

The Abbey / Alnwick Hall Redevelopment Plan

TOWNSHIP OF MORRIS, NEW JERSEY | Block 8409, Lot 1

Phillips Preiss Grygiel Leheny Hughes LLC



Adopted September 23rd, 2020

The Abbey / Alnwick Hall

Redevelopment Plan

SITE ADDRESS

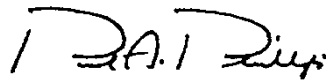
355 Madison Avenue, Morris Township | Block 8409, Lot 1

PREPARED FOR

The Township of Morris, New Jersey

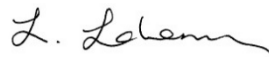
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The original of this plan was signed and sealed in accordance with N.J.S.A. 13:41-1.2

CONTENTS

I.	INTRODUCTION	1
I.A.	Statutory Basis for the Redevelopment Plan	1
I.B.	Description of Redevelopment Area Boundaries	1
I.C.	Redevelopment Area History and Existing Land Use	3
II.	PLAN VISION AND OBJECTIVES	7
II.A.	Redevelopment Plan Goals and Objectives	7
II.B.	Relationship to Local Objectives	7
III.	LAND USE & DEVELOPMENT PLAN	9
III.A.	Allowable Land Uses	9
III.A.1.	Principal Permitted Uses	9
III.A.2.	Accessory Uses	9
III.A.3.	Prohibited Uses	9
III.B.	Bulk and Yield	9
III.B.1.	Setbacks	9
III.B.2.	Preservation of Front Lawn Area	10
III.B.3.	Building Yield and Outdoor Dining Space	10
III.B.4.	Building Height	11
III.B.5.	Coverage	12
III.C.	Demolition, Decommissioning, and New Construction	12
III.C.1.	Demolition	12
III.C.2.	New Construction	14
III.D.	Access and Circulation	14
III.D.1.	Site Access	14
III.D.2.	Realignment of Canfield Road	14
III.D.3.	New Public Sidewalks on Madison Avenue and Canfield Road	17
III.D.4.	Internal Circulation	17

III.E.	Parking Requirements.....	17
III.E.1.	Required Minimum Parking Ratios.....	17
III.E.2.	Location and Availability of Parking Supply.....	18
III.E.3.	Parking Configuration	18
III.E.4.	Post-Occupancy Monitoring of Off-Site Parking	18
III.F.	Building Design	20
III.F.1.	Massing and Distribution of New Wings.....	20
III.F.2.	Articulation	20
III.F.3.	Fenestration and other Detailing.....	21
III.F.4.	Architectural Style	22
III.F.5.	Materials.....	22
III.G.	Landscaping Plan	23
III.G.1.	Existing Trees.....	23
III.G.2.	Buffer Planting.....	23
III.G.3.	Outdoor Patio Furnishings.....	24
III.G.4.	Outdoor Patio and Related Plantings	24
III.G.5.	Plant Selection and Maintenance	25
III.G.6.	Fences and Walls	26
III.H.	Signage	26
III.H.1.	Facade Sign	26
III.H.2.	Entry Signs.....	26
III.H.3.	Monument Sign	26

IV.	RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS	27
IV.A.	Relationship to the Morris Township Zoning and Land Development Ordinances	27
IV.B.	Relationship to Master Plans of Adjacent Municipalities.....	27
IV.B.1.	Hanover Township	27
IV.B.2.	Borough of Madison	28
IV.B.3.	Borough of Florham Park	28
IV.B.4.	Town of Morristown.....	29
IV.B.5.	Harding Township	31
IV.C.	Relationship to the Morris County Master Plan.....	31
IV.C.1.	Future Land Use Element	31
IV.D.	Relationship to the State Development and Redevelopment Plan.....	32
V.	REDEVELOPMENT ACTIONS	34
V.A.	Outline of Proposed Actions.....	34
V.B.	Provision of Improvements	34
V.C.	Properties to be Acquired.....	34
V.D.	Demolition	34
V.E.	Relocation.....	34
V.F.	Other Actions.....	35
VI.	GENERAL PROVISIONS	36
VI.A.	Site Plan Review	36
VI.B.	Adverse Influences.....	36
VI.C.	Non-Discrimination Provisions	36
VI.D.	Duration of the Plan.....	37
VI.E.	Deviation Requests	37
VI.F.	Procedure for Amending the Approved Plan	38
VII.	OTHER PROVISIONS.....	39

FIGURES

Figure 1.	Redevelopment Area Location	2
Figure 2.	Boundary of Redevelopment Area.....	4
Figure 3.	Site Survey.....	6
Figure 4.	Area of Building to be Demolished	13
Figure 5.	Proposed Conceptual Site Plan	15
Figure 6.	Realignment of Canfield Road	16
Figure 7.	Front Facade Showing Existing Abbey at Left and New Entrance and 2-Story Wing at Right	20

TABLES

Table 1.	Parking Ratios.....	17
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I. INTRODUCTION

I.A. Statutory Basis for the Redevelopment Plan

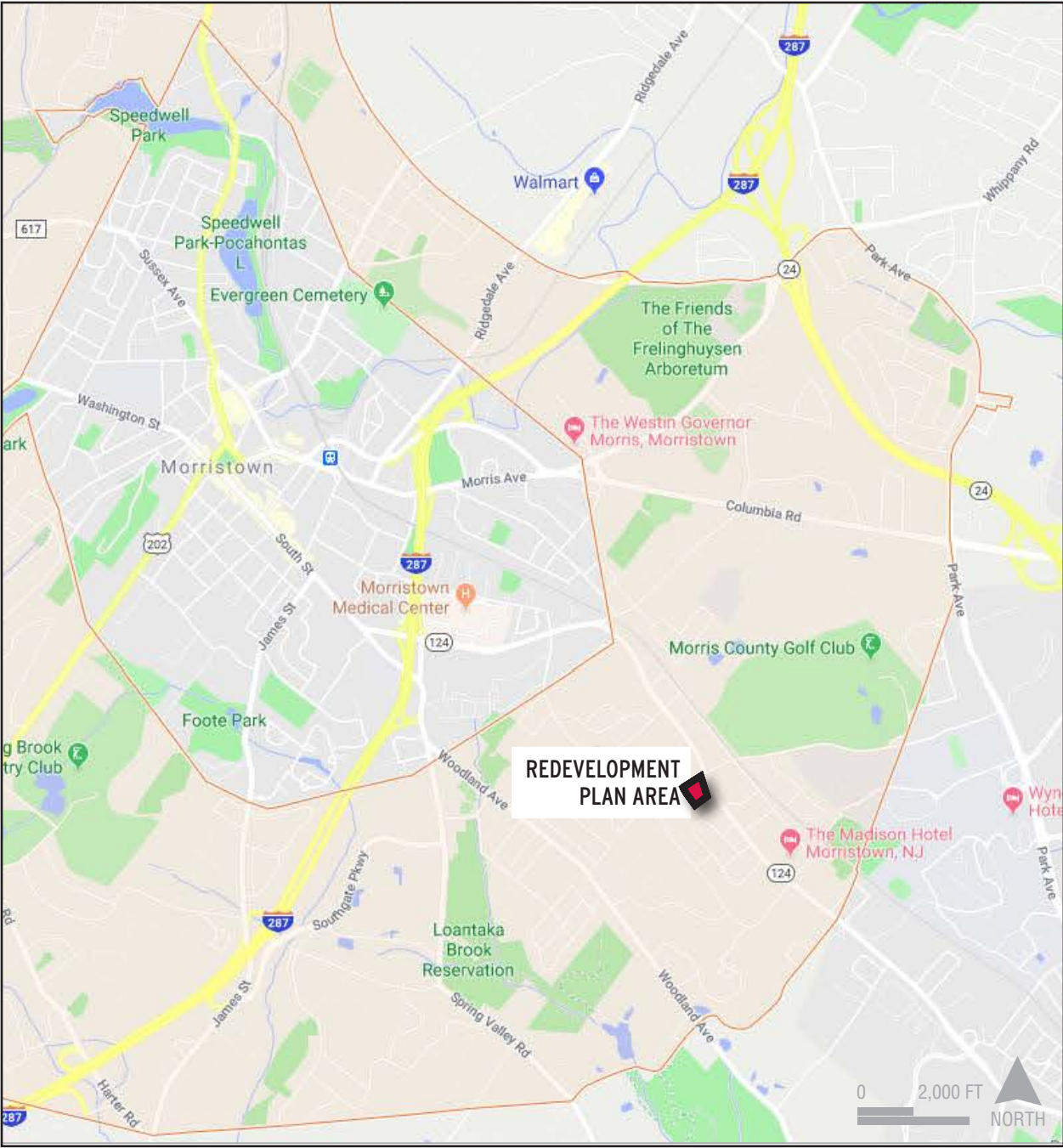
This Redevelopment Plan has been prepared for Block 8409, Lot 1 (“Redevelopment Area”) within the Township of Morris (“Township”) in Morris County, New Jersey. The Redevelopment Area is located in the southeastern section of Morris Township at 355 Madison Avenue (i.e., State Highway 124) and is improved with building and grounds known as The Abbey or Alnwick Hall. According to the official tax records for the Township, the Redevelopment Area encompasses ±3.97 acres. The location of the Redevelopment Area is shown in **Figure 1**.

The Township Committee by Resolution No. 164-18 authorized the Planning Board to conduct an investigation of Block 8409, Lots 1 and 26 in order to determine whether the lots met the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A. In a meeting on August 20, 2018, the Planning Board adopted a resolution authorizing Phillips Preiss Grygiel Leheny Hughes LLC to undertake the study on its behalf. On October 1, 2018, the Planning Board conducted a public hearing on the investigation study entitled “Area in Need of Redevelopment Investigation for Block 8409, Lots 1 and 26 in the Township of Morris, New Jersey.” At the public hearing, the Planning Board determined that Block 8409 Lot 1 met the criteria as a Non-Condensation Redevelopment Area, pursuant to the Redevelopment Law; and Block 8409 Lot 26 of the study area did not meet the criteria. The Planning Board, by resolution dated October 1, 2018, recommended that the Township Committee designate Block 8409 Lot 1 as a Non-Condensation Area, pursuant to N.J.S.A. 40A:12. On October 17, 2018 by Resolution No. 229-18, the Township Committee determined that, based upon the recommendation of the Planning Board, Block 8409 Lot 1 should be designated as a Non-Condensation Redevelopment Area.

I.B. Description of Redevelopment Area Boundaries

The boundary of the Redevelopment Area is shown in **Figure 2**. The area has frontage on Madison Avenue to the northeast and Canfield Road to the northwest. To the southeast are single family homes having access from Crescent Drive. To the southwest are single family

FIGURE 1. REDEVELOPMENT AREA LOCATION



homes having access from Canfield Road. Across Canfield Road to the northwest are office buildings. Across Madison Avenue to the northeast are also office buildings. Other uses along Madison Avenue include banks, gas stations, a hotel, and single-family homes.

Access to the Redevelopment Area is currently provided from Madison Avenue. Madison Avenue, otherwise known as Route 124, is a major arterial roadway running in a southeast/northwest direction connecting with Morristown to the west and with Madison, the Chatham, and Summit to the east. Fairleigh Dickinson University, Drew University and the College of St. Elizabeth are located along Madison Avenue. The Redevelopment Area is located approximately 0.5 miles from the Convent Station on the Morris Essex Branch of New Jersey Transit.

I.C. Redevelopment Area History and Existing Land Use

The Redevelopment Area is improved with The Abbey, also known as Alnwick Hall, a 21,000 square foot structure constructed in 1904 for Edward P. Meany, New Jersey Judge Advocate General and director of the American Telephone and Telegraph Company (now AT&T), his wife, Rosaline Meany, and their family. The brick manor home was modeled after 15th and 16th century English prototypes and the architecture is based on the design of Alnwick Castle in Northumberland, England. The structure is a remnant of “Millionaire’s Row,” the stretch of Madison Avenue between Morristown and Madison that, during the area’s Gilded Age, was lined by large estate homes. From 1922 to 1930, Alnwick Hall had several owners. It was purchased by William S. and Juliette Gubelmann in 1930. The Gubelmanns owned the property for 30 years. From 1961 to 1984, the structure served as Saint Mark’s Lutheran Church. Alnwick Hall was listed on the State and National Register of Historic Places in 1985. The “Statement of Significance” in the National Register form indicated that the house was historically significant due to its architecture (i.e., it is a “rare and virtually unaltered survivor of ‘Millionaire’ Row” and was based on Alnwick Castle); its association with the communications industry (i.e., Meany’s affiliation with AT&T); and its role in the world of music (i.e., Rosaline Meany held musicals at Alnwick Hall).

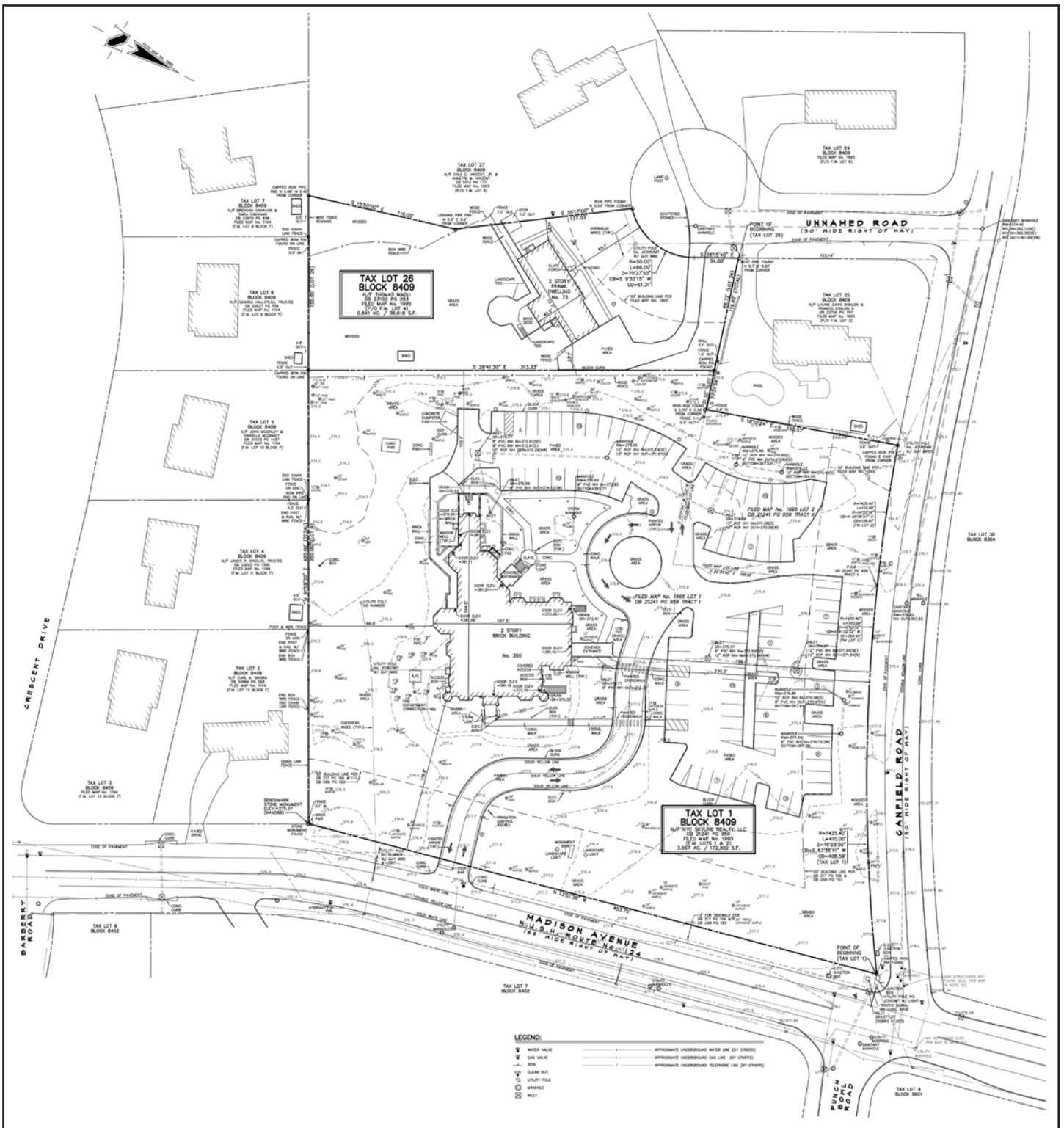
FIGURE 2. BOUNDARY OF REDEVELOPMENT AREA



Subsequent to its use as a church, the building was sold to new owners who converted the former home to an office building known as “The Abbey.” At one time, it was the offices of the personal-wealth management division of a bank which is evidenced by a bank vault which remains in the building on the ground floor. There were also medical office users which is evidenced by an X-Ray room in the southwest wing. The current owner, NYC Skyline Realty LLC, bought the property in 2008. The building has been vacant since the 2008 economic downturn and the current owner has indicated that re-tenanting has been challenging. Additions and modifications to The Abbey have taken place at various times over its almost 115-year history to accommodate the various adaptive reuses. In 2017, the building was chosen as the mansion for *Mansion in May Designer Showhouse and Gardens*, a fundraising event of the Women’s Association for Morristown Medical Center (WAMMC). WAMMC selects interior designers to showcase their work in a mansion’s interior, which is then opened for public and private tours and events.

A survey of the property, including the existing building as well as lot boundaries, is shown in **Figure 3**.

FIGURE 3. SITE SURVEY



II. PLAN VISION AND OBJECTIVES

II.A. Redevelopment Plan Goals and Objectives

This Redevelopment Plan provides a framework for the redevelopment of The Abbey. The Redevelopment Plan sets forth standards and guidelines for land use, bulk, parking and design. Some Plan elements are fixed while other standards are flexible and are to be used as guidelines for ensuring that development meets the Plan's goals and objectives described below.

The specific goals and objectives of the Redevelopment Plan are as follows:

- To preserve a historic structure and grounds important in the history of Morris Township by encouraging appropriate reuse options that respond to the demands of the marketplace.
- To transform, through adaptive reuse, a vacant historic property into a viable, more productive retail/commercial property that will provide for an increase in the economic base of the Redevelopment Area and the entire Township.
- To create land use requirements specific to the Redevelopment Area that effectuate the preservation of and are sensitive to the historic nature of the Area's building and grounds, as well as the development pattern of nearby residential neighborhoods.
- To improve the aesthetics of the property and establish site and building design standards that will foster high-quality development within the Redevelopment Area.
- To foster appropriate relationships between buildings, streets, parking areas, walkways and landscaped areas within the Redevelopment Area and in the context of the surrounding area.

II.B. Relationship to Local Objectives

II.B.1. Morris Township 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 2017 Report put forth the following recommendation regarding The Abbey ("the mansion property") and its existing OS/GU (open space/government use) zoning:

“The Planning Board should evaluate the current OS/GU zoning of the mansion property and determine whether there are any appropriate reuse options that respond to the demands of the marketplace while also affording protection to adjacent single-family homes. One example to consider is Constitution Hill in Princeton which subdivided a mansion owned by the Morgan family into separate condominiums and then constructed townhomes around the original mansion.”

Furthermore, the 2017 Report recommended that the Planning Board evaluate on a case-by-case basis the potential repurposing/redevelopment of commercial properties, paying particular attention to vacant office buildings. Additionally, the 2017 Report advocated for the creation of bulk and accessory use standards for the OS/GU (open space/government use) zone. As such, the Redevelopment Plan is substantially consistent with the 2017 Master Plan Reexamination Report recommendations.

III. LAND USE & DEVELOPMENT PLAN

III.A. Allowable Land Uses

III.A.1. Principal Permitted Uses

Primary permitted uses are:

- A home furnishings store which may include galleries, showroom spaces, an outdoor patio for display of merchandise, consultation and meeting areas, and offices for related design services.
- A restaurant, operated under common control with the home furnishings store, which may include a related wine bar. The restaurant shall be physically connected to and integrated with the home furnishings store. Patrons served at the wine bar shall be permitted to consume beverages within showroom or consultation areas. Any consumption of alcoholic beverages on the premises shall be subject to the rules established by the New Jersey Division of Alcoholic Beverage Control (i.e., ABC).

III.A.2. Accessory Uses

Accessory permitted uses are: surface parking areas, valet parking and staging areas, related vehicular circulation, and uses customarily incidental to the principal permitted uses.

III.A.3. Prohibited Uses

No warehousing or storage of product inventory (i.e., other than for purposes of customer display) shall be permitted, nor shall any customer deliveries originate from the home furnishings store, other than floor model sell-offs.

III.B. Bulk and Yield

III.B.1. Setbacks

■ Building Setbacks

The *minimum* setbacks from property boundaries for new buildings as well as for outdoor patios, terraces, decorative walls and fences, and outdoor fireplaces and water features shall be as follows:

- Front setback from Madison Avenue: 120 feet, measured perpendicular to the property line along Madison Avenue.

- Front setback from Canfield Road: 30 feet, measured perpendicular to the property line along the *realigned* Canfield Road.
- Side setback from southern property line (i.e., the opposite side of property from Canfield Road): 90 feet.
- Rear setback from western property line (i.e., opposite side of property from Madison Avenue): 40 feet.

■ Parking Setbacks

The minimum setbacks from property boundaries for parking lots and access driveways shall be as follows:

- Setback from Madison Avenue: 35 feet, limited to the area within 80 feet of the southern property line measured perpendicular to said property line. All other parking between the building and Madison Avenue shall be set back at least 60 feet from Madison Avenue and shall be restricted to parallel parking spaces only.
- Setback from Canfield Road: 5 feet. Parking between the building and Canfield Road shall be restricted to parallel parking spaces only.
- Setback from southern (Crescent Drive) property line: 20 feet.
- Setback from western property line: 10 feet along the boundary with Tax Lot 26; and 15 feet along the boundary with Tax Lot 25.

III.B.2. Preservation of Front Lawn Area

It is intended that a significant portion of the existing front lawn at the Abbey (along Madison Avenue, extending to the corner of Canfield Road) be retained and preserved. The existing entry drive from Madison Avenue shall be retained in its current location, and shall lead to a new drop-off circle, all portions of which shall be located at least 60 feet away from the Madison Avenue property boundary. The alignment of the driveway to the north of the drop-off circle towards Canfield Road shall be oriented farther away from the Madison Avenue property boundary such that any parallel parking space shall be set back at least 100 feet from Madison Avenue.

III.B.3. Building Yield and Outdoor Dining Space

■ Indoor Space

The total amount of permitted indoor space exclusive of basement area shall not exceed 44,000 square feet, and shall be distributed as follows:

- A total of $\pm 14,000$ square feet of the existing Abbey to be repurposed for retail “gallery” or showroom space, to be spread roughly evenly across the first and second floors.
- A new modern gallery of $\pm 15,000$ square feet, spread across two floors.
- A restaurant and associated wine bar of $\pm 15,000$ square feet, containing a single-story restaurant with indoor seating and food and beverage preparation space. A maximum of 120 seats are permitted indoors at this restaurant and a maximum of 44 seats are permitted indoors at the wine bar.
- Further details on massing for the new construction wings are provided in **Section III.F.1 Massing**, below.

In addition to the above, a total of $\pm 14,500$ square feet of basement space shall be permitted to include existing basement space at the Abbey and new basement space at the modern gallery. Such basement space shall be used for showrooms, storage, offices, or other employee functions.

■ Outdoor Space

An outdoor patio area not to exceed 11,000 square feet for display of merchandise shall be permitted. The outdoor patio area shall be located on either side of (i.e., north and south of) the restaurant. The outdoor patio area may be used for informal seating; however, no outdoor dining, food service, or waiter or waitress service shall be permitted.

III.B.4. Building Height

Maximum building height for new construction shall be two stories and 42.5 feet. The existing building shall not be subject to the height limitation. With the exception of vaulted or peaked skylights, new roofs shall be flat.

Building height shall be measured with respect to the average finished grade within the area located within 20 feet of the structure. Building height shall be measured up to the deck level of the flat roof. Skylight roof areas shall be subject to the maximum height requirement. Stairwells, elevator shafts and rooftop mechanical equipment shall also be subject to the maximum height requirement.

III.B.5. Coverage

Maximum permitted building coverage shall be 25 percent.

Maximum permitted lot coverage shall be 65 percent.

III.C. Demolition, Decommissioning, and New Construction

III.C.1. Demolition

The long, narrow southern wing or projection of the Abbey shall be demolished in order to open up the site to allow a more effective development pattern with better overall site circulation and a more efficient parking supply. The narrow core of this extension was previously used as service quarters and was expanded outwards in 1984 in an effort to convert the building to professional offices. The diagonal entrance at the southwestern side of the property and the retaining walls and utility infrastructure that surround the southern projection will also be removed.

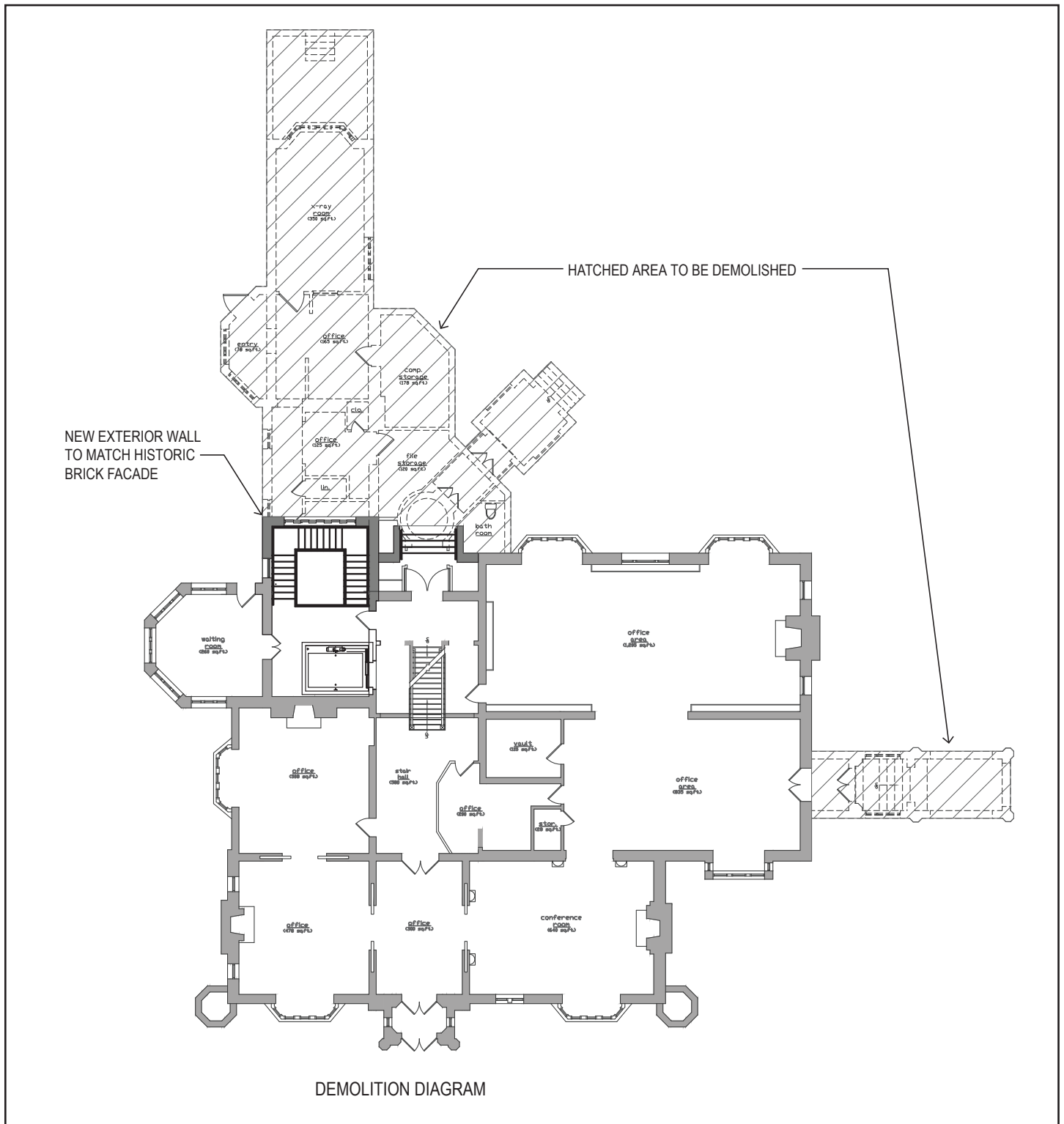
The specific section of the Abbey to be removed is indicated in **Figure 4**. The area to be demolished comprises roughly 3,000 square feet of the existing building floorplate.

Interior and exterior reviews of the portion of the building planned for demolition reveal that it has deteriorated beyond the conditions found in the rest of the building. The roof of this section is compromised, leading to deterioration of the corresponding internal spaces, including water damage, and the parapets have fallen into disrepair.

In this photo, the wing to be demolished is shown on the right, and the diagonal entry at center will also be removed.



FIGURE 4. AREA OF BUILDING TO BE DEMOLISHED



According to a Nomination Form filed with the National Register of Historic Places inventory, no rooms in the area to be demolished (the service quarters) have particular historical significance. The demolition will leave the main body of the Abbey intact, an area that includes all of the most significant portions of the building, including the great hall, library, dining room, breakfast room, and drawing rooms.

III.C.2. New Construction

All new construction shall be connected to the existing Abbey so that the site continues to have only one building. The Abbey is permitted to be expanded through construction of two new wings whose massing will lie largely apart from the Abbey building, so as not to crowd or intrude upon the historic structure. Both new wings shall be connected to the existing Abbey by means of a hallway running roughly parallel to Madison Avenue, which shall also include the new primary entryway to the building. One wing, in the portion of the building closest to the corner of Madison Avenue and Canfield Road, is envisioned as a two-story mass with retail gallery / showroom spaces. The other wing, which will extend from the center-front of the building into the rear portion of the lot, is envisioned as a single-story mass with a restaurant and wine bar and related kitchen facilities. Further details on massing for this new construction are provided in **Section III.F.1 Massing**.

Figure 5 shows the proposed conceptual site plan, including new building wings and parking and circulation areas.

III.D. Access and Circulation

III.D.1. Site Access

The current entry driveway to the Abbey is from Madison Avenue, approximately 100 feet from the southeast property line. This driveway shall be maintained as a two-way driveway. Two additional driveways are permitted to be constructed from Canfield Road, both with right-turn-only exits from the site.

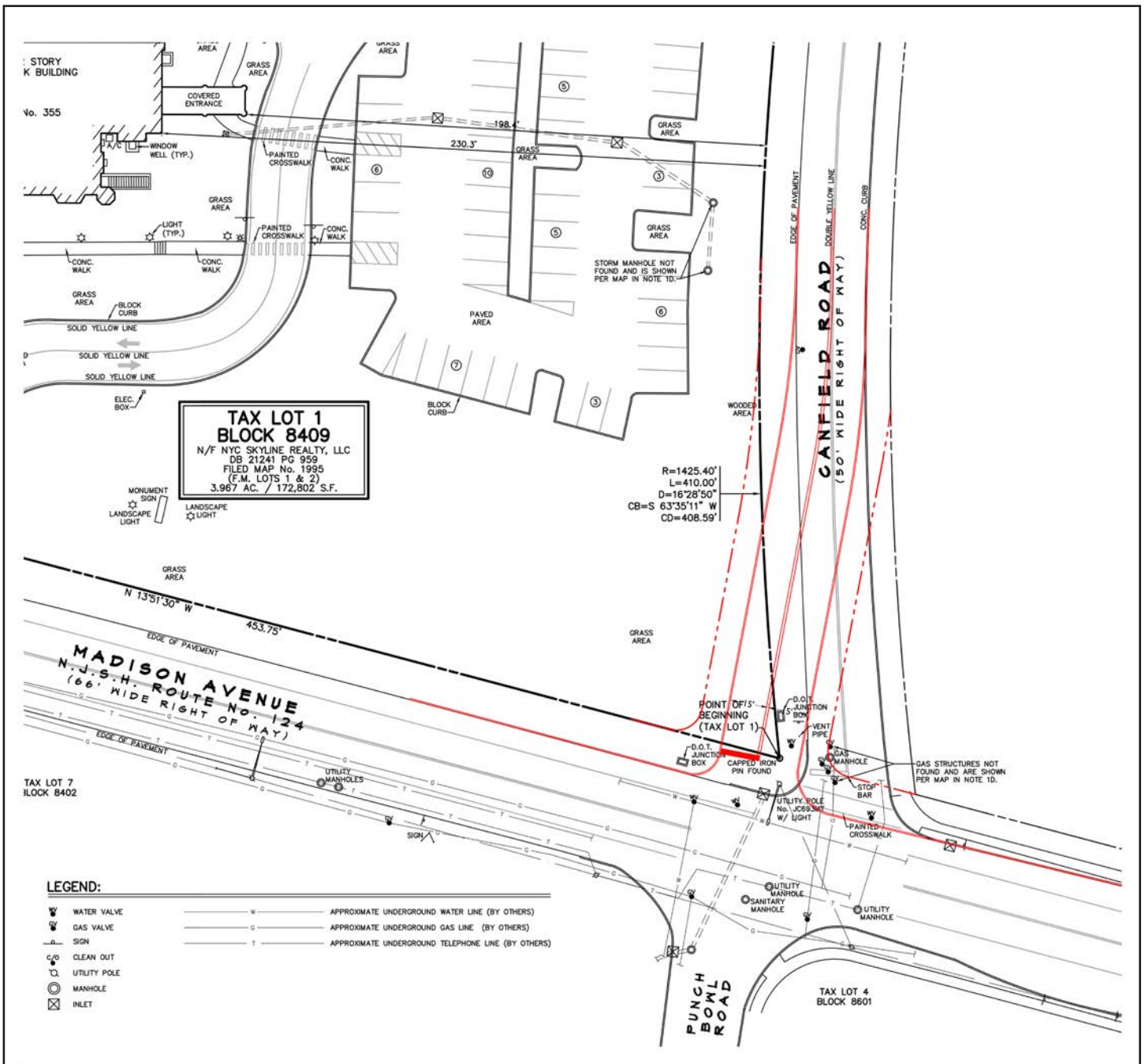
III.D.2. Realignment of Canfield Road

A section of Canfield Road immediately west of the intersection of Canfield Road and Madison Avenue is planned for realignment to form a regular four-way intersection with Punch Bowl Road, as shown in **Figure 6**. Building and parking setbacks shall be measured from the new property boundary created after the road realignment.

FIGURE 5. PROPOSED CONCEPTUAL SITE PLAN



FIGURE 6. REALIGNMENT OF CANFIELD ROAD



III.D.3. New Public Sidewalks on Madison Avenue and Canfield Road

The project shall construct public sidewalks within the public rights-of-way of Madison Avenue and Canfield Road, with a design that is in compliance with Township standards for sidewalks.

III.D.4. Internal Circulation

■ Walking Paths

Within the property, paved walking paths shall be constructed to link the front door of the existing Abbey structure (that is, the door facing Madison Avenue) to the primary pedestrian entryway of the new wing. Walking paths shall also be constructed to the rear of the completed building, providing a safe route between parking areas/driveways and the building entries.

■ Internal Driveways

Within the property, the two driveways off Canfield Road shall be connected to each other by means of an internal access drive running alongside the northern side of the new construction wing. A small drop-off circle shall be built to link the driveways from Madison Avenue and Canfield Road and to provide a drop-off space for valet parking at the new main entrance to the building. The valet drop-off area shall adjoin a pedestrian entry courtyard located at the same grade as the sidewalk.

III.E. Parking Requirements

III.E.1. Required Minimum Parking Ratios

Parking shall be provided in accordance with **Table 1**:

TABLE 1. PARKING RATIOS

PROPOSED USE	PARKING REQUIREMENT
Retail gallery / showroom, outdoor patio, and basement space (excluding any floor area devoted to the restaurant, wine bar, kitchen, and related back of house functions)	2.0 spaces per 1,000 square feet (SF) of floor area
Indoor restaurant and wine bar seating	1 space for every 2-1/2 seats

III.E.2. Location and Availability of Parking Supply

A minimum of two-thirds of the required parking shall be provided on-site at all times, and shall be considered adequate to meet non-peak parking demand.

Additionally, any of the required parking that is not provided on-site shall be provided off-site on any non-residentially-zoned lot located within 500 feet as measured from the closest point between the respective lot lines. Such parking shall only be required during periods of peak parking demand. Peak parking demand shall be defined as the hours of 6 PM Friday through 10 PM Sunday. Non-peak parking demand shall mean all other times.

III.E.3. Parking Configuration

All on-site parking spaces shall be provided as surface parking, not underground or structured parking. Surface parking shall be provided in parking bays located to the south and west of the building, away from bounding streets. Such parking spaces shall be at least nine 9 feet in width and 18 feet in length. Parallel parking is permitted between the building and both Madison Avenue and Canfield Road, subject to the restrictions set forth herein. Up to 40 spaces of the total parking supply may be created as tandem spaces (i.e., a row of 20 spaces behind another row of 20 spaces) for use as valet parking and employee parking.

III.E.4 Post-Occupancy Monitoring of Off-Site Parking

This Redevelopment Plan provides for an innovative land use that may exhibit parking demand characteristics that differ from a traditional restaurant or household furnishings store. To that end, the off-site parking requirements established herein may be modified as set forth below.

■ Study Required (i.e., Parking Audit)

The redeveloper shall be required to conduct a post-construction parking analysis (the “Parking Audit”) that shall be submitted to the Planning Board. The study shall consider utilization of on- and off-site parking, including employee parking.

■ Parking Audit Parameters

- Locations: parking usage shall be recorded in both on-site and off-site locations.
- Timeframe: parking counts shall be conducted beginning six months after the opening of the facility and shall occur during the course of the ensuing six months.
- Count Days: to be selected by the Township Engineer on any Friday evening, Saturday, or Sunday (the only days when off-site parking is required).
- Count Crew: the parking consultant shall be retained by the redeveloper. Nothing herein shall prevent Township representatives from being present during counts.
- Count Periods: vehicles within the indicated locations shall be counted and recorded at eleven (11) intervals per day, commencing at the following times: 12:00 PM, 12:30 PM, 1:00 PM, 1:30 PM; 5:00 PM, 5:30 PM, 6:00 PM, 6:30 PM, 7:00 PM, 8:00 PM, and 9:00 PM. The suggested count schedule may be revised at the request of the Township Engineer, based upon observed usage patterns.

■ Study Findings and Off-Site Parking Modifications

The amount and time frames associated with the required off-site parking may be reduced to the extent such off-site parking remains unused during post-occupancy monitoring. Any such reduction is subject to Planning Board approval. If the Parking Audit reveals that off-site parking is at capacity during post-occupancy monitoring, then the redeveloper shall address same with the Planning Board, and the redeveloper and Planning Board shall explore the means by which additional off-site parking may be provided, including, but not limited to, the leasing of spaces at the municipally-owned lot on Convent Road between the railroad and St. Thomas More Church from Friday through Sunday evenings.

III.F. Building Design

III.F.1. Massing and Distribution of New Wings

The new construction shall be located in two distinct building wings connected to the existing Abbey by an interior hallway, as follows:

- The hallway shall run roughly parallel to Madison Avenue, shall be single-story, and shall include an entry foyer that opens onto an entry courtyard or terrace. See **Figure 7**.
- The new retail gallery/showroom wing shall be located closest to the corner of Madison Avenue and Canfield Road, and shall be two stories. It shall be separated by at least 100 feet from all areas of the remaining Abbey structure.
- The new restaurant wing (which includes the wine bar) shall extend from the center of the new hallway towards the rear of the site, shall be single-story, and shall be flanked on both sides by outdoor patio areas for display of merchandise. The rear of the restaurant wing shall include the kitchen, beverage service, and back of house areas.

III.F.2. Articulation

■ Horizontal Articulation

New construction shall include variations in facade plane so as to break up the building mass and echo the massing changes on the Abbey structure. The gallery / showroom wing shall include changes in plane so that each continuous facade plane does not exceed 50 feet

FIGURE 7. FRONT FACADE SHOWING EXISTING ABBEY AT LEFT AND NEW ENTRANCE AND 2-STORY WING AT RIGHT



in length along the front facade (facing Madison Avenue) and does not exceed 100 feet in length along the side facade (facing Canfield Road). The restaurant wing shall include changes in plane so that each continuous facade plane does not exceed 75 feet in length along all sides.

Variation in window and balcony design and placement shall be used to further break down the perceived scale and mass of each facade.

■ Vertical Articulation

The new construction wing shall be visually distinct from the existing Abbey in elevation, by means of different roof heights: the new show-room wing shall be two stories, but shall be connected to the Abbey by a lower-height, single-story hallway (as shown in **Figure 7**). The hallway may have varied, stepped roof or parapet heights. Similarly, the restaurant wing shall be a lower-height, single-story mass so as to appear secondary in importance to the Abbey.

The roofline shall have a parapet that shields the view of rooftop mechanical equipment on site. On at least the two-story retail /show-room wing, the parapet shall be capped by a narrow cornice or coping that creates a shadow line against the facade.

III.F.3. Fenestration and other Detailing

The first floor shall be emphasized with a greater level of architectural detailing and/or embellishment, including trellises with climbing vines, rounded-top windows, transom windows, and sconce lighting.



■ Windows and Balconies

The hallway between the Abbey and the new two-story retail wing shall have the highest proportion of windows within the facade.

All windows shall be multi-paned with true divided lites, or the illusion of true divided lites by means of exterior, interior, and internal members.

The second floor shall include a combination of recessed balconies and projecting “Juliet” balconies.

III.F.4. Architectural Style

New construction shall complement and reference the architectural style of the Abbey by using a similar vocabulary of overall massing and building materials but shall not endeavor to be a historical copy. A simpler, more modern approach is most appropriate for new construction. The original Abbey structure, with its deeply recessed windows, crenellated parapets, and narrow tower bays, shall remain the more visibly ornate and historical mass.

All exteriors on the existing Abbey structure that are newly exposed through the demolition of the service quarters wing shall be rebuilt with brick and other materials that are consistent with the material and style of its historic facades.

III.F.5. Materials

Materials used for new construction shall be selected to complement the aesthetics and design of the existing Abbey. The following specific materials are required:

- Facade clad in brick, plaster, and complementing materials.
- Metal framing around and between panes of windows and doors, with simple but substantial proportions and detailing.
- Trellises or canopies framing first-level windows and doors, particularly along hallways and other passages, and used as armatures for climbing plants.
- Balconies on the second floor with metal railings.
- Any skylight or conservatory over the two-story showroom wing should have metal structural framing and glass.
- Facade lighting shall be by means of wall-mounted sconces.

III.G. Landscaping Plan

III.G.1. Existing Trees

Reasonable efforts shall be made to preserve existing mature trees on site in order to maintain the verdant “estate” aesthetic of the site and provide buffers to neighboring properties. **Figure 3** (earlier in document) is a site survey that shows the location of existing trees. Existing trees located in areas outside of planned building, parking lot, and driveway construction shall be staked and protected during construction. Trees removed shall be replaced in accordance with the Township tree removal and replacement ordinance.

III.G.2. Buffer Planting

■ Madison Avenue Lawn and Tree Landscaping

The existing lawn that extends along Madison Avenue to Canfield Avenue shall be maintained to the extent practical, with the exception of land needed for the extension of the existing entry drive farther into the property, the addition of a circular drop-off, and a small amount of parking. Refer back to **Section III.B.2 Preservation of Front Lawn Area**, for further requirements.

■ Street Buffer Landscaping

All areas of the site bordering Madison Avenue or Canfield Road not occupied by buildings and other site improvements shall be landscaped with buffer planting of grass or other ground cover (including decomposed granite, mulch and decorative stone), shrubs, perennials, ornamental grasses, and shade and evergreen trees. Such buffer landscaping shall be developed as part of a site plan to be approved by the Planning Board.

■ Internal Side and Rear Lot Line Buffer Landscaping

Along internal side and rear lot lines, all driveways, parking areas, and sidewalk paths shall be shielded from adjoining properties with buffer plantings having a minimal depth of ten (10) feet. Buffer plantings shall consist of evergreen and deciduous trees and shrubs in a variety of species and sizes to achieve an informal appearance and seasonal color. Buffer planting may extend or complement existing landscaping, including that of residential neighbors, in order to soften the impact of development on adjacent residential uses. In addition to landscape plantings, a fence or wall may be included in the buffer.

■ Internal Site Landscaping

Around the building and within the remainder of the site, landscaping shall be provided in a manner that improves and enhances the building and the outdoor patio display areas.

III.G.3. Outdoor Patio Furnishings

The outdoor patio display areas adjoining the restaurant shall be landscaped and furnished with high-quality elements that create an inviting, attractive space with varied sensory benefits all year round, and shall include the including:

- Outdoor fireplaces, not to exceed 20 feet in height, located at the outside edges of the two patio areas (one on each side of the restaurant wing), for visual interest and warmth during cooler weather and evenings, similar to Isokern-brand modular fireplaces.
- Fountains with sculptures and jets of water, located within the middle of each of the two outdoor patio display areas (one on each side of the restaurant wing), to provide visual interest, aural screening, and cooling mist in summer.
- A “water wall” feature along the Canfield Road frontage, not to exceed 16 feet in height.
- Outdoor patio display areas surfaced in part with decomposed granite, which allows for stormwater infiltration and creates a pleasing sound underfoot.
- Walkways from the outdoor patio display areas to the parking lots surfaced with bluestone pavers, which provide for stormwater infiltration through a more stable walking surface. Walkway surfaces shall meet applicable ADA standards.

III.G.4. Outdoor Patio and Related Plantings

To create a feeling of enclosure and lushness within the two outdoor patio display areas, the following plantings shall be required:

- Privacy hedges grown full to the base around the perimeter of the outdoor patio display areas, in order to shield views of the parking lots and drive aisles.
- Climbing vines on trellises and/or walls of the new wings, to soften the facades.
- Artistic horticultural and agricultural practices such as, but not limited to, pleaching, espalier, grafting, and other tree shaping techniques in formal symmetrical groupings to provide shade and visually separate the space into small outdoor “rooms.”

- Mediterranean and similar species of fruit trees within the restaurant to create dappled shade, a feeling of enclosure, and an organic contrast to the architectural features. Faux trees shall also be permitted in indoor areas.

III.G.5. Plant Selection and Maintenance

■ Size

When planted, all vegetation shall meet the following minimize size standards:

- Street and shade trees shall have a minimum DBH (diameter at breast height, measured at 4.5 feet above grade, by convention) of three and a half (3.5) inches.
- Ornamental deciduous trees shall have a minimum height of six (6) feet.
- Evergreen trees shall have a minimum height of six (6) feet.
- Shrubs shall have a minimum height and spread of 18 inches.

■ Plant Materials

All plant materials shall meet the following standards:

- All plant materials shall conform to the horticultural standards as set forth in the latest edition of the American Association of Nurserymen's Standards.
- All trees shall be nursery grown, of substantially uniform size and shape, and have straight trunks (unless a twisting trunk is a typical feature of the species).
- All plants shall be of a species suitable for U.S. Department of Agriculture Hardiness Zone 6.

■ Plant Maintenance

Installation and maintenance of plants for the first year shall meet the following requirements:

- Trees may be staked or guyed, as appropriate to their locations.
- Plantings shall be watered regularly (via manual or automatic irrigation) and in a manner appropriate for the specific plant species through the first growing season.
- All plant materials shall be warrantied for one year after acceptance of planting.

III.G.6. Fences and Walls

Fences and walls intended to create an estate feeling and sense of enclosure shall be limited to the following maximum heights:

- Four (4) feet when located at the front of the primary structure along Madison Avenue.
- Six (6) feet when located along Canfield Road (but no closer to Madison Avenue than the building itself) and to the side or rear of the primary structure along interior lot lines.

Walls may be constructed of stone, brick, or similar high-quality material to compliment the architecture and create a positive aesthetic.

Fences may be constructed of metal, wood, or any other material that creates a positive aesthetic. Chain link fences are prohibited.

III.H. Signage

III.H.1. Facade Sign

One facade sign is permitted on the front facade, facing Madison Avenue, not to exceed 2.5 feet high and 2.5 feet wide. The sign shall be mounted high on the facade, above the windows or entry doors of the first floor. Such facade sign shall be composed of individually-cut letters and/or logotype graphics, pin-mounted directly to the facade, and shall be halo lit with LED lighting.

III.H.2. Entry Signs

Up to four small plaque signs are permitted to be placed in the following locations: two on the front facade adjacent to the main entry door, and up to two adjacent to any rear entry doors or gates from the parking lot to the patio/terrace space. Each sign shall not exceed four (4) square feet in area. Such signs shall be mounted approximately at eye height. Any illumination of plaque signs shall come from externally-mounted or backlit sources.

III.H.3. Monument Sign

One monument sign shall be permitted along the Madison Avenue frontage. The monument shall not exceed six feet in height, 3.5 feet in width, and 3.5 feet in depth. The sign facade within the monument shall not exceed 2 feet high and 2.5 feet wide. Such monument sign shall have backlit lettering or be externally-illuminated with gooseneck or similar fixtures.

IV. RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS

IV.A. Relationship to the Morris Township Zoning and Land Development Ordinances

This Redevelopment Plan shall function as an overlay zone and, as such, shall not replace the underlying zoning for the lot in question as set forth in Chapter 95, Zoning, of the Morris Township Code. If development is pursued under the overlay zoning, the standards established in this Redevelopment Plan shall supersede all provisions of Chapter 95, Zoning and Chapter 57, Land Development Ordinances of the Morris Township Code, except where specific provisions of the Zoning Ordinance and Land Development Ordinance are expressly indicated as being applicable. In all situations where zoning and land development issues are not specifically addressed herein, the Morris Township Zoning and Land Development Ordinances shall, however, remain in effect. Adoption of this Redevelopment Plan and overlay zoning by the Township Committee shall be considered an amendment to the Morris Township Zoning Map.

IV.B. Relationship to Master Plans of Adjacent Municipalities

The Redevelopment Area is located in a section of the Township near the Township's borders with Hanover Township, the Borough of Madison, the Borough of Florham Park, the Town of Morristown, and Harding Township. None of these municipalities directly abut the Redevelopment Area.

IV.B.1. Hanover Township

The zoning district in Hanover Township closest to the Redevelopment Area is the O-S Offices and Services zone located to the east of Park Avenue. Per Resolution 24-2019 which created the O-S zone, "The purpose and intent of the O-S zone district is to recognize the existing development of office, hotel and other service uses in certain areas in the Township and to promote the continued use and development of these areas for high quality office and service uses and certain compatible uses." Permitted uses in the O-S zone include business, administrative and professional offices; data processing cen-

ters; hotels; conference centers; banquet facilities; educational services; health care and social assistance services; houses of worship; and libraries.

The Land Use Plan of the Township of Hanover Master Plan was adopted October 30, 2018. The Master Plan states that the O-S districts are developed primarily with offices uses and with services uses that are compatible with office development. The purpose of the zone is to promote this pattern and to preclude incompatible industrial and retail development.

This Redevelopment Plan, which proposes a unique retail development, is largely compatible with the office-service classification in Hanover Township.

IV.B.2. Borough of Madison

The zoning district in the Borough of Madison closest to the Redevelopment Area is the R-3 Single-Family Residential zone which is located north of Route 124. Per their zoning code, the purpose of the R-3 zone, as well as the R-1, R-2 and R-4 zones, “is to preserve the integrity of existing residential areas by preventing the intrusion of nonresidential uses into residential neighborhoods and by maintaining existing development intensity and population density consistent with residential neighborhood patterns.” A goal of this Redevelopment Plan is to create land use requirements in the Redevelopment Area that are sensitive to the development patterns of nearby residential neighborhoods.

The Master Plan for the Borough of Madison was adopted in 1992 with subsequent reexamination reports in 2004, 2009 and 2011. There was also a Land Use Plan amendment in 2014 which was related to the Giralda Farms property. The most recent Master Plan documents did not recommend any changes to the R-3 zone. It should be noted that among the goals and objectives of the 2004 Reexamination that was carried through to the 2011 Reexamination Report was “to preserve and enhance historic places, buildings and districts.” This Redevelopment Plan is consistent with this objective.

IV.B.3. Borough of Florham Park

The zoning district in the Borough of Florham Park closest to the Redevelopment Area is the R-44 One-Family Residence zone. This zone includes the portion of the College of St. Elizabeth that is in Florham Park and Fairleigh Dickinson University. The R-44 zone permits single-family residences; churches and similar places of worship;

and public schools; municipal buildings, parks, playgrounds or other municipal facilities as are deemed necessary and appropriate by the Council of the Borough.

The Master Plan for the Borough of Florham Park was adopted in 2005 with reexamination reports adopted in 2005 and 2015. A Master Plan Update for the Borough was also adopted in 2015. The 2000 Master Plan noted that Fairleigh Dickinson University and the College of Saint Elizabeth are both located in the R-44 Zone. Colleges and universities are not permitted uses in that zone. Any application for development regardless of the magnitude requires “d” variance approval for an expansion of a nonconforming use. It was recommended that colleges and universities should be permitted as a conditional use in the R-44 zone. The 2015 Reexamination Report and Master Plan Update noted that there have been no amendments to the zoning ordinance to make colleges and universities a conditional use in the R-44 zone or otherwise rezone those properties. The 2015 Plan recommends that a new zoning district be created from the existing R-44 zone west of Park Avenue consisting of lands owned by the College of Saint Elizabeth and Fairleigh Dickinson University. The plan recommends that permitted uses in that zone include colleges and universities including customarily accessory uses such as dormitories, athletic facilities, open space and the like. Bulk requirements for this zone should reflect the permitted uses and not residential uses of the R-44 zone. Building and impervious surface coverage maximums should be similar to the office campus like developments.

This Redevelopment Plan is largely consistent with the Master Plan for Florham Park, as the proposed retail uses in the Plan are compatible with the institutional uses located in the R-44 zone in Florham Park.

IV.B.4. Town of Morristown

The zoning districts in the Town of Morristown closest to the Redevelopment Area are the MF-2 Multi-Family, Low Intensity district and the MX-2 Mixed-Use, High Intensity district. These zoning districts were created to implement Morristown’s Master Plan adopted in 2014.

According to the Zoning Code the intent of the MF-2 zone is as follows:

“The MF-2 Zone includes most of the Town’s existing “planned” multi-family communities. This includes existing garden apartment complexes and townhouse developments. It is recognized that rede-

velopment of these parcels is unlikely in the near term, given the level of existing improvement. In the event of redevelopment, the code creates for these parcels a development framework that would foster walkable, pedestrian-oriented communities taking inspiration from the New Urbanist movement and the LEED-ND program (Leadership in Energy and Environmental Design -Neighborhood Development)."

According to the Zoning Code the identity of the MF-2 zone is as follows:

"Existing improvements within the MF-2 District are campus style developments that are largely isolated from the surrounding neighborhood context and existing street network. The design and layout of these communities is typically oriented toward automobile rather than pedestrian accessibility. Redevelopment that occurs pursuant to MF-2 standards will include a variety of building types and walkable streets that deemphasize the automobile. MF-2 standards incorporate standards to minimize the impacts of development upon adjacent property owners, while also allowing small-scale non-residential uses (i.e. retail) to create neighborhood amenity."

Permitted uses in the MF-2 zone are 1-, 2- and 3-4 family homes. The portion of the MF-2 proximate to the Redevelopment Area is in the Planned Walkable Neighborhood (PWN) overlay which provides the option to develop multiple structures as part of a planned neighborhood development on a minimum of 5 acres.

According to the Zoning Code the intent of the MX-2 zone is as follows:

"The MX-2 zone encompasses mixed use neighborhoods located on corridors outside of and disconnected from the downtown area. These neighborhoods will be more auto-oriented, but still provide a pedestrian friendly experience. Neighborhoods in the MX-2 district are better suited for larger format commercial uses."

According to the Zoning Code the identity of the MX-2 is as follows:

"The MX-2 zone is concentrated along Madison Avenue and Ridgedale Avenue. Ridgedale consists of a variety of multi-story building types and uses. Madison Avenue, located in the Large Lot Overlay, is dominated by large office buildings ranging from four to six stories. Larger setbacks provide an additional buffer from the higher speeds of the local streets."

Permitted uses in the MX-2 include 1, 2-, 3-4, and 5+ family housing; art galleries; artisan workshops; childcare centers; convenience stores; markets; media production; office, general and professional; services, business or personal; restaurants (coffee shop/café); restaurants (full service/sit down); retail; club, lodge, fraternal organizations; and community centers. The portion of the MX-2 proximate to the Rede-

velopment Area is in the Large Lot Overlay zone which provides for higher-intensity uses along Madison Avenue which is consistent with the current pattern of development. The principle uses along this corridor are offices and medical offices. The zone permits retail uses and residential uses to create a more balanced neighborhood with a diverse commercial use that support existing offices and services and provides for the needs of the surrounding community.

This Redevelopment Plan permits specialized retail uses in close proximity to office, medical office, commercial, and residential uses. As such, the Redevelopment Plan is largely consistent with the Morris-town Master Plan.

IV.B.5. Harding Township

The zoning district in Harding Township closest to the Redevelopment Area is the R-1 Residence District located to the south of Route 124. Permitted uses in the R-1 zone include single-family homes, farming, and boarding stables for horses on lots of 10 acres or more. The minimum lot size in the zone is 3 acres.

The Master Plan of the Township was originally adopted in 1984 and has been amended through 2017. The Land Use Element of the Master Plan last amended in 2017 does not make any recommendations for changes to the R-1 zone located near the Redevelopment Area. This Redevelopment Plan is not inconsistent with the Harding Township Master Plan, since a goal of this Redevelopment Plan is to create land use requirements in the Redevelopment Area that are sensitive to the development patterns of nearby residential neighborhoods.

IV.C. Relationship to the Morris County Master Plan

IV.C.1. Future Land Use Element

The Morris County Master Plan's Future Land Use Element was adopted in 1975 and is now over 40 years old. As such, some of its trends and projections are woefully out of date. For example, the Plan notes that employment is projected to rise in the County between 1970 and 1990 because "such growth reflects the trend of finance, trade and research organizations, and of the management function of national corporations, to locate in suburban areas in campus-style facilities." Over the past decade or more, that trend has reversed and municipalities in Morris County, including Morris Township, have been forced to plan for the future of vacated corporate campuses.

Nevertheless, there are some land use goals for the “future of Morris County” stated in the 1975 Future Land Use Element which hold true today. For example, “Goal 2. Balanced and diversified economic growth, coordinated with transportation, utilities, and environmental limitations” states that the Plan “seeks to insure that jobs requiring various levels of skill and/or education will always be available to the citizens of the County” and that “for reasons of economy and efficiency” any new economic activities be located in areas easy to serve by utilities and easy to reach by some major transportation systems. This Redevelopment Plan is consistent with this goal as it allows for specialized retail uses that would create jobs requiring varying levels of skill and/or education. Additionally, the Redevelopment Area is well served by existing transportation networks, including Madison Avenue, a major arterial roadway, as well as Routes 287 and 24. Additionally, the Convent Station of the Morris Essex Branch of New Jersey Transit is located approximately 0.5 miles from the Redevelopment Area.

Additionally, “Goal 7. Preservation of adequate open space, unique natural features and historical assets; provision for sufficient recreational facilities” states that “in absorbing its fair share of growth, the physical character of the County - its openness and suburbaness - as well as its importance as watershed and air filter, should not be compromised. It is equally important that its historical and architectural heritage should be preserved.” This Redevelopment Plan contemplates the preservation and adaptive reuse of a historic resource in Morris County.

IV.D. Relationship to the State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan (SDRP) classifies the Redevelopment Area as part of Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “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.” This Redevelopment Plan is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area. For example, consistent with the goals for the PA-1, this Redevelopment Plan will promote redevelopment needed to transform an obsolete building into a unique retail development that will ensure

efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Additionally, consistent with the SRDP objectives for PA-1, this Redevelopment Plan places compact redevelopment in a location well served by existing transportation networks, including Madison Avenue, a major arterial roadway, as well as Routes 287 and 24. Additionally, the Convent Station of the Morris Essex Branch of New Jersey Transit is located approximately 0.5 miles from the Redevelopment Area.

V. REDEVELOPMENT ACTIONS

V.A. Outline of Proposed Actions

New construction and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or underutilized portions of structures; provisions for infrastructure necessary to service and support new development; and the creation and/or vacation of easements as may be necessary for redevelopment.

V.B. Provision of Improvements

The designated redeveloper shall be responsible for the installation or upgrade of infrastructure related to the project, whether on-site or off-site. Infrastructure improvements may include, but are not limited to, gas, electric, water, sanitary and storm sewers, pumping stations, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting, street trees, and street furniture. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with Morris Township. All improvements shall comply with applicable federal, state and local law.

V.C. Properties to be Acquired

No property acquisition on the part of Morris Township is required to implement the Redevelopment Plan.

V.D. Demolition

In order for the project to proceed, it is expected that portions of the existing building on site will be demolished, and portions of the existing parking and lawn areas will also be removed to accommodate new construction. Further information is provided in **Section III.C.1, Demolition**.

V.E. Relocation

No relocation actions are required to implement the Redevelopment Plan.

V.F. Other Actions

In addition to the demolition and new construction, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to, the creation and/or vacation of public utility easements and other easements and rights of way as may be necessary for redevelopment.

VI. GENERAL PROVISIONS

VI.A. Site Plan Review

Prior to commencement of any construction within the Redevelopment Area, a site plan 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 of Morris Township shall be submitted by the applicant for review and approval by the Planning Board of Morris Township so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements. No subdivision of land is anticipated within the Redevelopment Area.

VI.B. Adverse Influences

No use or reuse 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 vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

VI.C. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Morris Township Committee or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.

Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

VI.D. Duration of the Plan

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Morris Township Committee.

VI.E. Deviation Requests

The Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee, and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

VI.F. Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of \$2,500 and shall further reimburse the Township for reasonable costs, fees and expenses to undertake such amendment.

VII. OTHER PROVISIONS

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

- 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, recreation 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.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- No relocation actions are required as part of this Redevelopment Plan.
- No property acquisition on the part of Morris Township is required as part of this Redevelopment Plan.
- The Redevelopment Plan is substantially consistent with the Master Plan for Morris Township, as well as with the Master Plans of the surrounding municipalities and Morris County. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
- The Redevelopment Plan shall function as an overlay zone and, as such, shall not replace the underlying zoning for the lot in question as set forth in Chapter 95, Zoning, of the Morris Township Code. If development is pursued under the overlay zoning, the standards established in this Redevelopment Plan shall supersede all provisions of Chapter 95, Zoning and Chapter 57, Land Development Ordinances of the Morris Township Code, except where specific provisions of the Zoning Ordinance and Land Development Ordinance are expressly indicated as being applicable. In all situations where zoning and land development issues are not specifically addressed herein, the Morris Township Zoning and Land Development Ordinances shall, however, remain in effect. Adoption of this Redevelopment Plan and overlay zoning by the Township Committee shall be considered an amendment to the Morris Township Zoning Map.
- 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.

- Any designated redeveloper must have a fully executed Redevelopment Agreement with the Township prior to making any applications to the Planning Board.