Parking Areas:
 - a. Landscaping shall be required in and around parking areas. Landscaping shall consist of evergreen shrubs and plantings to provide a perimeter buffer to minimize headlight glare, ornamental and/or shade trees, and ground cover in a design acceptable to the Planning Board.

Lighting

- 1) Illumination Levels
 - a. Average Illumination Levels:
 - i. Parking Lots - 0.5 - 2.0 foot-candles
 - ii. Pedestrian Walkways - 0.5 - 1.0 foot-candles
 - b. Lighting levels shall maintain a maximum to minimum ratio of no greater than 3:1 throughout parking areas in order to minimize excessive "hot spots".
 - c. Lighting levels at a property line abutting a residential use shall not exceed 0.1 foot-candles.
- 2) Light Pole and Fixture Design

- a. Site lighting and street lighting shall be decorative fixtures and poles. Fixture and pole details shall be approved by the Planning Board.
- b. Light poles shall be rust proof metal, cast iron, fiberglass, or similar decorative material subject to review and approval by the Planning Board.
- c. Building mounted light fixtures shall be designed to be architecturally compatible with the details of the building and other lighting fixtures used on site. Flood lights shall not be permitted.
- d. Light fixtures shall utilize LEDs and should have dimmable controls and programmable timers to manage lighting levels and maximize energy efficiency.
- e. Lighting fixtures shall be downcast and shielded to prevent glare and excessive light spillage that will impact neighboring properties.
- f. Light fixture mounting height shall not exceed twenty (20') feet.

Off-Street Parking and Circulation Design

- 1) Parking stalls shall be a minimum of nine (9') feet wide by eighteen (18') feet deep.
- 2) Site driveways, drive aisles around the building, and drop off / loading areas shall be of sufficient width to allow emergency vehicles to safely and efficiently circulate throughout the site.
- 3) Drive aisles between rows of parking shall conform to the following standards:
 - a. For 90-degree parking stalls:
 - i. Twenty-four (24') feet for two-way operation.
 - b. For 60-degree angled parking stalls:
 - i. Twenty (20') feet for two-way operation, twelve (12') feet for one-way operation.
 - c. For 45-degree angled parking stalls:
 - i. Eighteen (18') feet for two-way operation, ten (10') feet for one-way operation.
- 4) Sidewalks
 - a. Sidewalks shall be provided along all street frontages. Where sidewalks exist, they shall be repaired, improved or replaced as necessary during the course of redevelopment of the site.
 - b. The developer shall work with Morris Township, Morristown, and NJDOT to ensure that the Mount Kemble Avenue / US-202 corridor along the Redevelopment Area frontage is improved with pedestrian amenities and complete streets elements as deemed appropriate.

Screening of Mechanical Equipment and Dumpsters

- 1) All mechanical equipment, both roof and ground mounted shall be screened from view in a manner consistent with the architectural aesthetic of the principal structures.
- 2) Dumpster enclosures shall consist of a solid block wall a minimum of six feet in height with a solid gate.

Signage

All sign details shall be reviewed by the Planning Board at the time of site plan application.

- 1) One (1) monument sign (a freestanding sign in which the entire bottom is in contact with, or close to the ground) shall be permitted each for the MKA and MKT Districts.
- 2) A monument sign shall not be permitted to exceed twenty (20) square feet in area.
- 3) A monument sign shall not be permitted to exceed five (5') feet in height.
- 4) A monument sign shall be setback a minimum of five (5') feet from all property lines.
- 5) Directional / wayfinding signage shall be permitted in locations subject to approval by the Planning Board. Each directional sign shall not exceed two (2) square feet in area or two (2') feet in height.
- 6) One building mounted identification sign shall be permitted per building. A building mounted sign shall not exceed ten (10) square feet in area.

Storm Water Management

Redevelopment of the site will be required to adhere to the storm water management standards found in Chapter 434, and Chapter 57-165 of the Township Code. To the extent practicable, development should incorporate permeable materials, such as porous asphalt pavement, to reduce impervious cover. Non-structural stormwater management systems, such as bioswales and green roofs, are highly encouraged to improve on-site infiltration and reduce and filter runoff.

Fences and Walls

Fences and walls shall comply with the standards in the Township Zoning Ordinance at §95-36.D, except that structural retaining walls necessary for the development of the site may exceed the permitted maximum height if their necessity is demonstrated to the Board and its professionals.

V PLAN CONSISTENCY REVIEW

V.A Township Land Development Ordinance and Zoning Ordinance

This Redevelopment Plan shall amend and supersede any provisions set forth in previous Redevelopment Plans adopted by the Township for the Redevelopment Area. This Redevelopment Plan shall also supersede the provisions of the Land Development Ordinance (Chapter 57) and Zoning Ordinance (Chapter 95) of the Township of Morris, except where specific provisions are expressly indicated as being applicable. In all instances where land development and zoning provisions are not specifically addressed herein, the Morris Township Land Development Ordinance and Zoning Ordinance shall, however, remain in effect. Adoption of this Plan by the Township Committee shall be considered an amendment to the Township of Morris Zoning Map and Zoning Ordinance. Unless otherwise noted, definitions in this Plan are consistent with the Township's Zoning Ordinance and Land Development Ordinance.

V.B Adjacent Municipalities

The Redevelopment Area abuts the municipal boundary with Morristown. The site of the former AHS medical facility is split by the municipal boundary. The parking lot serving the former medical facility within the Redevelopment Area is also split between the municipalities, with the majority of the parking lot being located in Morristown. The successful redevelopment of the Redevelopment Area will require complementary land use policies in both Morris and Morristown. Morristown last adopted a comprehensive master plan in 2014, which was subsequently reexamined in 2018 and 2022. The relevant goals and objectives of the Land Use Element of the 2014 Master Plan are enumerated below:

1. Healthy residential neighborhoods
 - a. Preserve the physical character and fabric of existing neighborhoods.
 - b. Promote healthy, complete neighborhoods, where residents have safe and convenient access to the goods, services, and institutions they require every day.
 - c. Continue to preserve and create a range of housing choices that are affordable to low-, middle-, and moderate-income households.
2. Economic prosperity and resiliency
 - a. Support the continued growth of the downtown residential population, including areas proximate to the train station.

The future land use map, called the "Community Form Plan", showed the former main AHS property (Block 8603, Lot 1 in Morristown) and the adjacent corridor along the north side of Mount Kemble Avenue in the CR-2 Corridor Residential High Density Area. The envisioned CR-2 Zone stipulated that multifamily buildings should be the dominant type of development, consisting of low- and mid-rise building heights, increased density, with shallow setbacks from the sidewalk.

The designations of the Community Form Plan set forth in the 2014 Master Plan were revised through recommendations of the 2018 Master Plan Reexamination Report, which were then ultimately codified through an overhaul of the Land Development Ordinance in 2018 which implemented form-based zoning mechanisms. This zoning overhaul maintained the former AHS property within the H-1 Hospital District and the properties across the street along Mount Kemble Avenue within the MF-1 Single- and Two-Family District. However, the properties along the northern side of Mount Kemble Ave were designated within the MF-3 Multi-family Moderate Intensity District. The 2018 Reexamination Report envisioned this district to contain generally higher density, including a mixture of multifamily residential buildings, with low-rise being the dominant type and scale of buildings in this district. Additionally, both the 2018 and 2022 Reexamination Reports acknowledged the need to satisfy the Town's continuing constitutional affordable housing obligations, specifically including the need to provide workforce housing.

This Redevelopment Plan is consistent with the goals and objectives of the Morristown Master Plan. This plan permits development which would be generally consistent with the envisioned character of development along the northern side of Mount Kemble Avenue, through the creation of low- to mid-rise multi-family residential housing, as is currently existing within Morristown in this area. This Plan would also provide a mix of housing types and affordable units for residents in the region, while also being located within a 15-minute walk to the Morristown Green, surrounding which lie a number of neighborhood needs and services.

V.C Morris County Plans

V.C.1 Morris County Strategic Plan (2018)

The County Strategic Plan included a vision and mission statement for the County, along with seven guiding principles for the County government to utilize in order to meet its intended goals.

The vision statement was that "Morris County will continue to be the premier place in which to live, work, and raise a family. Our County will continue to build our vibrant and sustainable economy and preserve our natural resources and history. We will honor our unique quality of life, assure a safe, well maintained infrastructure and offer cultural and recreational opportunities for residents and visitors alike. We will continue to offer compassionate support to those in need and maintain our tradition as a caring community."

The mission statement was that "Morris County will protect and preserve the quality of life for all of Morris County, and ensure the effective, efficient, and ethical stewardship of tax dollars."

The Strategic Plan encourages the County's municipalities to work with one another to facilitate successful short- and long-term planning. This Redevelopment Plans acknowledges the need for collaboration with Morristown for the successful holistic redevelopment of the entirety of the site of the former AHS medical facility and associated parking area.

V.C.2 Morris County Master Plan

The Morris County Master Plan is organized into eight elements. The following four plan elements have been adopted for several decades, and are not as applicable to the Redevelopment Area given the breadth of changes which have occurred since.

- Bicycle and Pedestrian Element (1998)
- Historic Preservation Element (1976)
- Wastewater Management Plan Element (1985)
- Water Supply Element (1994)

The County has subsequently updated multiple other of its plan elements to reflect the changing landscape and conditions of the region:

- Circulation Element (2018)
- Farmland Preservation Element (2022)
- Future Land Use Element (2020)
- Open Space Element (2024)

While these more recently adopted plan elements do not directly discuss the Redevelopment Area, they do include several relevant goals and objectives, with the exception of the Farmland Preservation Element.

Morris County 2018 Circulation Element

The County's 2018 Circulation Element set forth the following overarching goals:

1. Improve the safety, accessibility, and efficiency of Morris County's transportation network.
2. Conduct a coordinated, comprehensive, and cooperative transportation planning process.
3. Support economic development through diverse transportation investment.

Morris County 2020 Land Use Element

The stated guiding principle of the 2020 Land Use Element was to promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy, diverse housing opportunities, and a strong infrastructure to protect and enrich Morris County's overall quality of life. Specific goals included:

1. The creation of balanced and diverse economic and housing opportunities.
2. The efficient use of land and resources.
3. The protection of natural, historic, agricultural and scenic resources.
4. Development that proceeds only after careful analysis of environmental conditions.
5. Greater integration of land use and transportation planning.
6. The achievement of community planning goals and objectives and increased cooperation between municipalities in their respective land use decisions.

With respect to changing demographic conditions, the Land Use Element acknowledged a continuously diversifying population, and forecasted additional growth especially through 2030, albeit at a lower rate than previous decades. This population growth was anticipated to stimulate additional future attached and multi-family residential development to match demand, much of which was expected to be generated through redevelopment and infill projects, which could offset a generally aging population with lower birth rates. This was reflected in housing trends observed between 2010 and 2018, where townhouse and multi-family unit developments were becoming increasingly more common, particularly over single-family development. It was further stated that median home values and median contract rents had significantly increased in recent decades, indicating a greater need for affordability. In combination with these factors, the stated pressures for higher residential densities in light of constitutional affordable housing obligations, and the minimal amount of vacant developable land, the County Land Use Element envisioned that redevelopment will drive future residential and economic growth and in the revitalization of town centers and suburban commercial corridors.

Morris County 2024 Open Space Element:

The County's 2024 Open Space Element set forth the following goals:

1. Advance the protection and stewardship of Morris County's parks and open space, environmental resources, and natural features to realize the associated ecological, economic, and quality of life benefits that help define Morris County.
2. Maintain existing park and open space resources and increase access to new active and passive recreational opportunities throughout Morris County to meet the diverse and evolving needs of all existing and future County residents.
3. Conserve, restore and protect natural resources, ecosystems, and environmentally sensitive areas to ensure a resilient environment and healthy communities.
4. Support local government and qualifying nonprofit conservation organization efforts to meet open space, recreation and environmental resource/conservation goals and objectives.
5. Enhance the County's investment in open space and natural resource protection by improving linkages between parks and open space, adding buffers and trails, increasing resource stewardship, maintaining facilities, and making other improvements.

This Redevelopment Plan is consistent with the stated guiding principles and goals of Morris County's Master Plan and its plan elements. This Redevelopment Plan aims to efficiently revitalize a built-out area which contained a former medical facility through a redevelopment process that does not exacerbate sprawl. As such, the Redevelopment Plan results in no impacts to open space areas, and preserves large portions of the Redevelopment Area which are steeply sloped and wooded which are not to be disturbed. This Redevelopment Plan also advances the importance of the connection between transportation and land use planning. The Redevelopment Area is located along Mount Kemble Avenue (U.S. 202), an important regional connector, which features surrounding townhouse and multi-family development concentrated along the corridor,

particularly further north within Morristown. Furthermore, the Redevelopment Area is located within less than a 1-mile radius of the Morristown Train Station, and Mount Kemble Avenue facilitates access to the densely built-out downtown of Morristown, which includes a host of goods, services, and entertainment options. In addition, this Redevelopment Plan permits townhouse and multi-family residential development, which diversifies the housing stock for the Township and County, while addressing the demand for housing availability and affordability through a required affordable housing set-aside. Moreover, the location of the Redevelopment Area directly along the municipal boundary between Morris and Morristown encourages coordination and collaboration between the municipalities.

V.D State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The State Plan is not a regulation, but a policy guide, and is meant to coordinate planning activities and development throughout the state. At the municipal level, master plans are required to be evaluated and, if necessary, modified to reflect policies of the State Plan. The State Plan is also important when the State makes infrastructural and other investment decisions, i.e., in determining where available State funds should be expended.

On December 17, 2025, the State Planning Commission adopted a revised SDRP, which set forth the following comprehensive goals:

1. Promote economic growth that benefits all residents of New Jersey.
2. Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
3. Economic opportunity through nation-leading infrastructure.
4. Revitalize and recenter the State's underutilized developed areas.
5. Effectively address the adverse impacts of global climate change.
6. Protect, maintain, and restore the state's natural and water resources and ecosystems.
7. Protect the environment; prevent and clean up pollution.
8. Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
9. Implement equitable planning practices to promote thriving communities for all New Jerseyans.
10. Foster sound and integrated planning and implementation at all levels Statewide.

This Redevelopment Plan meets goals 2, 4, 6, 9, and 10, as follows:

- The Plan mandates an affordable housing set-aside through an inclusionary development that will provide a public benefit and help the Township address its legal obligation, resulting in the provision of a diverse housing stock, while also furthering equitable outcomes for residents of the region.

- The intended redevelopment of the built-out area which contained the former AHS medical facility and associated properties will bring a productive use to a currently underutilized site for the future.
- The Plan preserves undisturbed portions of the Redevelopment Area that are steeply sloped and wooded and redevelops a property with access to existing infrastructure.
- The Plan encourages inter-municipal cooperation in the planning and redevelopment of the Redevelopment Area which is split across municipal lines.

At the time of readoption, the State Planning Commission and Office of Planning Advocacy decided to postpone decisions related to State Plan map changes as part of the cross-acceptance process through 2026, with no timetable set as of yet. As such, the designations as shown within the 2001 SDRP Policy Map remain applicable, subject to future revisions as part of the cross-acceptance process. As depicted within the last revised State Plan Policy Map, the Redevelopment Area lies within the Metropolitan Planning Area (PA-1). The 2025 SDRP set forth the following points of intent for PA-1:

1. Provide for much of the State's future growth in compact development and redevelopment.
2. Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
3. Address existing legacy issues such as air pollution, urban heat islands, lead contamination, brownfields, urban highways, and combined sewer systems.
4. Prevent displacement and gentrification.
5. Promote growth that occurs in centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
6. Rebalance urbanization with natural systems.
7. Promote increased biodiversity and habitat restoration.
8. Stabilize and enhance older inner ring suburbs.
9. Redesign and revitalize auto oriented areas.
10. Protect and enhance the character of existing stable communities.

This Redevelopment Plan meets points 1, 2, 4, 5, 6, and 10 of the intent of PA-1, as follows:

- The Redevelopment Plan promotes the revitalization of a previously disturbed, built-out area which formerly contained an outdated medical facility and associated improvements, thereby promoting compact growth.
- The site has been designated as a non-condemnation redevelopment area and will not result in the displacement of any population. It will instead provide for additional housing opportunities for those residing in the region, through a mix of housing types for a range of incomes.
- The concentration of areas of higher residential density along the Township's border with the more densely developed community of Morristown helps protect the character of less densely developed portions of the Township. The Redevelopment Area is also located

within a 15-minute walk of numerous neighborhood goods and services located within Morristown's downtown.

- The Plan preserves undisturbed portions of the Area that are steeply sloped and wooded, effectively balancing urbanization with natural systems.

VI REDEVELOPMENT ACTIONS

VI.A Redevelopment Entity

The Township Committee shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate a redeveloper prior to the submission of an application for any approval to the Planning Board.

VI.B Summary of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions needed to be undertaken to implement this Redevelopment Plan may include the clearance of structures or uses; and provision for public improvements necessary to support new development. The construction of new multi-family and townhouse dwellings, along with associated improvements, is anticipated to take place as proposed in Chapter III of this Redevelopment Plan.

VI.C Redevelopment Agreement

Once a redeveloper is selected, the redeveloper shall be required to enter into a redevelopment agreement with the Township that sets forth the terms and obligations of the parties with respect to the Redevelopment Project. An executed redevelopment agreement is a necessary predicate to Planning Board jurisdiction over any development application within the Redevelopment Area.

VI.D Property Acquisition

This Redevelopment Plan is for a non-condemnation Redevelopment Area. Therefore, the use of eminent domain for property acquisition is not permitted and this Redevelopment Plan does not require the acquisition by the Township of any privately-owned property within the Redevelopment Area.

VI.E Relocation

Eminent domain is not authorized as part of this Redevelopment Plan and any transfer of property and subsequent relocation requirements are purely voluntary so no plan for relocation assistance is necessary.

VI.F Other Actions

In addition to the actions described above, several other actions may be taken to further the goals of this Redevelopment Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment; and (4) streetscape improvements, including construction of sidewalks.

VI.G Administrative Provisions

Redevelopment activities within the Redevelopment Area shall comply with all requirements in any executed redevelopment agreement between a designated redeveloper and the Township of Morris.

VII GENERAL PROVISIONS

VII.A Amendment to Zoning Map and Zoning Ordinance

The Zoning Map referenced in Section 95-6 of the Zoning Ordinance of the Township of Morris is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Section 95-5 of the Zoning Ordinance is hereby amended to include a reference to this Redevelopment Plan.

VII.B Definitions

Except as otherwise provided herein, terms that appear in this Redevelopment Plan shall be interpreted in accordance with the definitions section in the Township's Land Development Ordinance as set forth in Section 57-3.

VII.C Deviation Requests

The Morris Township Planning Board may grant deviations from the regulations set forth in Section III of this Redevelopment Plan, and from the applicable requirements of the Township Land Development and Zoning ordinances, but only if such relief is available under the provisions of N.J.S.A. 40:55D-70c of the Municipal Land Use Law. The Planning Board shall apply the criteria governing "c" variance relief when considering the application. Neither the Planning Board nor the Township's Zoning Board of Adjustment shall have jurisdiction to grant relief from a regulation if such relief would be cognizable under N.J.S.A. 40:55D-70d. This form of relief is available only through an amendment to this Redevelopment Plan, adopted pursuant to the Local Redevelopment and Housing Law and *Section VII.G* of this Redevelopment Plan.

The Morris Township Planning Board may also grant design exceptions from the regulations set forth in Section IV of this Redevelopment Plan, and from the applicable requirements of the Township Land Development and Zoning ordinances, but only if the redeveloper satisfies the criteria governing exceptions from site plan standards set forth in N.J.S.A. 40:55D-51(b) of the Municipal Land Use Law.

VII.D Site Plan and Subdivision Review

Site plans for the construction of improvements within the Redevelopment Plan Area shall be prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance (Chapter 57 pertaining specifically to Subdivision Review and Approval and Site Plan Review), and shall be submitted by the redeveloper for review and approval by the Township of Morris Planning Board. Redeveloper designation by the Township Committee shall be prerequisite to the submittal of any site plan application pursuant to this Redevelopment Plan.

The site plan shall be consistent with the provisions of this Redevelopment Plan and should, at a minimum, include the following additional elements:

- Site development plan specifying land uses, building height, floor area, number of residential units including affordable units, and bedroom distribution
- Streetscape design plan, indicating the materials to be used, the location of all trees and other plantings and the location and design of any street furniture to be installed.
- Architectural renderings and floor plans indicating compliance with the design standards contained herein.
- Traffic and circulation analysis and plans which shall include consideration of mass transit routes. This analysis shall further consider vehicular ingress and egress and the impacts on adjacent roadways generated by the development.
- Parking, loading, and vehicular access plan.
- Lighting plan.
- Landscape plan.
- Utility plan.
- Stormwater management plan.
- Environmental impact statement.
- Phasing plan (if applicable).
- Executed redevelopment agreement between the redeveloper and the Township of Morris.

No permits shall be issued for construction of improvements within the Redevelopment Area until the Morris Township Planning Board has granted final site plan approval for such improvements.

The criteria for the consideration and approval of the site plan shall be in conformance with the requirements of this Redevelopment Plan, the site plan and subdivision provisions of the Township of Morris Land Development Ordinance, and the executed Redevelopment Agreement between the redeveloper and the Township of Morris.

VII.E Non-Discrimination Provisions

No covenant, agreement, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his or her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual preference in the sale, lease, use or occupancy thereof. Appropriate covenants, running for the duration of the Plan, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual orientation. Nothing herein shall be deemed to waive or restrict the Property Owner's rights under the law, including the Property Owner's rights relating to its use and occupancy of the Land in accordance with its customs and practices, all of which are specifically reserved.

VII.F Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall 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.

VII.G Procedures for Amending the Plan

Upon compliance with the requirements of applicable law, the Morris Township Committee may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

VII.H Duration of the Redevelopment Plan

This Redevelopment Plan shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee.

VIII OTHER PROVISIONS

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

1. The Redevelopment Plan herein has delineated a definite relationship to 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 Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. No displacement and/or relocation of residents or businesses in the Redevelopment Area is anticipated on the part of Morris Township.
4. While there are residential structures currently in the Redevelopment Area, they do not constitute affordable housing. Consequently, there are no affordable housing units identified for removal as part of the implementation of this Redevelopment Plan.
5. As indicated in *Section II.B: Relationship to Local Objectives*, this Redevelopment Plan is consistent with the Master Plan for the Township of Morris. As indicated in *Chapter V: Plan Consistency Review*, this Redevelopment Plan also complies with the goals and objectives of the Master Plans of adjacent municipalities and the County, as well as with the State Development and Redevelopment Plan.
6. This Redevelopment Plan provides proposed locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
7. This Redevelopment Plan shall supersede any prior agreements or approvals that would regulate the use of or establish development controls for the property.

**PLANNING BOARD
TOWNSHIP OF MORRIS**

**RESOLUTION ON ORDINANCE NO. 10-26 MASTER PLAN
CONSISTENCY REVIEW OF THE AMENDED REDEVELOPMENT
PLAN FOR MOUNT KEMBLE AVENUE PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, on February 18, 2026, at a duly noticed and constituted public meeting, the Township Committee of the Township of Morris (the "Township Committee") introduced, on first reading, proposed Ordinance No. 10-26, which adopts the Amended Mount Kemble Avenue Redevelopment Plan regarding the property identified on the Township's tax maps as Block 5506, Lot 25 and Block 5605, Lots 5-8 (102, 106, And 108 Mount Kemble Avenue) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Proposed Ordinance"); and

WHEREAS, after introduction, the Township Committee referred the Proposed Ordinance to the Planning Board of the Township of Morris (the "Planning Board") for Master Plan consistency review pursuant to N.J.S.A. 40:55D-26(a) and N.J.S.A. 40:55D-64; and

WHEREAS, on March 2, 2026, at a duly noticed and constituted public meeting, the Planning Board considered the testimony of the Board Planner and determined that the Proposed Ordinance is not inconsistent with the Township's Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Morris, County of Morris, as follows:

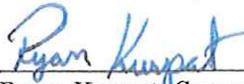
Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board hereby finds and determines that the Proposed Ordinance No. 10-26, which is attached hereto as **Exhibit A**, is not inconsistent with the Township's Master Plan:

Section 3. The Secretary of the Planning Board shall forward a copy of this Resolution to the Township Committee. This Resolution shall serve as the report to the Township Committee in accordance with N.J.S.A. 40:55D-26(a) and N.J.S.A. 40:55D-64.

Section 4. This Resolution shall take effect immediately.

I hereby certify that this is a true copy of a resolution of the Morris Township Planning Board duly adopted at a regular public meeting held on March 2, 2026.



Ryan Kurpat, Secretary
Morris Township Planning Board