

# MORRIS TOWNSHIP

Morris County, New Jersey

## VOLUME II MASTER PLAN

1994

BACKGROUND REPORTS & STUDIES



**MORRIS TOWNSHIP  
MORRIS COUNTY, NEW JERSEY**

**MASTER PLAN  
1994**

**BACKGROUND REPORTS & STUDIES  
1990-1992**

**Adopted June 20, 1994  
by the  
Morris Township Planning Board**

This report has been signed and sealed in  
the original in accordance with  
N.J.A.C. 13:41 - 1.3

  
Adrian P. Humbert, AICP/P.P.

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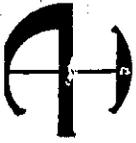
### **REPORT & STUDIES IN THIS VOLUME:**

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Note: For changes and revisions made as a result of Planning Board review and public hearings please refer to Volume I. The Master Plan maps, as adopted, are also contained in Volume I.

**I**

**STATEMENT OF MASTER PLAN GOALS**



ADRIAN  
HUMBERT  
ASSOCIATES

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STATEMENT OF MASTER PLAN GOALS, OBJECTIVES & PRINCIPLES

(N.J.S.A. 40:55D-28.b.(1))

The 1973 Comprehensive Master Plan was based on the following specific goals:

- "1. To preserve the residential and open space character of the community. This was to be accomplished through the protection, by appropriate zoning and design principles, of major open space areas, especially environmentally sensitive ones.
2. To minimize, wherever possible, the detrimental impact of pollution, including noise.
3. To preserve and enhance historic sites and recreational facilities for public enjoyment.
4. To preserve the low density single-family home character of the Township while providing for an increase in multi-family development in carefully selected areas.
5. To maintain existing commercial areas but restrict new development in recognition of available shopping facilities in nearby communities.
6. To improve and maintain existing street systems and to encourage the development of needed arterial roads such as I-287 and the proposed new Route 24. Through and local traffic was to be separated wherever possible.

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Each of these goals has been re-studied as part of the comprehensive review and update of the Master Plan conducted by the Planning Board during 1990 and 1991. The manner in which each of these goals has been addressed is summarized here.

Goal 1 - Preservation of residential and open space character of the community. A comprehensive and detailed Recreation and Open Space Plan Element has been prepared. It retains all existing public open space and proposes various enhancements to the existing intergovernmental and institutional open space network of the Township. The residential character of the community is essentially established at this time. No shifts in the basic residential pattern are foreseen or advocated by this Master Plan. There will continue to be in-fill development of residential uses as permitted by present zoning. The private vacant land supply is very limited and new residential development will be commensurately limited in scale and incremental in nature.

Goal 2 - Minimization of pollution. This goal continues as an important focal point for Township planning and development activities. At the site-specific level the

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Planning Board monitors, under applicable local and State standards, the pollution generating aspects of development applications which come before it. This includes storm water runoff and water quality control basins, septic system locations and the preservation of trees to help protect air quality. At the Township level the upgrading of the Butterworth and Woodland Sewage Treatment Plants is consistent with this goal. In a collateral study the Township Committee, the Planning Board and its technical staff are continuing the review of a proposal to extend sewers to areas of the western part of the Township experiencing problems with on-site septic disposal systems.

Goal 3 - Preservation and enhancement of historic sites and recreational facilities for public enjoyment. A detailed Historic Plan Element, the first in the Township's history, is part of the updated Master Plan. This element identifies building sites and districts in the Township which are of noteworthy historic significance and proposes specific steps to incorporate them into the land use planning framework of the Township. The element is now under study by the Township's Historic Preservation Commission which will be reporting back to the Planning Board with its recommendations. The Historic Plan Element represents a

major step forward in planning for historic preservation within the Township. Further, the Open Space and Recreational Plan Element makes additional recommendations regarding the enhancement and improvement of Township recreational facilities for public enjoyment.

Goal 4 - Preservation of the low density single-family home character of the Township and multi-family development in carefully selected areas. This goal has essentially been achieved but will remain in effect to maintain the established patterns of densities both for single and multi-family uses in the Township. Remaining residential development of single-family homes in Morris Township will occur primarily on an in-fill basis. As noted in the vacant land analysis the remaining single-family development potential is limited by the fact that there are less than 300 acres of remaining private vacant land. In addition, the Mt. Laurel multi-family rezonings which have occurred address the Township's current obligation for Fair Share Housing. Due to the lack of developable land the likelihood is that any future fair share housing obligations which the Township may have will probably have to be addressed through mechanisms other than multi-family rezonings. Such

mechanisms may be rehabilitation, regional contribution agreements and other non-developmental methods which would be acceptable to the New Jersey Council on Affordable Housing. Therefore, this goal remains applicable primarily in the sense of maintaining the present land use and zoning pattern of the Township.

Goal 5 - Maintenance of existing commercial areas and restriction of new commercial development. This goal remains applicable as stated. There have been no dramatic increases in Township population necessitating the expansion of commercial areas to serve new growth. Existing commercial areas within the Township and in nearby communities continue to adequately serve the population needs of the Township and, therefore, changes in commercial land use are not foreseen in the context of this Master Plan. Some in-filling of commercial uses within existing commercial/industrial areas may be anticipated, however, such as development along Ridgedale Avenue on vacant sites.

Goal 6 - Improvement and maintenance of the existing street system and the development of needed arterial routes. This goal has been modified to reflect the new configuration

of Route 24 with a terminus at Route 287. The present plans do not call for this route to be extended further west than Route 287 and such extension is emphatically not recommended in this Master Plan. Growth projections for Morris County have changed substantially since the original Route 24 proposal and the need to extend the road beyond Route 287 is no longer considered appropriate. The Circulation Plan Element details a number of specific traffic improvements for the Township on the existing road system including intersection improvements.

#### APPLICABILITY OF GOALS BY SECTOR

##### Sector I

Since 1983 the basic development pattern of this Sector has been influenced by several events. Most notable among these is the construction of the Route 24 Freeway which is now underway in the northeast corner of this Sector. This roadway will bring considerable additional traffic through this portion of the Township with the attendant effects of noise and air pollution. The decision to construct Route 24 was a State decision reflecting regional traffic demands. As noted in Goal 6 above these demands will be served by termination of Route 24 at Route

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287. In light of changed regional growth forecasts and other community impact factors this Master Plan recommends local efforts to convert the remaining Route 24 right-of-way to a protected scenic greenway.

In the area of multi-family residential development, the Woodcrest and Oaks Mount Laurel project has been constructed on Whippany Road. In addition, the Riverview project on Hanover Avenue adjoining Route 287 has been reapproved by the Planning Board for somewhat smaller buildings to be developed as a rental project rather than as a condominium project which was originally planned.

County owned open space in the Sector was recently reduced by the conveyance of 13.2 acres from the Morris Township portion of the Mennen Arena site back to the Mennen Company as part of a \$2 million land swap to protect Pyramid Mountain in the northern part of Morris County in the Borough of Kinnelon and Township of Montville.

Green Field on Weather Vane Drive and Frelinghuysen Field on Columbia Road have been identified as existing recreation facilities where additional ballfield capacity can be provided as needed within the Sector.

A number of areas and sites of historic merit have also been

identified in the Historic Plan Element as follows:

- Collinsville Section of the Township
- Frelinghuysen Arboretum
- Morristown Beard School
- Monroe District along Whippany Road
- Normandy Parkway
- Convent Station Railroad Station

#### Sector II

The expansion of lower density residential use in the area surrounding Harter Road, Blackberry Lane and other smaller areas, which was forecast in previous Master Plan reviews, has essentially been completed. The limited amount of vacant land remaining within the Sector indicates that the development pattern will remain basically unchanged within the six year planning framework of this Master Plan Update.

Approval of the Sentry Morris and Moore Estates multi-family residential projects has been accomplished since the last Master Plan review. Activity on both projects is now suspended and, due to current economic conditions, it is not known when work will be resumed to develop these projects. The Cross-Pointe multi-family residential project located on James Street also lies within this

Sector and is under construction at the present time.

Some in-fill single-family residential development is occurring within the Sector such as the new homes being constructed along Fox Hollow Road. Major low-density residential development in the Sector is virtually complete, thereby implementing prior Master Plan recommendations.

Recreational facility enhancements proposed by the Master Plan at this time consist of possible tot-lot improvements in the Harter Road area near Delpho Field and/or the Aspen Development. A possible mini-park or play area improvement for very young age groups is also suggested near Laura Lane on existing Township park land.

Sector II is rich in historical resources with a significant concentration of these resources in the Convent Station area located in the easterly part of the Sector. Eight of these historic assets are eligible for the National or State Registers and, therefore, are considered to be very significant resources.

The Circulation Plan Element has proposed a revised roadway classification system for this Sector and identified several high growth rate locations on the road system of the Township. Only one intersection in this Sector was noted as now operating beyond its designed capacity that intersection being Madison Avenue and Normandy Parkway at the extreme northern edge of the Sector.

Sector III

Low density single-family residential development has been occurring within Sector III as infill subdivisions rather than large-scale tract development. This pattern is expected to continue at a relatively low rate because remaining vacant land is mostly small parcels which are zoned primarily very low density development (3 acres). Examples of recent infill subdivisions are the Glimpewood Development located on Egbert Avenue and Glimpewood Lane and the Ranney Subdivision on Picatinny Road. There are two remaining tracts where a substantial amount of new residential development could occur. These are the Kaplan tract (Jockey Hollow Top) which is zoned RA-25 and the Hubschman tract (under contract to Kaplan) which is now zoned RA-35.

Multi-family residential development planned and/or zoned for Sector III is limited to the Cortese property on Picatinny Road and the Starrett Property on Mt. Kemble Avenue. Both of these are zoned RH-5 within the Township's Mt. Laurel settlement plan.

Significant historical resources also lie within Sector III. These consist of streetscapes and districts along Western Avenue and Mt. Kemble Avenue as well as individual noteworthy sites

including Villa Walsh Academy, Delbarton and the Washington Valley School along with other register eligible properties as was documented in the Historic Plan Element.

Open space and recreational facilities planning for the Sector has focused in this Master Plan review upon the enhancement and limited expansion of the significant open space features which exist within Sector 3 as documented in the Open Space Element. These include the expansion and extension of greenway/nature trails to further protect existing open space resources and places of scenic beauty for public enjoyment and to assist in protecting and preserving the low density open space character throughout Sector III. Major current development issues affecting the character of development in Sector III include the County proposal to site a new jail in Washington Valley and the extension of public sewers in the area.

The Circulation Plan has reclassified the major traffic routes in Sector III and made further study and evaluation of improvements at such intersections as Mendham Road and Kahdena Road; Bailey Hollow Road at Mount Kemble Avenue; and the easterly intersection of Old Mendham Road and Mendham Road.

Sector IV

Low density residential development now underway in the Sector includes completion of the Summit subdivision to the east of Ketch Road and the development of the Doop Estate as approved by the Planning Board. Unless a further sell-off of government owned OS-GU lands occurs single-family development will probably be completed within Sector IV by the time of the next Master Plan review in 1996 or 1997. Multi-family development of the Rose Arbor Mount Laurel project is also underway. Depending on economic conditions, it also appears possible that this development will be completed within the six year time frame of this Master Plan analysis.

The potential exists for the expansion of playing fields at the present Butterworth Field location. Also, the Open Space Element reviews the possibility of tot-lot or mini-park development on present Township lands on Ketch Road to serve the increasing population near this area.

Proposed intersection improvements including a traffic signal continue to be needed at the intersection of Lake Road and Sussex Turnpike.

Historic resources identified in this Master Plan Update are primarily those related to the early development of the Township

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along Hanover Avenue and include the Morris County Alms House and Hospital District; the Wilsonville and Sherman-Fairchild sections of the Township along with a number of historically significant homes scattered along Lake Valley Road, Gordon Place and Speedwell Avenue.

In summary, this Master Plan Update continues to refine and detail the goals, objectives and planning principles set forth by the Township nearly two decades ago. With the completion of the intensive development phases of the Township's growth history at hand, the task of detailing and refining the Land Use Plan and Development Regulations of the Township assumes increased importance.

## **II**

# **RECYCLING PLAN ELEMENT**

RECYCLING ELEMENTINTRODUCTION

A State recycling plan and program were established in 1981 under P.L. 1981,c.278. The voluntary provisions of that Plan were strengthened in 1987 with the passage of the Statewide Mandatory Source Separation and Recycling Act. This act constitutes the "State Recycling Plan" referred to in N.J.S.A. 40:55D-28.b.(12). The purposes of the mandatory statewide source separation and recycling program include:

- \* the removal of various recyclable materials from the municipal solid waste stream
- \* the reduction of the flow of solid waste to sanitary landfill facilities.
- \* the conservation and recovery of valuable resources, and
- \* an increase in the supply of reusable raw materials for industry.

The passage of the Act is an expression of a statewide, long-term commitment to progressive solid waste management to be achieved, in part, through county and municipal action. At both of these levels of government a minimum of three materials in addition to

leaves must be identified for source separation and recycling as the markets for recyclables permit.

Under the terms of the 1987 Act, each municipality in the State must:

- a. adopt a recycling ordinance which implements the district recycling plan required of each county;
- b. incorporate a recycling plan element into the Master Plan and subsequently address any significant changes in State, County or municipal recycling policies or objectives every thirty-six months; and
- c. revise any ordinance regulating subdivision and/or site plan review to ensure conformity with the requirements of the municipal recycling ordinance and to include site plan standards relating to the recycling of designated materials.

#### MORRIS COUNTY DISTRICT RECYCLING PLAN

The 1988 Morris County District Recycling Plan, as amended, mandates source separation and recycling to achieve a twenty-five percent reduction in municipal solid waste by December 31, 1989. The County Recycling Plan is a component of the District Solid

Waste Management Plan. The Plan mandate covers all solid waste generated at the municipal level from residential, commercial, and institutional uses. Materials which the County requires to be recycled are as follows:

Residential:	glass bottles and jars, aluminum beverage cans, newspapers, and yard waste
Commercial & Institutional	glass bottles and jars, aluminum beverage cans, corrugated cardboard, and office paper

Achievement of the twenty-five percent reduction goal was proposed to occur incrementally, with municipalities attaining at least a fifteen percent reduction of their total 1987 waste stream by December 31, 1988. The mandatory recycling recovery targets set for the Township by Morris County are shown in Table 1.

Table 1

MORRIS TOWNSHIP MANDATORY RECYCLING RECOVERY TARGETS  
YEARS 1988 AND 1989

Estimated Total MSW* for 1987 in tons	Reduction of 15% by 1988 in tons	MSW-1988 in tons	Reduction of 25% by 1989 in tons
13,455	2,018	13,814	3,454

\*MSW=municipal solid waste

Source: Morris County District Recycling Plan, 1988

To ensure attainment of each recycling target, the County has required that municipal recycling programs incorporate the following features:

1. appointment of a recycling coordinator who could devote 10 hours per week to oversee the municipal program
2. passage of a recycling ordinance
3. collection of all designated materials within six months of the approval of the County District Plan and/or submission of an explanation of collection services in instances where the municipality does not provide the service
4. submission of quarterly tonnage reports to the County
5. notification of recycling requirements to all residential, commercial and institutional premises twice each year, with at least one of the notifications via direct mail

MORRIS TOWNSHIP RECYCLING PROGRAM

The Township is committed to an effective municipal solid waste management program which emphasizes source separation and recycling. As the first step toward achieving that goal, Ordinance No. 24-88 was adopted in October 1988 and Chapter 105, "Solid Waste Disposal", was created in the Township Code. The relevant provisions of the recycling ordinance are reiterated here as the first component of the Recycling Plan Element. These provisions cover the collection, disposition, and recycling of designated materials.

Recyclable Materials

The materials identified as recyclable by the Township include newspapers, corrugated paper/cardboard, glass, aluminum cans, bimetal cans, high grade and mixed paper, plastic beverage containers, tin cans, used tires, waste oil, and yard waste. Between October 1988 and December 1989, the materials officially designated as recyclable were aluminum cans, corrugated paper/cardboard, glass food and beverage jars, high grade and mixed paper, newspapers, tin cans, waste oil and yard waste. In January 1990 plastic soda bottles and magazines were added to the list.

### Collection

All designated materials with the exception of waste oil are collected from single-family and two-family residences at curbside by the Township's Road and Sanitation Department. The Township is divided into three sectors, and pick-up occurs weekly by sector on designated recycling collection days.

A recycling Drop-Off Center has been established at the Township's Road and Sanitation department facility on Jane Way off West Hanover Avenue. Waste oil and all other designated recyclables are accepted from Township residents Monday through Saturday during specified hours.

### Disposition

The Township has developed markets for paper, magazines, glass, plastic, and aluminum in the private sector. Vendors include Bruno & D'Elia for paper goods and REI for glass and aluminum. Yard waste, i.e., leaves, brush and grass, is composted at the County's licensed Shade Tree Facility site on Hanover Avenue.

Recyclable materials handled by private haulers for multiple dwelling residential complexes and institutional and commercial uses must be documented. Weight slips or a signed business

letter from any entity which markets, collects, hauls and/or generates recyclable materials within the Township must be submitted on a quarterly basis.

#### Enforcement

Supervisory personnel from the Road and Sanitation Department are appointed by the Township Committee to serve as coordinator and deputy coordinator of the recycling program. These individuals act as liaison to Morris County and State solid waste officials and maintain municipal solid waste and recycling records. Responsibility for the development of regulations covering the details of the recycling program such as collection schedules belongs to the Road and Sanitation Department, subject to Township Committee approval for substantive changes in the program. The fees are the responsibility of the Director of Public Works.

Violations of the ordinance are enforceable in Municipal Court upon complaint filed by a member of the Board of Health, the Department of Roads and Sanitation, or the Police Department. Each collection in violation and each day of violation represent separate offenses and carry fines of up to \$1,000 or ninety days in jail or both. A minor amendment to the present ordinance to clarify certain enforcement provisions has been proposed. This

amendment identifies the Roads and Sanitation Department as the primary daily inspectors to enforce the ordinance. The amendment would also establish a \$25 minimum fine for violations.

#### Education

Township residents and property owners are provided with information about their recycling obligations in a municipal calendar which is mailed in December to every property owner. The calendar provides explicit details concerning accepted recyclable materials, their preparation for curbside pick-up, and drop-off center services. Current program information and recycling reminders are incorporated into the Municipal Messenger, a quarterly newsletter which is sent to each household.

#### Recovery Results

Public education efforts have contributed to recycling rates in both 1988 and 1989 which greatly exceeded the targets set for the Township by Morris County (See Table 2). In addition, the 1988-89 County targets did not include organic matter such as leaves and brush. Such yard waste was a significant component of the Township's recycled tonnage.

TABLE 2

## Morris Township Recycling Results

1988 and 1989

	<u>TOTAL TONNAGE</u>	<u>Tonnage Recycled</u> <u>TONS</u>	<u>PERCENTAGE</u>	<u>County Recycling</u> <u>TARGET IN TONS</u>
1988	16,604	8,775	53%	2,018
1989	15,669	8,427	53%	3,454

Source: Morris Township Road and Sanitation Department, February, 1990

New targets for 1990 and beyond have not been established by the County and are not anticipated until 1991. The new targets are expected to incorporate organic matter in the tonnage figures.

SITE PLAN AND SUBDIVISION REVIEW

In addition to adopting a recycling ordinance and master plan element, municipalities must also develop site plan and subdivision design standards for recycling in accordance with N.J.S.A. 40:55D-41f and 40:55D-38b(9). The standards are to apply to development proposals involving 50 or more units of single-family housing, 25 or more units of multi-family housing, and commercial or industrial sites with 1,000 square feet or more of land.

Existing language in the land development chapter of the Township code does not address recycling, and it is recommended that Chapter 57, entitled "Land Development", be amended to incorporate such standards. At a minimum the standards should be considered for the categories of land use identified above and should address the issues of:

- (1) storage area location, size, and design, including landscaping and screening
- (2) relationship between anticipated volume of recyclable materials and the size of storage areas
- (3) anticipated arrangements for pick-up, including frequency of service and vehicular access

The Technical Coordinating Committee has made an initial review of the interrelated planning, legal and site engineering aspects of the required code modifications. This review was made in consultation with the Township Director and Assistant Director of Public Works.

#### PLANNING FOR FUTURE RECYCLING IMPROVEMENTS

The joint technical review conducted by the Board's staff and those responsible for the Township's ongoing recycling

program has resulted in the following recommendations. These should be considered interim in nature due to the as-yet-unknown impacts of the recently enacted condominium reimbursement legislation and what effect it will have on municipal recycling activities.

1. Standards for the location and design of on-site storage areas for recyclables cannot be specified until it is known whether and to what extent municipal vehicles will have to enter on and service existing condominium projects; it was discussed, in the event municipal vehicles must enter these properties, that some of the sites may have to be retrofitted to accommodate storage areas for recyclables.
2. On two of the smaller condominium projects (Corey Road and Center Avenue) the ability to maneuver existing Township equipment may be very limited. Also, there may be some difficulties in servicing the Old Forge Apartment site.
3. For newer condominium projects such as Rose Arbor the intensity of parking may also pose problems for

accessibility by municipal vehicles. It was noted that the possibility exists that there might have to be the installation of cul-de-sacs or other maneuvering spaces. This is an area that will have to be carefully evaluated by the Township's technical staff in conjunction with the Roads and Sanitation Department.

4. The EIS Ordinance requirement to be prepared as part of the Master Plan Reexamination should include a provision requiring development proposals involving 50 or more of single-family housing be required to address recycling pursuant to the Municipal Land Use Law; multi-family housing sites and commercial or industrial sites would be required to address recycling areas as part of site plan review; to require this, additional language is needed in Article XVII, Site Plan Details and Article XVIII, Design and Performance Standards of Chapter 57, Land Development.
5. The recycling component of new site plan and subdivision applications should be reviewed by the Road and Sanitation Department for its input prior to

submission to the Board similar to other departmental reviews such as fire sub-code official.

6. Subsequent to the resolution of the pending litigation regarding condominium reimbursement, the Board should re-open review of the Recycling Plan Element for consideration of site design standards and changes on multi-family sites, if necessary, based on the outcome of the litigation.
7. Based on the Township's current program where glass is commingled by color, the use of glass crushers would not be practical since there is no available market for the material.

APPENDIX

SOLID WASTE DATA FOR 1988

GARBAGE AND TRASH

106 trips to the transfer station averaging 84 trips/month and 6.79  
trips/trip.

28.18 tons of trash collected averaging 652 tons/month, 163 tons/week.

1000 stops, twice/weekly, averaging 55 lbs./household/week.

37,562.69 in transfer station tipping fees averaging \$73,963/month.

RECYCLING

Newspaper - 1575.44 tons collected averaging 131 tons/month.

Glass & Aluminum - 772.49 tons collected averaging 64.37 tons/month.

Cardboard - 187.67 tons collected averaging 15.63 tons/month.

Household Goods & Metal - 113.75 tons collected averaging 9.47 tons/month.

YARDWASTE

26.02 tons collected averaging 510.50 tons/month

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Total waste collected for 1988.....16,603.55 tons

Total diverted from waste stream  
through recycling.....8,775.37 tons

Cost avoidance in tipping fees @ \$113.35 per ton.....\$994,688.18

Average monthly recycling rate - 47%.

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SOLID WASTE DATA FOR 1989

GARBAGE AND TRASH

trips to the transfer station averaging 80 trips/month and 7.49 s/trip.

1.90 tons of trash collected averaging 603.49 tons/month, 150.87 s/week.

00 stops, twice/weekly, averaging 46.42 lbs./household/week.

0,898.07 in transfer station tipping fees averaging \$73,408.17/month.

RECYCLING

paper - 1556.59 tons collected averaging 129.71 tons/month.

ss, Aluminum Cans & Tin Cans - 870.34 tons collected averaging 72.52 s/month.

board - 277.24 tons collected averaging 23.10 tons/month.

te Goods & Metal - 113.01 tons collected averaging 9.41 tons/month.

YARDWASTE

2.12 tons collected averaging 466.01 tons/month.

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al waste collected for 1989.....15,669.22 tons

al diverted from waste stream  
ough recycling.....8,427.32 tons

t avoidance in tipping fees @ \$122.42 per ton.....\$1,031,684.75

rage monthly recycling rate - 53%.

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TOWNSHIP OF MORRIS

1989 SOLID WASTE INFORMATION

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	12 Mo Ttl	Average
Days	31	29	31	30	31	30	31	31	30	31	30	31	365	30.42
Population	567.12	458.06	564.85	575.31	689.59	691.73	627.53	638.07	622.22	661.77	610.97	534.68	7241.90	603.49
Residential Units	64105.73	55562.07	69148.92	70429.48	84419.63	84682.82	76822.22	78112.52	76172.14	81013.86	74795.02	65633.66	880,898.07	73408.17
Commercial Units	124.61	101.91	133.25	167.84	159.60	140.67	143.12	126.76	132.40	90.57	130.67	105.19	1556.59	129.71
Industrial Units	82.53	56.00	76.92	67.46	63.21	69.79	84.65	85.63	72.95	60.85	82.91	67.44	870.34	72.52
Business Units	19.17	14.32	20.17	24.35	18.16	29.90	18.71	27.19	26.43	26.32	23.99	28.53	277.24	23.10
Other Units	0	0	0	0.70	0	1.40	0	0	0	3.06	0	0.18	5.34	0.44
Construction Units	1.65	9.48	9.07	11.66	11.57	14.65	8.52	11.87	12.88	5.48	10.04	6.14	113.01	9.41
Construction Starts	1	2	3	3	3	4	3	4	3	2	3	2	33	2.75
Construction Units	0.18	0.18	0.21	0.36	0	0.22	0	0.27	0.54	0	0	0	1.96	0.16
Construction Units	0	5.21	0	0	0	0	1.93	0	0	0	3.58	0	10.72	0.89
Construction Units	0	0	0	0	0	0	0	0	0	2775	5730	380	8885	740.41
Construction Units	0	0	0	0	0	0	0	0	0	958.50	2436	175.37	3569.87	297.48
Construction Units	275	65	135	415	475	565	471	545	380	266	0	0	3592	299.33
Construction Units	119.50	24.50	31.50	141.50	237.50	282.50	235.50	272.50	190.00	133.00	0	0	1668	139
Construction Units	6.50	3.25	9.75	35.75	42.25	29.25	48.75	45.50	52.00	22.75	35.75	22.75	354.25	29.52
Construction Units	921.26	672.91	845.72	1024.93	1221.88	1260.11	1168.71	1207.79	1109.42	1962.30	3333.91	940.28	15669.22	1305.76
Construction Units	354.14	214.85	280.87	449.62	532.29	568.38	541.18	569.72	487.20	1300.53	2722.94	405.60	8427.32	702.27
Construction Units	39%	32%	34%	44%	44%	45%	46%	47%	43%	66%	81%	43%	53%	53%

1st Quarter Average - 35% 2nd Quarter Average - 44% 3rd Quarter Average - 45% 4th Quarter Average - 64%

### **III**

## **ENVIRONMENTAL PLAN ELEMENT**

## INTRODUCTION

One part of the community master planning process under the New Jersey Municipal Land Use Law provides a mechanism known as the "conservation plan element". This plan element is designed to enable a municipality to assess the key elements in its natural environment. It is the back-drop against which the impacts and effects of other components of the Master Plan on the community's natural resources can be evaluated. In this way the future development activities in the community can be properly managed to minimize or avoid harmful effects on the natural environment.

When Morris Township's original 1972 Master Plan was prepared the environmental movement was in its infancy. At that time, the environmental component of the Master Plan was entitled "Physical Features". Since then, heightened public awareness of the consequences of environmental degradation have led to new regulatory methods of protecting the environment and better planning techniques to minimize and mitigate the adverse effects of development. This section of the Master Plan 1990 report examines current areas of environmental concern as a basis for future community planning decisions.

The areas to be reviewed include topography, soils, geology/ground water, surface water/floodplains, wetlands, natural habitats and wildlife and steep slopes. Mapping of

certain key features has also been done to facilitate the review. For three major development constraints steep slopes, floodplain and wetlands, overlay maps depicting their incidence throughout the Township have been prepared. To correlate these factors with the Township's existing land use regulations the current Zoning Map is used as the base map.

### TOPOGRAPHY

Topographical elevations in Morris Township range from below 300 feet in the Whippany floodplain to nearly 1000 feet above sea level in the northwest corner of the Township. The Township contains significant areas of steeply sloping ground, (in excess of 15% slope) as indicated on the Steep Slopes Map (Plate # 1). Some areas of steep slope in the Township have already been developed. Still other areas are part of existing vacant parcels which are privately owned and, therefore, may be developed at some future point. Other areas lie within existing institutional and public lands and, therefore, may be less subject to development in the future than privately held parcels. The following section of this report analyzes steep slope conditions in the Township.

Many of the undeveloped steep slopes in Morris Township lie within the southwestern quadrant of the municipality and are close to areas of wetlands and floodplains. This proximity increases the level of environmental sensitivity and reinforces

the need for proper slope protection and management through careful zoning and development review by the Township. In addition, a number of steep slope areas correspond with areas that pose severe limitations for septic suitability. This creates a further impetus for proper regulatory measures.

Within the overall Master Plan analysis of environmental conditions the areas of steep slopes (15% slope or greater) have been overlaid on the Township's land area. The results of this analysis indicate the following findings:

1. The impact of steep slopes on vacant properties in the easterly half of the Township (east of Mt. Kemble and Martin Luther King Avenues) is relatively insignificant. Only two vacant properties greater than two acres are impacted. One is the Sentry Morris site which has already been approved for Mt. Laurel housing development and the other is Lot 51, Block 387, a five acre tract adjoining the Moore Estate along Fox Hollow Road. There are some isolated pockets of steep slopes within the Frelinghuysen Arboretum site which is not subject to private development.
2. In the northwestern quadrant of the Township north of Washington Valley Road, several areas of steep slopes which exist to the west of Raynor Road, to the north of Sussex Avenue and in the Glimpsewood-Egbert Avenue areas have essentially been developed or approved for

development. In this latter area the Sussex School site is also impacted by steep slopes but, as public property, is not subject to private land development pressure. There is also a significant band of steep slopes which lies between the MCMUA Reservoir lands and Fosterfields and Kahdena Road. Vacant sites which are impacted by this slope area include the Hubschman tract, (Block 274, Lots 43 & 59); which contain 51.1 acres of land. This band of steep slopes extends southward into Lot 63 which is served from Knox Hill Road and continues to the Fosterfields County Park Commission property as well. The slope area extends westward to Lot 79 on Ranney Hill Road which contains 6.83 acres of land.

3. Areas of steep slopes are common in that area of the Township located between Mendham Road, the Morristown boundary and Mt. Kemble Avenue. Properties in this area impacted by steep slopes include the Delbarton and Villa Walsh properties. Some steep slopes extend to the north into the Cortese Property, Block 304 Lots 82A and 85. Along Mt. Kemble Avenue the 112 acre property owned by Jockey Hollow Associates, Block 335, Lot 89 is approximately two-thirds impacted by steep slopes. A development approval for a preliminary subdivision has been given for a portion of this property. In addition, Lots 21, 25, and 30, located in the RH-5

multi-family zone are almost totally impacted by steep slope conditions. In aggregate, these three parcels contain approximately 18.14 acres. On the westerly side of Picatinny Road the property owned by the estate of Edith Ranney, Block 325, Lot 2 is significantly impacted by steep slopes on its 28.7 acres.

4. The Rosenhaus property, Lot 5, Block 325 which lies between Delbarton and Villa Walsh with frontage on Picatinny Road contains an area of steep slopes along its northwestern side. The site contains 43.69 acres and most is unaffected by steep slopes.
5. The remaining undeveloped steep slopes for the most part lie within the Federal and County park lands along the southerly portion of the Township adjoining Harding Township. There is also one privately owned property of 5.4 acres on Bailey Hollow Road which is approximately 50% impacted by steep slopes.

#### SOILS

The types of soils underlying the geography of the Township pose varying degrees of constraint upon development due to erosion hazard, shallow depths to bedrock and the water table and to their suitability for on-site sewage disposal systems where no

public sewers are available.

In Morris Township, undeveloped areas which are environmentally constrained due to steep slope are generally associated with the Parker-Edneyville and Parker soils groups. The Parker series of soils consists of deep, gently sloping to very steep, excessively drained soils that contain large amounts of granitic stones, cobbles and gravel. In the Parker soils the more gently sloping areas are found on irregularly shaped ridge tops. The steeper soils are in elongated areas on the sides of ridges. A good example of this type of soils in Morris Township is the Parker-Rock Outcrop Complex of 20 to 35 percent slopes located along the westerly side of Mt. Kemble Avenue. In this type of soil, bedrock is generally found at a depth of four to six feet below the surface. This type of soil poses a significant limitation for community development due to steepness, coarse rock fragments, rock outcroppings and severe hazards of erosion. Special measures must be taken to prevent erosion, excessive runoff and sedimentation if any residential development is permitted to occur. Another example of the Parker Rock Outcrop soils on undeveloped land exists within the Delbarton tract. Here it is accompanied by the Parker-Edneyville soils which are also subject to similar development limitations.

Other environmentally constrained soils within the Township are associated with the paths of natural drainage which exist in several areas. These include Watnong Brook, the Whippany River, and its tributary streams as well as Great Brook and Loantaka

Brook in the southern portion of the Township. Soils in these areas include those of the Cokesbury, Parsippany, Whippany, Minoa, and Reaville series. They are associated with water table within four feet of the surface and also show a high correlation with areas of wetlands as delineated in the accompanying map entitled Wetlands, Plate # 2. Another area of high water table exists extending from the northeastern corner of the municipality at Park Avenue southward across Columbia Road, the Allied-Signal property and the Morris County Country Club. Soils of the Boonton and Haledon types exist in this area and are characterized by high water table and high frost action potential.

#### GEOLOGY/GROUND WATER SUPPLY

Geologically, Morris Township is underlain by two primary formations with the boundary located approximately along Mt. Kemble Avenue running north to south. To the west of Mt. Kemble Avenue, PreCambrian rock formations make up the subsurface geology. This type of formation underlies approximately two-thirds of Morris County as well. These rocks are more than six hundred million years old and are of unknown thickness. They outcrop in the western part of Morris County where they are not covered by glacial deposits. Extensive folding and faulting of these deposits has occurred and, although they fall into several

subgroups, from a hydrological point of view they are similar.

The Water Supply Element of the Morris County Master Plan adopted by the Morris County Planning Board in October 1982 describes the ground water potential of the PreCambrian bedrock as follows:

- "The primary permeability of unweathered PreCambrian rocks is negligible. Instead, water is stored and passes through these formations via fractures and faults. For the most part, groundwater occurs under water table conditions. In some cases, surficial deposits contain clay beds which confine the water, resulting in localized artesian conditions.

The yields of wells drilled into the PreCambrian bedrock vary considerably, depending on the number and size of fractures encountered by the well. Most large diameter public supply, commercial and industrial wells average approximately 50 gallons per minute, although a few approach 400 GPM. There is no apparent correlation between yield and the depth of wells drilled into this formation. Most are 300 feet in depth or less, as it appears that the probability of finding substantial water-bearing fractures decreases markedly below that level. Because of the tendency to draw from fractures, adjacent wells drilled into this formation have a high potential to interfere with one another. This is evidenced by the tendency of nearby wells pumping simultaneously to have a lower yield than the sum of each well operated independently.

Recharge to the PreCambrian aquifers frequently occurs through the overlying soils and surficial deposits. In this case, areas of thin soil cover and areas of highly permeable soils have the greatest recharge potential. Where PreCambrian rocks are covered with substantial layers of younger deposits, recharge reaches these rocks in a lateral direction, originating at higher elevations where the overburden is thinner. Since the occurrence of high-yielding water zones in the PreCambrian rocks is widely distributed and mainly unknown, the concept of identifying the protecting specific recharge zones is generally not feasible. Good land use practices and controls, generally applied, constitute a reasonable approach. (emphasis supplied)

The quality of water found in the PreCambrian rocks

is variable with respect to pH and hardness, but is generally of good quality and is suitable for most uses.

In general, the PreCambrian formation is important from a water supply viewpoint because of its extensive occurrence in Morris County. It is particularly important as a supply source for individual self-supplied homes scattered throughout the rural areas in the western part of the County. The importance of the PreCambrian as a water source for public water purveyors is lower than for the more productive aquifers due to the relatively low yields commonly encountered.

A recent study<sup>1</sup> prepared for the Morris County Park Commission noted that the Fosterfields County Park "has a ground-water development potential worth quantifying". Factors noted were the contributing drainage area, which includes the upstream properties owned by the Southeast Morris County Municipal Utilities Authority (SMCMUA) and John Cortese, and two sets of fractures in the PreCambrian rock underlying the area.

The other major underlying geologic structure of the Township is Triassic deposits. These deposits occur in the southeastern third of Morris County and it is the westerly edge of this area which underlies eastern Morris Township. The hydrological properties of the Triassic rocks are summarized in the County Water Supply Master Plan as follow:

"Triassic rocks are younger than the PreCambrian and Paleozoic rocks discussed previously and consist of sandstones, shale, and basalt. These rocks occur as a

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Preliminary Assessment of the Ground-Water Development Potential of the Fosterfields Park in Morris Township, New Jersey, January, 1990.

bedrock formation in the southeastern third of Morris County. The sandstones and shale, occurring as alternating beds, were deposited at a time when an uplift in the Highlands to the west resulted in a relatively depressed basin where the Triassic rocks now lie. Heavy seasonal rains resulted in the deposition of eroded sediments in this area. During Triassic time, volcanic activity resulted in three discrete lava flows which interrupted the deposition of the sedimentary shale and sandstone beds. Following their deposition, these rocks have been tilted, and now gently dip to the northwest. Subsequent weathering has eroded these rocks. However, the basalt layers are much more resistant than the shale and sandstone and have formed several ridges through differential erosion.

With regard to their hydrological properties, the sandstones and shale beds can yield moderate to large quantities of water due to their primary and secondary permeability. The basalt is capable of yielding only small quantities of water. Because of this and its limited areal extent in Morris County, it is unimportant as a regional water supply source.

Water in the Triassic rocks occurs under both water table and confined (frequently artesian) conditions. The latter occurs when more recent surficial deposits overlie the sandstone and shale beds in rock fractures and along bedding planes. As these constitute a relatively small volume of the rock, their absolute capacity to store water is limited.

Large diameter wells drilled into the Triassic sedimentary rocks yield approximately 150 GPM on the average. Specific wells tend to vary in yield significantly around this mean, with a significant number of low yield wells (less than 50 GPM) occurring. These wells average over 300 feet in depth and range up to 1,000 feet. Production wells generally tap more than one water bearing zone in the rock strata.

Triassic rocks are primarily recharged through overlying soils in their upland outcrop zones. Recharge through overlying glacial deposits is possible where clay beds are lacking and the groundwater pressure in the aquifer would not result in a discharge condition.

The quality of water obtained from the Triassic rocks is generally good except that the water tends to be hard and sometimes contains iron in significant

concentrations."

The significance of the Township's subsurface geology from a municipal planning perspective is twofold. First, the ability to replenish ground water supplies is directly related to the extent and intensity of development which is permitted. Extensive intensification of development within Morris Township and its surrounding communities is likely to create harmful effects in the form of diminished groundwater recharge and supply. Secondly, the possibility that aquifers within the PreCambrian rock portion of the Township may be tapped by wells in lieu of construction of the Washington Valley Reservoir, as has been alluded to in recent months by the Morris County Municipal Utilities Authority (MCMUA), raises another issue. If reservoir land is ever disposed of, other land uses may have to be considered for those areas which are no longer needed for public water supply. Reservoir use would seem to imply permanent retention of significant open lands in the southwestern quadrant of the Township. Conversely, the sale or reduction in the extent of these public land holdings may signify that a greater amount of land development could occur in this area than originally projected if further actions were not taken to permanently protect open lands not needed for reservoir purposes.

In terms of local planning and zoning objectives the future status of the Washington Valley Reservoir has become even more critical in light of a recent amendment to N.J.S.A. 40:55-D38 (Municipal Land Use Law). This amendment requires municipalities

to make provision for the protection of potable water supplies. By requiring the municipal zoning ordinance to ensure the protection of potable water supply reservoirs from pollution or other degradation of water quality, this amendment adds a new dimension to land use planning in the areas of the Township which drain to the projected reservoir site. In furtherance of this amendment, the NJDEP is to develop standards and guidelines for such protective measures as might be adopted at the municipal level. The amendment remains inoperative, however, until the DEP has adopted the requisite guidelines. Any subdivision or site plan which has final approval when the amendment goes into operation will not be subject to it.

The MCMUA was contacted on March 27, 1990 to ascertain the status of its water supply planning efforts in the Washington Valley. Its Executive Director, Mr. Thomas Branch, advised that the Authority's report "Alternatives to the Washington Valley Reservoir" will be available for review within 4 to 6 weeks. Regarding the possible sale of reservoir lands it was indicated that the existing reservoir property would not be reduced in size but would be maintained for the protection of the well fields as the MCMUA does in the Alamatong Well Fields in western Randolph Township. After the Authority's report becomes available for review, this aspect of future planning for the Washington Valley will be analyzed further.

SURFACE WATER

Surface water in Morris Township takes several forms all of which are valuable environmental resources. The first type of surface water are the streams which flow through the community. These include the Whippany River which flows from the southwestern corner of the Township into Speedwell Lake and exits the Township to the northeast after passing through Morristown. There is also the Watnong Brook, a tributary to the Whippany River in the north-central portion of the Township. These streams lie within the Whippany River watershed which is a major watershed in Morris County. Two other streams in the southern portion of the Township, Loantaka Brook and Great Brook, flow to the south into the Upper Passaic Basin which is another major watershed in the Township. Watnong Brook and the northerly reaches of the Whippany River have been studied as part of the National Flood Insurance Program in the Township. Great Brook has also been included in the study. The upper reaches of the Whippany and Loantaka Brook have not been included in the detailed flood insurance study. However, mapping available through the Township Engineering Department indicates the existence of additional floodplain areas along the Whippany River in the southwest quadrant of the Township, See Floodplains (Plate #3).

Streams which are subject to periodic flooding can pose serious threats to public safety, health and welfare.

Development within floodplain or flood hazard areas should be discouraged to minimize the threat to life and property during major storms. As development increases in the Township and in surrounding communities greater amounts of storm water enter local streams and increase the threat of downstream flooding. Although the NJDEP regulates floodplain filling and encroachment through its permitting processes, careful attention to the intensity of development permitted as well as to the proper provision of on-site storm water management through the municipal planning process helps reduce the hazards posed by flooding. Much of the floodplain areas of the Township, fortunately, lie within public land holdings and are, therefore, not susceptible to private development pressures particularly areas in the western part of the Township along the Whippany River.

Wetlands constitute another important and irreplaceable surface water resource. They provide the hydrologic functions of flood control, stream flow augmentation and groundwater recharge. They also help to provide sedimentation control, pollution control and agricultural productivity. In addition, they foster and provide a prime environment for wildlife activity.

Beginning on July 1, 1988 the New Jersey Fresh Water Wetlands Protection Act of 1987 ("Act") took effect. It was augmented by new buffer regulations which took effect on July 1, 1989. The Act requires that persons proposing regulated activities in fresh water wetlands or on State open waters obtain a permit from the NJDEP Division of Coastal Resources. Fresh

water wetlands are those areas which are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which usually does support, a prevalence of vegetation which lives in saturated soil conditions and which is commonly known as hydrophytic vegetation. State open waters are generally those which are above the head of tide. The activities in a fresh water wetland which are regulated by the Act include:

1. the removal, excavation, disturbance or dredging of soil, sand, gravel, or aggregate material of any kind;
2. the dredging or disturbance of the water level or water table;
3. the dumping, discharging or filling with any materials;
4. the placement of obstructions;
5. the driving of pilings;
6. the destruction of plant life which would alter the character of a fresh water wetland, including the cutting of trees.

The Act superseded any local or county ordinances which regulate activities in fresh water wetlands. Since the inception of the Act, a fresh water wetland permit is required when a person proposes to conduct a regulated activity in a fresh water wetland or State open water. For those projects where the applicant is not sure if the site contains wetlands or where the accuracy of a wetlands delineation is in doubt, the procedure is to apply to the Division of Coastal Resources for a letter of

interpretation.

The second major component of the Wetlands Act is the establishment of buffer areas of variable width between wetlands areas and up-land areas based upon a classification system of the wetlands which reflect their value. Each wetland area may be classified as:

Exceptional Resource Value wetlands are those wetlands which discharge into FW-1 waters and FW-2 trout production waters and their tributaries or those which present habitats for threatened and/or endangered species or provide suitable habitats for breeding, resting, or feeding by these species during the normal period these species would use the habitat.

Ordinary Resource Value wetlands are those that are isolated, man-made drainage ditches, swales or detention facilities.

Intermediate Resource Value wetlands are all other wetlands.

The transitional area buffer restrictions which are enforced to these classifications range from 50 feet to 150 feet in width. In addition, the NJDEP will permit the averaging of buffer widths depending on site-specific circumstances.

The most comprehensive available mapping of wetlands in the Township are the National Wetlands Inventory (NWI) Maps. These mapping classifications have been plotted on the Township's base map to show the general location and extent of wetlands

throughout the municipality. Much of the undeveloped wetlands in Morris Township lie within the southwest quadrant of the Township in the area generally known as the Washington Valley. It is important, therefore, to the extent that this area lies within the path of future development, that great care be taken to protect the remaining wetland resources of the Township from damage. In addition to the areas shown on the NWI Maps (Wetlands, Plate #2) there may be other areas of wetlands that exist and which would have to be determined by a field delineation on a site-specific basis.

#### NATURAL HABITATS/WILDLIFE

During this Master Plan review, the Natural Heritage Program of the New Jersey Department of Environmental Protection was contacted to obtain data regarding the rare species that do exist or may exist within Morris Township. Through this program the NJDEP has furnished a list of rare species and natural communities which are documented for Morris Township. In addition, they provided a list of rare vertebrates of Morris County together with a description of their habitats. If habitats of this type are present within the Township these species also have the potential to be present.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats

for rare and endangered species and natural communities. Some of these sites have been located within or near Morris Township. These were located on "priority site maps" of the Morristown and Mendham USGS quadrangles. These maps, which are dated May 1988, indicate that a substantial portion of the western part of the Township provides a general location for rare and endangered elements. The mapping conventions used indicate that there were documented locations of endangered species known to exist within 1.5 miles of the general locations noted.

Four of the documented sightings of rare species in the Township occurred in 1989 as follows:

American Bittern (May 3, 1989) - This species is considered rare in the State with 21 to 100 occurrences having been recorded. It is not yet considered imperiled in the State but may soon be if current trends continue.

Wood Turtle (April 19, 1989 and June 17, 1989) - This species is apparently secure in the State at the present time with many occurrences noted.

Bog Turtle (June 18, 1989) - This species is rare in the State with between 21 to 100 occurrences recorded. It is considered not yet imperiled in the State but may soon be if current trends continue.

Long Tail Salamander (September, 1962) - This species is

considered imperiled in the State because of its rarity with only 6 to 20 occurrences recorded. Habitat destruction is considered to be the primary cause of their rarity.

Another 23 potential threatened and endangered vertebrates species exist in Morris County and may, in fact, exist in Morris Township if the right habitat conditions are present. The listing which was provided by the Natural Heritage Program for these species is included in this Master Plan Report as Appendix A. As with wetlands, steep slopes and areas of floodplains, the rare and endangered species of the Township are concentrated in those relatively undeveloped portions of the western and southwestern parts of the Township. Therefore, an additional factor of environmental sensitivity should be attached to these lands with respect to all future planning and zoning decisions.

#### CONCLUSIONS

This environmental overview of the Township has documented the environmental sensitivity of much of the land in the southwestern quadrant of the municipality. Much of the undeveloped remaining natural resources lie in this area as well. They are presently held in a variety of ownership patterns including public lands, institutional land and privately held property. This fortunate combination of circumstances coupled with a lack of intensive infrastructure has helped protect many

unique natural features. These include floodplain, steep slopes, extensive areas of wetlands and much of the natural landscape and indigenous wildlife. Therefore, a primary goal of future planning in this area of the Township should be the continuation of a low density residential configuration for the few remaining developable acres. A permanent open space preservation plan should also be prepared and implemented by the Township for this area which would include long-range policies to assure the retention of significant segments of the existing open space should large institutional or public lands be sold or disposed of. Some of the guiding principles of such an open space protection plan which the Board may wish to consider are:

- use the framework of the area's water courses, wetlands, and other significant natural features as the plan's guidelines
- blend and incorporate the open space plan with the historic places and structures of the area into a cohesive preservation plan for both the man-made and natural environments; the Historic Plan Element will address this aspect of the Master Plan further.
- establish linkages among the open space/historic parcels through use of linear greenways.
- continue the use of cluster planning where appropriate to avoid sprawl development with the resulting open space being either dedicated to public use or placed in conservation easements to protect environmentally

- sensitive features such as steep slopes and wetlands
- develop a realistic plan and capital program for the purchase and permanent protection of open space that seeks to minimize the amount of public land acquisition and expenditure but does not shy away from it where it is necessary to acquire key parcels; set up a joint task force of the Township Committee and Planning Board to establish this plan and program
- be reasonable and flexible working with property owners to avoid undermining their legitimate development expectations or imposing extraordinary development costs or exactions; emphasize joint governmental and private efforts to preserve and protect the natural environment of the area
- evaluate the impact of the extension of water, sewer and road improvements on the Township's ability to protect open space; the extension of infrastructure always intensifies development pressure and makes open space protection more complicated and costly

As the vacant land supply of a community dwindles, ~~the~~ likelihood increases that the remaining vacant land has ~~an~~ on-site environmental constraints which make it more difficult to develop and pose additional environmental hazards as a result of improper development. Therefore, it is recommended that the Planning Board have the power through ordinance to require the submission of an environmental impact statement to assist in the

review of site-specific development applications. It is not necessary to make an environmental impact statement mandatory for all development applications in order for it to be effective. The requirement to prepare an environmental impact statement may be based upon a finding of fact by the Board that the natural conditions of the property in question or of the surrounding area are such that an environmental impact statement is necessary to ascertain the specific environmental effects of the proposed development. Such conditions might include wetlands, slope, presence of erodible soils or the proximity of historic structures or other similar concerns. The ordinance requirement should also be flexible enough to allow an applicant to focus specific attention on those areas that are of primary concern to the Board rather than expending time and money to cover all environmental aspects some of which may be relatively unimportant or uninformative.

Some general guidelines for areas that would be addressed in a statement include but need not be limited to:

- (a) An inventory of existing environmental conditions at the project site. It should describe air quality, water quality, water supply hydrology, geology, soils, topography and vegetation.
- (b) A delineation of wetlands and flood plain per the applicable regulations of the NJDEP
- (c) A project description. It shall specify what is to be done and how it is to be done, during construction and

operation when the project is complete including projected traffic, stormwater flows, wastewater effluent and similar characteristics

- (d) A listing of all licenses, permits or other approvals as required by law and the status of each.
- (e) An assessment of the probable impact of the project upon topics described in paragraph (a).
- (f) A listing of adverse environmental impacts which cannot be avoided with respect to the topics described in paragraphs (a) and (c).
- (g) Steps to be taken to eliminate, minimize, or mitigate adverse environmental impacts during construction and operation, both at the project site and in the surrounding area.
- (h) Alternatives to all or any part of the project with reasons for their acceptability or non-acceptability.

**IV**

**HISTORIC PLAN ELEMENT**



ADRIAN  
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INTRODUCTION

The New Jersey Register of Historic Places was set up by legislation (N.J.S.A. 13:1B-15.128) passed in 1970. Its intent is to preserve the State's historic, architectural, archeological, and cultural heritage. The State Register, which mirrors the National Register, is a listing of buildings, districts, sites, structures, and objects of national, state, and local significance.

New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), (MLUL) sets forth the standards, criteria and procedures by which municipalities may regulate the use of land.

In January 1986, New Jersey adopted historic preservation enabling legislation. These amendments to the MLUL which allow for an "historic preservation plan" element of the master plan, a local ordinance, and a commission, officially establish historic preservation regulation as part of zoning. Thus, historic preservation planning has become an adjunct to the State's pre-existing mechanisms of land use regulation.

While the MLUL requires that the "standards used to assess worthiness for historic site or district designation" be identified in the preservation plan element, it is not necessary to list them in the ordinance itself.

The New Jersey statute uses zoning ordinance regulation as the principal legal method of protecting historic places but it also has created an advisory historic preservation commission that has limited regulatory powers. The statute authorizes municipalities to designate historic sites or historic districts in the zoning ordinance, to regulate those sites or districts, and to provide design criteria in its ordinance. The power to designate and regulate historic places expands the traditional power to designate and regulate land use contained in other provisions of the MLUL.

#### PLANNING FOR HISTORIC PRESERVATION

The major significance to municipal planning boards of the 1986 changes in the MLUL is to formally integrate community efforts for historic preservation into the on-going local planning process of studies and surveys, plan and ordinance adoption, and development review. As with many other facets of the municipal master plan, a basic survey and assessment of the existing resources and conditions is the usual first step in planning for historic preservation.

The publication Preserving New Jersey: A Handbook For Municipal Historic Preservation Commissions<sup>1</sup> identifies a number

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Preserving New Jersey, A Handbook for Municipal Preservation Commissions, edited by Linda McTeague, August, 1986.

of fundamental reasons for conducting a survey of historic community resources. These are:

1. To define the historic character of the community and to provide the basis for sound planning judgments
2. To comply with the Municipal Land Use Law requirement for the preparation of a preservation element for the municipal master plan and for the identification of districts and sites for a historic district and landmark ordinance.
3. To foster an appreciation of the community's architecture, history and culture.
4. To identify buildings, districts, structures, sites, and objects that meet National Register criteria.
5. To provide a basis for legal and financial tools for the protection and enhancement of historical resources.

The National Register of Historic Places officially lists those cultural resources of the Nation worthy of preservation. As defined by the National Historic Preservation Act (NHPA) of

1966, the Register includes resources of national, state, and local significance.

The State Register nomination process has been integrated into the National Register process. State listing is preliminary to National listing and the same nominating forms are used.

#### CRITERIA FOR REGISTER ELIGIBILITY

To be Register eligible, a property must possess integrity of location, design, setting, materials, workmanship, and feeling, and:

1. be associated with a significant historical event or
2. be associated with a person significant in our history  
or
3. embody distinctive architectural attributes, possess high artistic values, or represent an important architectural collection, or
4. have yielded, or be likely to yield, information important in history or pre-history.

In addition to these criteria, the property or district must be at least fifty years old.

PRESERVATION ORDINANCE

On March 14, 1990 the Morris Township Committee adopted Ordinance #2-90 entitled "AN ORDINANCE OF THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, NEW JERSEY, ESTABLISHING AN HISTORIC PRESERVATION COMMISSION PURSUANT TO N.J.S.A. 40:55D-107". The Land Development Code, Chapter 57, was amended to add a new article that established an Historic Preservation Commission. With the adoption of a preservation ordinance the framework for formal historic preservation efforts in the Township is in place. This ordinance and the preparation of the first preservation plan element of the Master Plan are intended to protect the community's historic resources, and increase citizens' awareness and appreciation of their local heritage as the Township celebrates its 250th anniversary. With the new statutory authorization to adopt regulations intended to promote the protection of certain architecturally, historically, and archaeologically significant resources the Township's ability to blend preservation planning with its overall land use planning will be significantly enhanced.

### HISTORIC PRESERVATION AND THE SDRP

The State Development and Redevelopment Plan (SDRP) presently in preparation has an historic preservation component. The Office of New Jersey Heritage (ONJH) and a State Plan Advisory Committee are working concurrently to incorporate the historic preservation priorities<sup>2</sup> into the SDRP. Goals and procedures established in the "Statewide Plan" will be integrated into planning processes at all levels of government. The "Statewide Plan" will provide a framework for all programs of the Office of New Jersey Heritage, coordinate them with historic preservation policies of state agencies, and integrate historic resources issues into the SDRP. It also will provide an operational framework for regional, county, and local planners in their efforts to identify, evaluate, manage and preserve historic resources within their jurisdictions.

### MUNICIPAL LAND USE LAW

Of the fourteen expressed purposes of the "Municipal Land Use Law" (MLUL), paragraph "j" deals with conservation. By

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<sup>2</sup>The Office of New Jersey Heritage is mandated by the National Park Service to develop a comprehensive statewide historic resource management plan known as the "Statewide Plan".

amendment, historic sites and districts are now incorporated within that statutory purpose:

j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

#### DEFINITIONS

To understand historic preservation at the municipal level several basic definitions are helpful:

"Historic site" - means any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have been formally designated in the master plan as being of historical, archaeological, cultural, scenic or architectural significance. (MLUL 40:55D-4)

NOTE: for the purposes of the MLUL an historic site must be "formally designated in the master plan" of the municipality.

"Historic district" - means one or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites. (MLUL 40:55D-4)

"New Jersey Register of Historic Places" - means the official State listing of areas, sites, structures and objects of historic architectural, archeological and cultural value in the State.

"Preservation" - means the retention of those aspects of an historic property that give it integrity.

"Streetscape" - means the visual character of the street, including the architecture, fences, gates, storefronts, signs, lighting, paving, and setback.

#### HISTORIC SITES IN MORRIS TOWNSHIP

As a first step in the formal designation of historic sites in the Master Plan the comprehensive survey<sup>3</sup> of historic sites and places prepared by the Morris County Heritage Commission (1986/1987) has been reviewed. This excellent survey traces the Township's agrarian history dating to the early 18th century and the farmsteads dotting the beautiful natural landscape of the Washington Valley. This agricultural heritage is now most notably exemplified by "Fosterfields" on the edge of the Valley. It is now maintained as a "living historical farm" by the Morris

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Morris County Historic Sites Survey - Morris Township, prepared for the Morris County Heritage Commission by Acroterion, 1986/1987.

County Park Commission. The initial pastoral focus of the outlying areas of the Township was modified as small hamlets associated with early mills and industries cropped up leaving clusters of historic structures such as Wilsonville and Collinsville.

At about the same time that Morristown, the area's central place, incorporated as a separate municipality (1865) and withdrew from the Township, the Township's pastoral and rural fringe was about to become home to the estates of some of the period's wealthiest persons. The Kountze (Delbarton), Gillespie (Tower Hill-Villa Walsh) and Moore (Hollow Hill Farm) estates are prominent examples. Other homes exuding the era's aura of great wealth include "Glynallen", "Alnwick Hall" (the Abbey) and the homes of splendor along Normandy Parkway.

The survey commentary notes that:

"Bright spots like "Fosterfields" and the successful adaptive use of "Glynallen" and "Alnwick Hall" are encouraging signs, but they fail to compensate for the deterioration of the larger environment. Residents and municipal government will need to recognize the value of the Township's collective historic character and learn to treat its exponents not as isolated entities but as part of a greater whole, and as essential resources of the planning process." (emphasis supplied)

In keeping with this advice, the Master Plan update has identified and indicated on the survey map (Plate #4) the following list of Register-eligible properties from the overall

listing presented in the survey. Because these properties are those which have very high degrees of historic significance to the community they deserve priority attention in the municipal planning process. It is, therefore, recommended that they be formally designated on the Master Plan in the historic preservation element to highlight their importance. This will both provide a planning overview for the Board and also an initial basis for the development of regulatory standards by the Township. Since this is both a relatively new regulatory area statewide and a brand new one locally it is recommended that it be approached with deliberation. Legal analysts have raised issues as to the ramifications of the statute (See esp. HISTORIC PRESERVATION LAW: A New Hybrid Statute with New Legal Problems, Jerome G. Rose, N.J. Federation of Planning Officials, Federation Planning Information Report, Vol. XX. No. 2, Summer 1987.) Counsel to the Planning Board has recently noted that even with the ability to regulate in the area of aesthetics and design regarding historic landmarks the need for specific and consistent standards which are both clear and reasonable remains.

The following numbers correspond to the historical sites that are eligible for Register or already in the Register as noted on the Historic Sites Inventory:

- #11 - "Tower Hill" - Villa Walsh, Western Avenue & Picatinny Road Block 304, Lot 81 - 119.7 acres  
Description - Colonial revival style mansion of Louis C. Gillespie, Morristown millionaire in "The Gilded Age". Six story water tower located south of the house. In 1926 the Gillespie family sold the property to the Archdiocese of Newark. The property remains significant as a "Golden Age" estate largely intact.
- #19 - Delbarton - St. Mary's Abbey, Order of St. Benedict, Route 24 Block 325, Lot 16 - 380 acres  
Description - Neoclassical revival mansion of Luther Kountze, Morristown millionaire in "The Gilded Age". Banker Kountze assembled 4000 acres by 1882 when he began building the main house. The segmental Italian garden with pergola at the west side is meticulously maintained. Largest surviving great estate in Morris County and its natural features are as significant as its architecture.

- #21 - Washington Valley Schoolhouse (NATIONAL REGISTER)  
Block 317, Lot 1  
Description - The Washington Valley Schoolhouse (1869) is a vivid reminder of communal activities and organizations throughout most of the 19th century.
- #24 - Brandywine/440 Sussex Avenue, Block 274, Lot 27A  
Description - Excellent example of Carpenter's Gothic architecture in Morris Township.
- #27 - "Kahdena", Knox Hill Road, Block 275, Lot 1  
Description - Charles Cutler President of AT&T built this three story structure and the area soon became known as "Telephone Hill". This house is an elaborate example of the eclectic Queen Anne style with its lavish interior woodwork.
- #29 - "Henry Rawle Home", Knox Hill  
Description - This handsome addition to "Telephone Hill" was built in 1916. The architect, H.T. Lindeberg was one of the most celebrated country house architects of the early 20th century. In 1976 this English Tudor style house was deeded to the Morris County Park Commission.

#30 - "General Revere House" (NATIONAL REGISTER)

Mendham/Kahdena Roads, Block 274, Lot 5 - 115.75 acres

Description - Also referred to as Fosterfields the tract has been under cultivation since the eighteenth century. In 1852, the 88-acre farm was purchased by Lieutenant Joseph Warren Revere, grandson of the famed patriot Paul Revere. He built the Gothic Revival mansion, "The Willows". Adapted from a design in noted architect Gervase Wheeler's Rural Homes (1851), the house is a wonderfully exuberant example of 19th-century Gothic Revivalism with its two-story veranda, steeply pitched roofs, and decorative arched pillars. General Revere was unable to manage the farm in his last years. Charles Grant Foster, a well-to-do New York commodities merchant, bought the site in 1881 and was deeply committed to agriculture. He enlarged the property, which he named Fosterfields, to 188-acres. His daughter, Caroline Rose Foster donated the farm to the Morris County Park Commission in 1979. Fosterfields is a "living historical farm" and, as such, is dedicated to the preservation of the farming style and ambience of the 19th century. The Park Commission has restored the house and its contents to its 1900

appearance based on photographs and furnishings left in The Willows.

#53 - Frelinghuysen Arboretum - (NATIONAL REGISTER), Hanover & Whippany Road, Block 460, Lot 15 - 127 acres (99.89 acres in Morris Township)

Description - The 127 acres are divided into two tracts; the south tract in Morris Township has a varied and undulating terrain of swamp, mature forest and open fields as a result of glacial action. The mansion of George C. Frelinghuysen was built in 1891-1892 as a summer residence. The Frelinghuysen residence is a 2 1/2 story 18 room house. The conversion of the mansion to administrative space for the Morris County Park Commission has been accomplished with very little change to the appearance.

#54 - "Morristown Beard School", Whippany Road, Block 460, Lot 16 - 22 acres

Description - Most significant non-residential Colonial Revival project dating from the 19th century in Morris County.

- #67 - Alnwick Hall - "The Abbey" (NATIONAL REGISTER), Madison Avenue and Canfield Road.  
Description Built in 1904 and modeled after 15th and 16th century English prototypes it is a rare and virtually unaltered survivor of "Millionaires' Row".
- #70 - Convent Station Railroad Station, Convent Road, Block 390, Lot 3B  
Description The Convent Station is a standard example of the Renaissance Revival style adapted to the functions of a modern combination station.
- #71 - "Glynallen" (NATIONAL REGISTER), 12 Canfield Road, Block 401, Lot 1 - 6.13 acres  
Description - Architect Charles I. Berg based the design for this stone and brick mansion, in large part, on the 1481 country manor of Compton Wynyates in Warwickshire, England. It was constructed during 1914-18 by George M. Allen, a Morristown millionaire in "The Gilded Age". In 1952, it was sold as the headquarters of General Drafting Company for use as office space but the property remains virtually intact.

- #72 - "Glynallen" (NATIONAL REGISTER), Canfield Road, Block 387, Lot 47

Description - There are two additional buildings related to #71, and considered part of the whole estate. Built by noted New York Architect Charles I. Berg from 1914-1917. They are now privately owned for residence use.

- #73 - "Hollow Hill Farm" The Moore Estate, Kitchell & Woodland Roads, Block 387, Lot 7 - 26.8 acres

Description - Hollow Hill Farm is a landmark of indisputable significance both historically and architecturally. It is the Township's most significant remaining estate but is now under development for new housing. The main house was seriously damaged by fire in 1986. Hollow Hill Farm was designed by New York architects Albro & Lindeburg and completed in 1914.

- #74 - "The Holt", 27 Kitchell Road, Block 387, Lot 8

Description - The core of this house was built in 1855 and was known as "Tower House". Originally it was an Italian Villa-style estate built by William Kitchell. In 1899, Frank R. Stockton purchased the estate and renamed it "The Holt".

- #77 - Bates Estate, Spring Valley Road, 4 acres  
Description - This Colonial Revival structure was the 38 acre estate of Anita Bates in 1910. It is noted for its integrity and representative value as a typical local estate.
- #78 - "The Sycamores", Spring Valley Road  
Description - This house, constructed in 1848, is one of the very few temple-form Greek Revival houses in Morris County.
- #82 - "Fair Ground", South Street, Block 383, Lot 18 - 128.83 acres  
Description - The property has been associated with horse-racing since 1865. In 1919 it was bought by Paul & Fannie Moore, renamed Seaton Hackney Farm, an adjunct to their estate Hollow Hill Farm. This property was given to the Morris County Park Commission in 1959 by Mrs. Fannie Moore.
- #87 - "The Crescent", 99 Woodland Avenue  
Description - This home is an example of the "Crescent" bungalow style house from the Sears, Roebuck Company mail order homes. Construction of these homes took place between 1921-1933.

#94 - "Humphrey's Estate", 20 Hilltop Circle, Block 356, Lot 83,

Description - This English Tudor Revival estate was built after World War I and designed by the noteworthy architect, H.T. Lindeberg. The dominant feature is the large, steep, slate tile gable roof and multi-paned and diamond-paned stained glass casement windows.

#### HISTORIC DISTRICTING

In addition to the mapped register eligible sites the Morris County Heritage Commission has identified the following historic districts and other streetscapes in the Township which have historic significance and which may be worthy of consideration as the basis for historic district zoning regulations. These have also been identified for information and planning purposes on the Master Plan map (Plate #4). They are also numbered in accordance with the Heritage Commission Survey.

#### Historic Districts

#4 - Hillside District - a district of 48 residences which includes Fairview Place, Searing Avenue, Lovell Avenue,

Locust Street and Center Avenue bounded by Western Avenue to the south, the north side of Center Avenue, the east side by the end of Fairview Place and the west side by Lovell Avenue (Not Register eligible)

- #7 - Springbrook District - a district of 74 residences which includes all of Old Harter Road, Alvord Road, Armstrong Road and Springbrook Road to where it meets Armstrong Road (Not Register eligible)
- #21 - Washington Valley Historic District - Washington Valley is the single substantial remnant of the agricultural landscape which reflected the course of Morris Township history for nearly 200 years. The district probably includes between 600 and 700 acres in Morris Township out of a total of 2000 acres in Morris and Mendham Townships. Washington Valley is the "single substantial remnant of the agricultural landscape which reflected the course of Morris Township history for nearly 200 years." (Register eligible)
- #40A - Morris County Alms House and Hospital District  
West Hanover Avenue, Block 249, Lot 1 - 112.2 acres

The Alms house was completed in August, 1900. It is this building that launched county government.

(Register eligible)

- #41 - Wilsonville - comprised of 18 simple workers' cottages, circa 1880, is located on 1st and 2nd Streets, White Birch Road and W. Hanover Avenue and bordered by 2nd Street on the west and Marianna Place to the east. (Not Register eligible)
- #49 - Sherman-Fairchild - a compact district of approximately 200 homes on a gridiron street plan which is bounded by West Hanover Avenue, Speedwell Avenue to the east and to the west by Irondale, Ridgewood and Meslar Roads. The roads included in the district are: Fairchild Avenue, Hathaway Road, Burnham Road, Delmar Avenue, Burnham Place, Sherman Place, Condict Road, Holloway Road, Watnong Road, Sherman Avenue, Mill Road, Sander Street and Fairchild Road. (Not Register eligible)
- #52 - Collinsville - a district bounded on the west by Cottage Place, on the south and east by Monroe Street and on the north by Hanover Avenue. It comprises

Jersey Avenue, Walnut Street, Carlton Street, Cedar Street, Highland Avenue, Cleveland Avenue, Hervey Street, Martin Luther King Avenue, Enmet Street, Erin Street and Cory Road. (Not Register eligible)

- #55 - Monroe - the district is located along Whippany Road, Park Avenue and Ford Hill Road and crosses the Morris-Hanover Township boundary. Although, geographically, a cohesive community no longer exists, visually there is some sense of an early settlement. (Not Register eligible)

#### Streetscapes

- #1 - Western Avenue @ Searing Avenue and Locust Street - 14 residences of late 19th century vernacular and two (2) commercial establishments. (Not Register eligible)
- #2 - Western Avenue @ Locust Street and Lovell Avenue - 12 residences of a period circa 1890 to the 1930's. (Not Register eligible)
- #3 - Western Avenue @ Lovell Avenue and Brookfield Street -

sporadically lined with late 19th and early 20th century houses. (Not Register eligible)

- #5 - Ferndale and Fairmount Avenue @ E. Lake Blvd. and Edgehill Avenue - 5 circa 1930's houses in an isolated group. (Not Register eligible)
  
- #6 - Western Avenue - Morristown Aqueduct System - this stone-lined reservoir is indicated on 1887 mapping as a smaller backup system to the larger reservoirs sited along the eastern side of Picatinny Road. (Not Register eligible)
  
- #9 - Mt. Kemble Avenue - includes a group of 11 second half 19th century residences with large carriage houses, garages at rear. (Not Register eligible)
  
- #22 - Private Drive (off Schoolhouse Lane) - Four unusual post-war period Revival houses possibly built by friends who decided to develop the area together. Each of the homes is sited on a sizable, wooded lot and shares a common vista of the Washington Valley. (Not Register eligible)

- #33 - Route 24 @ Egbert Avenue and Kahdena Road - This row of second-half-19th century mostly planbook houses is sited close to the road, with the exception of the Jones Drive house, and illustrates Gothic Revival and Italianate details. (Not Register eligible)
- #43 - Lake Valley Road @ Raskin Road and Mill Road - This historic road is dotted with houses dating from 1777 to the turn of the 20th century paralleling the industrial development of the nearby forge, ca. 1768, and the paper mills from 1832 through the early 1920's. There are six historically significant homes scattered along Lake Valley Road and sited close to the road. (Not Register eligible)
- #48 - West Hanover Avenue @ Gordan Place/Speedwell Avenue - This group of 21 last-quarter-19th century houses with similar period houses across the street in Morris Plains reflect the solid middle-class virtue of this era. (Not Register eligible)
- #60 - Normandy Parkway - Normandy Parkway was part of the development boom that produced dozens of mansions at

the turn of the century. It was developed between 1890 and the First World War with homes for local millionaires who wanted impressive houses without the cost or burden of huge estate properties. The overall landscaping and park-like atmosphere of the street produced a unified rural effect at the edge of urban Morristown. (Register eligible)

- #68 - Canfield Road @ Madison Ave./Easley Terrace - This quartet of houses includes 2 federal/Georgian Revival and 2 eclectic mode with reliance on Tudor/Medieval precedents. All four houses were built between 1907 and 1910. (Register eligible)
- #69 - Canfield Road @ Canfield Way & Fox Hollow Road - These four houses are Colonial Revival and were developed later than the Survey #68 houses above, probably circa 1935. (Not Register eligible)
- #83 - South Street @ Seaton Hackney Park/Sand Hill Road - Between Sand Hill Road and Seaton Hackney Park stand several groups of mid-to-late 19th century vernacular houses as well as several of greater architectural significance. (Not Register eligible)

- #86 - Woodland Avenue @ Johnson Drive and Degan Lane - a row of 8 tightly spaced houses which are 2 1/2 story vernacular frame dwellings creating the general effect of a typical late 19th century working class street.  
(Not Register eligible)
- #90 - Woodland Avenue @ corner of Canfield Road - Located at 223, 227, 229 and 231 Woodland Avenue. These four houses reflect the semi-rural character of this road throughout the first quarter of the 20th century. The house at #227 is individually Register eligible as an example of a fast-disappearing local type.

The following properties have been noted as having "possible" register eligibility in the Heritage Commission Survey:

- #18 - Gatewood - 25 Old Mendham Road - Gatewood is noted to have been built prior to 1790 by Henry Gardner, Sr. on a 75 acre farm surrounded by an apple orchard, a cider works and distillery.

- #55 - Park Avenue vernacular farmhouse - This 18th century vernacular farmhouse sits on 18 acres of fields lined with retaining stone walls. It was occupied by Edwin Ford and with succeeding generations of Fords the area soon became known as Fordville.
- #76 - "Brookfield" - Kitchell and Spring Valley Roads - This East Jersey cottage style house has a construction date of 1742. Although the house itself appears to be National Registry ineligible because of loss of architectural integrity, the site may prove to be archaeologically eligible because of its reputed use as a mass burial site for smallpox victims and other Revolutionary War associations. The house was used as a smallpox hospital in the Winter of 1777 when the Revolutionary Army was encamped at Loantaka.

#### FUNDING ASSISTANCE

The Green Acres, Cultural Centers and Historic Preservation Bond Act of 1987 authorized \$25 million for historic preservation projects. Applications for the \$22 million historic grant

program are available from the New Jersey Historic Trust, CN 404, Trenton, New Jersey. The remaining \$3 million will be used in a revolving trust fund.

The grants will be awarded on a competitive basis for the renovation, restoration or rehabilitation of historic properties that are listed, or that qualify for listing, on the New Jersey register of Historic Places. Properties owned by non-profit organizations and the State, county, and municipal governments are eligible for funding. The applicant must match the State funding.

The adaptive reuse of old and historic buildings is becoming increasingly accepted as a normal, attractive, and less expensive way both to provide space and to save historic buildings and areas. The "Abbey" and "Glynallen" are good examples of this.

#### RECOMMENDATIONS

The preceding analysis offers an organizing framework for in-depth historic preservation planning and implementation by the Township. One of the responsibilities of the newly-formed Historic Preservation Commission is to make recommendations to

the Planning Board on the Historic Preservation Plan Element of the Master Plan and on the implications of other master plan elements for the preservation of historic sites. Therefore, the following recommendations are intended to identify the initial steps to begin the dialogue between the Board and Commission:

1. Submit this report to the Commission for its information, review and response; at a minimum, it is believed that all Register eligible properties should be mapped on the Master Plan.
2. Consider the following "Checklist of Criteria for Evaluation"<sup>4</sup> as a basis for the regulatory standards to be developed and incorporated in the preservation plan element:

Historic Considerations

Is the structure associated with the life or activities of a major historic person (more than the "slept here" type of association)?

Is it associated with a major group or organization in the history of the nation, state, or community (including, significant ethnic groups)?

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<sup>4</sup>  
A.S.P.O. (American Society of Planning Officials),  
Planning Advisory Service, Report No. 244, 1969.

Is it associated with a major historic event (whether cultural, economic, military, social, or political)?

Is the building associated with a major recurring event in the history of the community (such as an annual celebration)?

Is it associated with a past or continuing institution which has contributed substantially to the life of the Township?

#### Architectural Considerations

Is the structure one of few of its age remaining in the Township?

Is it a unique example in the Township of a particular architectural style or period?

Is it one of a few remaining examples in the Township of a particular architectural style or period?

Is it one of many good examples in the Township of a particular architectural style or period?

Is the building the work of a nationally famous architect?

Is it a notable work of a major local architect or master builder?

Is it an architectural curiosity or picturesque work of particular artistic merit?

Does it evidence original materials and/or workmanship which can be valued in themselves?

Has the integrity of the original design been retained or has it been altered?

#### Setting Considerations

Is the structure generally visible to the public?

Is it, or could it be, an important element in the character of the Township?

Is it, or could it be, an important element in the character of the neighborhood (either alone or in conjunction with similar structures in the vicinity)?

Does it contribute to the architectural continuity of the street?

Is the building on its original site?

Is its present setting (yards, trees, fences, walls, paving treatment, outbuildings, and so forth) appropriate?

Are the structure and site subject to the encroachment of detrimental influences?

#### Use Considerations

Is the building threatened with demolition by public or private action?

Can it be retained in its original or its present use?

Does it have sufficient educational value to warrant consideration of museum use?

Is it adaptable to productive reuse?

Are the building and site accessible, served by utilities, capable of providing parking space, covered by fire and police protection, and so forth, so that they can feasibly be adapted to contemporary use?

Can the structure be adapted to a new use without harm to those architectural elements which contribute to its significance?

#### Cost Considerations

Is preservation or restoration economically feasible?

Is continued maintenance after restoration economically feasible?

3. Consider the delineation of an historic district boundary for the Washington Valley. This should be closely coordinated with open space planning to protect the natural environment of the area. Twenty four of the Valley's most significant properties are noted in the Heritage Commission survey. The Survey emphasizes the fact that the man-made features of Washington Valley are one with the natural environment. The district is "most significant for the relationship between buildings and landscape...." Therefore, the prime objectives of both preservation and environmental planning should be to maintain and protect this symbiotic relationship. Activities or uses which would tend to disturb it should be discouraged in the district.
4. The Board, with the advice of the Historic Preservation Commission, should consider a municipal landmark designation system which identifies by plaques or markers those structures which are locally significant but are not necessarily Register eligible. This system could also be expanded to include some of the historic districts and streetscapes identified. Other methods

which could be encouraged to evoke the by-gone historic period of the area are:

- municipal actions to install "street furniture" appropriate to a particular historic area, e.g. street lighting or brick or slate pavers instead of concrete sidewalks.

- encourage private actions through reasonable voluntary guidelines promoted by the Township relating to exterior home improvements, e.g. picket, iron or brick fences rather than chain link or other modern metallic types; preservation and good maintenance practices for trees, hedges and shrubs on the properties; use of quality materials of the proper style such as real brick and cedar siding instead of artificial substitutes.

- encourage private actions to blend new additions and structures into the area by making them architecturally compatible with the existing buildings by careful attention to the distribution of window openings, the ratio of facade openings

to exterior wall area and the compatibility of materials as to color, texture and size including the details of siding and trim board and mortar joint widths.

SUGGESTED CHANGES AND ADDITIONS TO THE HISTORIC PRESERVATION  
PLAN ELEMENT

Morris Township Historic Preservation Commission

Written by Nancy Strathearn  
January 1992

# MORRIS TOWNSHIP HISTORIC PRESERVATION PLAN ELEMENT TO THE MASTER PLAN

## INTRODUCTION

The celebration of Morris Township's 250th anniversary in 1990 provided an excellent opportunity to examine the township's history, which, in turn, served as an impetus to consider the preservation of its historic resources. The state of New Jersey adopted legislation in 1986 that enables each municipality to provide some kind of protection of historic resources through amendments to its Municipal Land Use Law as part of zoning regulation. With the establishment of a Historic Preservation Commission, and the proposed Historic Preservation Plan Element to the township's Master Plan, Morris Township is well on its way to preserving its valuable heritage. The final key to the formula will be passage of a preservation ordinance establishing guidelines of protection for designated properties.

### A Role for Preservation

Over the last twenty-five years, historic preservation has risen from relative obscurity in America to a recognized part of community planning. In 1966, passage of the National Historic Preservation Act provided recognition and some protection to our nation's historic sites, structures, districts, and prehistoric remains threatened by federally-funded projects. State protection followed shortly thereafter, adopting the same procedure and guidelines, to offer protection from any negative impact of state-funded projects. Since then, individual states have passed legislation enabling each municipality to protect their own local resources through zoning regulation. This local authority is the most important step of all, for it recognizes the significance of each municipality's unique history, and is able to offer more protection than the state and federal authorities can offer.

The value of identifying and saving Morris Township's historic resources provides a number of benefits:

- o Aesthetically the preservation of much of our past architecture adds significantly to the rich and diverse beauty of Morris Township and aids our sense of well-being and contentment.
- o Socially the preservation of a sense of place that creates a neighborhood and community binds the social ties that make harmony and balance among all residents of diverse ages, religions, ethnic backgrounds, and economic standing.

- o **Historically** the preservation of our historical resources helps us and future generations understand how, what, and why Morris Township and its residents are what they are; or, as is oft stated, only by learning from our past can we move successfully into the future.
- o **Environmentally** the preservation and maintenance of our built environment, rather than destruction and rebuilding, offers sound management in this age of limited resources.
- o **Economically** the preservation of our historic properties is another tool in managing and protecting the value of the entire community.

## DEVELOPMENTAL HISTORY OF MORRIS TOWNSHIP

In order to recognize the significance of various properties in Morris Township, an overview of the township's development is helpful beginning with what is known about the Indian population prior to European settlement and concluding with a look at Morris Township today.

At the time of the arrival of the first European settlers in the vicinity of Morris Township, "the Indians had not then disappeared from the region; while game abounded along the streams, and bears, wolves and panthers roamed through the forests" (Munsell 1882:110). Those Indians represented the last of four cultural periods of prehistoric archaeological record of Morris County reaching as far back as 10,000 B.C. Artifacts from the earliest of these inhabitants range from early Clovis fluted points of the Paleo Indian, found in scattered surface finds throughout the county, to projectile points and grinding stones, mortars, and pestles, stone axes, and adzes found around water sources, upland terraces, hilltops, and rock shelters, to the clay vessels and tobacco pipes of the final Indian culture that had cultivated beans, corn, and squash in expansive flood plains (Lenik 1990:15-18).

There have been no extensive archaeological excavations for prehistoric remains in Morris Township although several potential camp sites have been reported in Washington Valley (Hall n.d.:4) and numerous surface artifacts have been recovered by amateur collectors. According to archaeologist Edward Lenik of Sheffield Archaeological Consultants, Indians roamed over most of Morris Township but actual campsites have yet to be uncovered.

The first Europeans to permanently settle in this area arrived in 1710 (Sherman 1905:23). They had migrated from New England, Long Island, and Newark and established a settlement along the Whippany River in what is now Hanover. In 1715 a survey of the surrounding area included the land that today comprises Morristown and Township, and indicating this land had been divided into three parcels from 1250 to 2000 acres. The Council of Proprietors had deeded this land, originally part of William Penn land grants, to three speculators. The land was called West Hanover and located in West Jersey, a political division of the state into West and East Jersey established in 1687. Another survey in 1743 put this land within the bounds of East Jersey where it remained despite continued boundary disputes (Lenik 1990:21).

The Colonial Assembly created Morris County, named after Lewis Morris, the first colonial governor of the state, in

1738. On March 1, 1740, the Morris County Court divided the county into three townships: Morris, Pequannock, and Hanover. Morris Township included nearly half of Morris County but within the first year Roxbury broke off, Mendham followed in 1749, Chatham Township in 1806, and Passaic Township in 1867 (Hoskins reprint 1987:1).

The three original land parcels that today make up Morristown and Morris Township, were sold off into farms and building lots. The first acknowledged frame house in Morristown was erected in 1727 according to a manuscript by Rev. Joseph Tuttle and by 1740 frame houses were becoming numerous (Sherman 1905:30 and 47). Written records of life in Morris Township between then and the Revolutionary War are scarce. Edward Halsey's chapter in W.W. Munsell's 1882 book describes life as busy for families that had to provide their own food, clothing, and shelter. In 1738 there was one mill, a blacksmith's shop and two dwellings along the old Indian path between Morristown and Mendham, and in town itself one church, two public houses, a grist and saw mill, a forge, and a few scattered houses. Despite a slowly-growing population, Halsey describes the area by the time of the Revolution as reputedly "aristocratic." The surrounding township was successfully farmed and the town not lacking for wealth and culture (Munsell 1882:111).

By the time of the Revolutionary War, Morris Township was recognized for its strategic location lying between steep ridges that made surprise attack difficult. Of prime importance was the proximity to the iron mines of the northwestern portion of the county that kept the Revolutionary forces in arms. Washington and his troops, encamped in the Morristown area in 1777 and again in 1779, protected the iron mines and forges, and kept a passage open from north to south between Revolutionary forces.

While no battle was carried out in the area, the encampments were memorable for the exceptionally severe winters passed here and the hardships endured by the troops. In 1777, troops were encamped at Loantaka, part of which is believed to be within the Loantaka Park owned by the Morris County Park Commission. Worst among the hardships was a smallpox epidemic that took many lives of soldiers as well as local citizens. Without a hospital in the area, a small house on Kitchell Road, owned by the Brookfield family, was enlisted to care for the sick and dying, and reputed to have a burial ground from this period on the property. Throughout the area, many homes were filled with billeted soldiers, whose occupation strained every family's meager food and clothing supplies.

The troops returned to an even harsher winter in 1779. This time Washington stayed at the home of Col. Jacob Ford and his troops encamped in Jockey Hollow, parts of which

cider mill and a grist mill by Puff's Brook near Lake Valley and West Hanover Avenue operated throughout most of the 19th and first quarter of the 20th centuries (Hoskins reprint 1987:45-49).

Throughout the 19th century, transportation routes improved from Indian foot paths to roadways. Mt. Kemble Avenue was called "The Great Road from Morristown to Baskenridge" in early deeds from the time the first Baptists settled along the road about three miles south of the Green, and was later known as Mountain Road and the "road under the mountain" (Hoskins reprint 1987:5). Western Avenue, or "the road to Jockey Hollow" carried thousands of Revolutionary soldiers along its meandering path to Morristown. Louis Gillespie had the road straightened when he built his summer home, Tower Hill, in 1878. Mendham Road (Rt.24) was a branch of the Minisink Trail when the settlers first arrived, and later became the Washington Turnpike in 1806, complete with tolls. Old Mendham Road started as a "shunpike" to divert travelers around one of those toll gates. The stagecoach from Easton to New York, used this turnpike beginning in 1828 (Hoskins 1960:30).

One of the oldest roads is Sussex Avenue, originally part of the Minisink Trail used by the Indians traveling between the Delaware Water Gap and the Jersey shore at Shrewsbury. In 1801, it became part of the Morris Turnpike Company running between Elizabeth and Sussex County. The Minisink had many branches but a portion of the main route of this vital Indian thoroughfare includes Park Avenue as it travels from Madison, over Columbia Turnpike at Fordville, crosses the Whippany River below Morristown-Beard School, and on to Morris Plains. Known as The Kings Highway in colonial times, the well-worn Indian path became a major route for the colonists as well (Hoskins 1960:68).

Four schoolhouses were built in the Township in the 19th century. Two of them, the Washington Valley Schoolhouse (1869) and the Hanover School (1866), were built on the sites of older schoolhouses from the 18th century. The Mountain School (1810) is the oldest surviving school in the Township and is now a residence on Mt. Kemble Avenue. The Union Schoolhouse (1814), successor to the Board School, was moved from the Kountze (Delbarton) property to across the street and is a private residence. All four schools were abandoned in 1913 for newer, larger structures (Hoskins reprint 1987).

The final change to Morris Township's boundary lines occurred in 1865, one day before the end of the Civil War. Morristown and Morris Township became separate entities with the incorporation of Morristown by the New Jersey State Legislature on April 6, 1865. About 1,000 acres, comprising the very center of the Township and including almost all civic, commercial, and religious buildings, became Morristown

proper, leaving Morris Township as a band of farms and outlying residences surrounding the new town.

For the next thirty years, the Township remained rural in character as farming dominated the area. Towards the end of the 19th century, however, its character took a decided turn. Attracted by the touted healthful air and environs, men from New York City and Newark began building large summer homes along Sussex Avenue, Normandy Parkway, Normandy Heights, and Madison Avenue enabling their families to escape from the heat and disease of summer city life.

The grand houses and their families eventually dominated Morris Township's social life earning the title of "Morris County's Great White Way" for the stretch of Madison Avenue between Madison and Morristown, and a reputation as having the greatest concentration of wealthy men in the country.

Not all farms were subdivided; some were bought up to become an even larger estate for "the country gentleman." With the aid of countless hired hands, prize herds of dairy cows were raised as well as fine show horses and dogs. Their grounds, requiring an extensive labor force, became a showplace for rare and exotic plants, and gardens of wonder.

The services and pastimes required by the lifestyles of the rich soon followed. The Whippany River Club off of Hanover Avenue provided racing and four-in-hand coaching diversions, the Field Club on South Street and later James Street offered several field sports eventually settling on tennis as its focus, and the Morris County Golf Club utilized the dipping terrain of the Devil's Punch Bowl off Madison Avenue for its golf links.

Select private schools were established, mostly in Morristown, to educate the children of the wealthy. In Morris Township, the Morristown School (originally called St. Bartholomew's) was built in 1898 in Colonial Revival styling. A merger with the Beard School of Orange in 1971 created today's Morristown-Beard School for boys and girls.

One of the greatest impacts upon the Township by the influx of an enormously wealthy class of people was the growth of a working class of people, mainly to serve the rich. If these people didn't work directly for a family, they were probably employed by those businesses that served the rich. Neighborhoods were built of inexpensive housing for rent and eventually purchase by these workers, like Hillside, Fairchild-Sherman, Wilsonville, and Collinsville.

The Great Depression and the institution of income taxes brought an end to the Township's Gilded Age. Most of the great houses were closed up and eventually demolished. Some fortunate places became schools like Delbarton and Villa

Walsh, or religious centers like Good Shephard, Loyola, and the Unitarian Society, while a few were successfully converted into business offices like General Drafting and The Abbey. The Frelinghuysen Arboretum, Fosterfields, and Seaton Hackney are examples of properties left to the public by their generous owners. Some properties, like Lewis Morris Park, have been returned to open space after having served a brief time as a summer bungalow colony in the 1920s-40s. Springbrook Golf Club was built on part of the Spring Brook Farms of Robert Foote.

The demand for housing in the 20th century produced new neighborhoods like Springbrook and Burnham, built in the late 1920s and 30s. After World War II, an even greater demand for housing brought about most of the neighborhoods that make up the largest portion of residences in Morris Township today like Wheatsheaf, Bradwahl, Cromwell Heights, and Butterworth, to name but a few.

The last few decades have brought yet another change to the once rural character of Morris Township. Corporate office buildings have been built on most of the larger remaining tracts of undeveloped land. Allied Signal's building was built on the Otto Kahn estate, Mennen on the former Whippany River Club, and Mepeco/Electra and Keuffel & Essler on parts of Twin Oaks. Other parcels of land have been developed with townhouses.

Thus has Morris Township changed over its 250 years of development. From a beginning size of almost half of Morris County to a little over 15 square miles today, and from a rural agrarian society to a mostly residential community, the Township reflects its past and its present through its buildings, structures, and open spaces.

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## ARCHITECTURAL HISTORY

The diversity in architectural styles of residential, public, commercial and religious buildings chronicles the periods these structures were built and graphically illustrates the diversity of the people who built and inhabited them. This richness of variety can be found in practically every American community telling a story of good times and bad times, of innovation and of complacency, of extravagance and of simplicity, and of a dozen more periods, phases, and lives throughout our history. Without reading a book, scanning a newspaper, or talking with residents, more can be divulged about a community through its architecture than any other manifestation of man's handiwork.

Describing "styles" of architecture can present problems, however, in that unlike the orderly classification system used to describe plants and animals, the variations of architectural styles are as diverse as the people who designed them. An architect-designed structure is apt to display a stricter interpretation of a particular style making identification fairly easy. Most buildings, especially houses, however, are not designed by architects, but instead are designed by builders who take ideas from past examples and combine that with their own ideas and tastes as well as of their client and change and adjust the design according to the cost involved. Thus, a less expensive house will probably be built with local building materials, by local laborers, and will have fewer embellishing features signifying a style. As more money is spent, the closer the resemblance to a particular style. That is not to say that the inexpensive building can't be classified by a style, but often the term "vernacular" is used in conjunction with these houses whose distinctive stylistic features are muted by local variants.

Recognizing and preserving our architecture, whether it is an outstanding example of a particular style or a variant reflecting local culture, is tantamount to saving a documentation of our history. The following descriptions of the most prominent styles of architecture found in Morris Township will help to identify these resources.

### EARLY ARCHITECTURE

#### Georgian and its Variants

The earliest extant architecture in Morris Township, dating back to mid-18th century, reflects the building patterns of the first area settlers, most of whom had

migrated from Long Island and New England. The plan is based upon the Georgian house style, often labeled "colonial" for its origins within the colonial period of American history, and notable for its persistence throughout the 19th century. The definitive elements of Georgian architecture include a low-pitched roof usually gabled, two openings (windows or doors) per floor on the ends and five on the facade, and a double pile (depth) plan with two rooms on each side of a central hall containing a stairway. An internal chimney is centered on the end opposite the stair. Gatewood, located at 25 Old Mendham Road, is a good example; the Peter Kemble house is a classic Georgian house type, built ca. 1750-65 on Mt. Kemble Road in Morris Township but now standing within Harding Township.

The major variation to this plan found throughout New Jersey, Pennsylvania, and Delaware is a subtractive step to two-thirds of the complete Georgian house forming a side entrance with stair next to two rooms front to back. Generally a kitchen wing, lower and narrower than the bulk of the house, was built off one gable end. The John Smith House, ca. 1760, built on Washington Valley Road, exemplifies this form.

A modification to the two-story Georgian two-thirds plan was a 1 1/2 story plan resulting in a side entrance and only two windows on the front facade. A steeply-pitched roof (sometimes built as a gambrel) allowed additional height to the half story above the first floor - a space used for storage or sleeping. A further adaptation of this plan included small windows under the roof eaves to help light the half-story sleeping space. The predominance of this house plan, built when the eastern half of New Jersey was formally known as the Province of East Jersey, has influenced 20th-century historians to name this the East Jersey Cottage. A number of examples of the East Jersey Cottage can still be seen in Morris Township despite additions and alterations: Puff's Tavern (1778), 214 W. Hanover Ave., John Morris House (1798), Washington Valley Rd., Samuel Alward House (ca.1780), 106 Mill Rd., 541 Jockey Hollow Rd., and Brookfield (1742), at Kitchell and Spring Valley Rds.

### **Federal**

By the end of the 18th century, a change in Georgian architecture, influenced by the Adams brothers in England, resulted in a lightness and delicacy of architectural forms. Known as Federal architecture in America, this refinement was marked by a formal arrangement of the facade and interior, embellished with classic Roman and Italian motifs. Windows tended to be of narrower proportions than Georgian and typically a semi-elliptical fanlight and sidelights flanked the front door. Porches, often with semi-circular roofs, may

have been built over the front door and, upon occasion, curved or octagonal window projections offered relief from the usual boxlike shape of the Georgian house.

In Morris Township, the Federal style was not as common as the Georgian. The best example is found at 130 Lake Valley Road. The center hall doorway is graced with an elliptic-shaped fanlight and vertical side lights. Pairs of delicate columns support the shallow-gabled roof of the porch. A short distance away, the house at 106 Mill Road was built in the traditional two-thirds Georgian type but its inordinately high roof and the delicate dentil molding and elongated diamond pattern at the cornice level suggests an alteration to this house that included some later Federal-styled motifs.

## NINETEENTH-CENTURY ARCHITECTURE

### **Greek Revival**

The height of Greek Revival architecture extended roughly from 1820-1860 in America, a period of expansionism and productivity for a young growing country. The new-found pride among the leaders of our democracy was expressed in the architecture of public buildings, inspired by the temples of the first democratic republic, Greece. The form was easily adapted for house construction using gabled facades with full or partial entablatures, classic columns to support a portico, or, more often, pilasters (a shallow column in relief) at each corner. The roof was usually low and hidden behind heavy classic-ornamented cornices.

As with the Federal style, Greek Revival was not a commonly-found type in Morris Township, but one outstanding example was constructed. The Sycamores on Spring Valley Road (ca.1848) prominently manifests all the features of a Greek temple: a full, projecting pediment over a full entablature below, a two-story portico with balustrade carried on square columns with molded caps, and transom side lights. True to Greek Revival, the siding is painted white.

### **Gothic Revival**

A wave of romanticism swept across America in mid-19th century affecting art, literature, and even architecture. Based upon picturesque medieval architecture of Europe in earlier centuries, the form was popularized in this country by Andrew Jackson Downing whose writings and books illustrated gothic houses. The dominant features were the steep gabled roof, irregularity and asymmetry in roof lines, arched windows and doors, and an overall upward, pointed

appearance as borrowed from gothic church architecture.

To achieve the picturesque, not only was the architecture of the house important but the landscape as well. Tall pointed spruce trees, wooded glades, babbling brooks, and curvilinear paths were selected for their picturesque qualities. The house was meant to become a natural extension of its surroundings and thus was painted in earth tones that blended with the countryside in contrast to the stark white of Greek architecture.

As with most house styles, construction of an architect-designed pure form was rare, and gothic was no exception. The style was easily adapted by local builders with the addition of a small front gable to an otherwise straight Georgian roof line, and possibly decorated with bargeboards (often called gingerbread). Full porches or verandas, typical but not exclusive to gothic architecture, became common features of 19th-century houses as well.

The best example of gothic architecture in Morris Township is The Willows (1854), part of Fosterfields Living Historical Farm, owned by the Morris County Park Commission. Sitting adjacent to Washington Valley in the western part of the township, The Willows was adapted from a design published in an 1851 pattern book and exhibits many features of gothicism: tall, steep gables, arched pillars on the porches, label moldings over the windows, decorative stick work within the gable peaks, tall chimneys with decorative chimney pots, and painted a stone grey.

More typically found throughout the Township are examples of houses that were embellished with gothic motifs. The Hillside district has a number of houses whose pointed gables are gothic derivatives: 17 Center Ave. includes a bargeboard within its gable and gothic pointed windows adorned with a label molding; 9 Locust Street is a mansard-roofed house but includes a distinctive gothic-arched window on its front facade. The Pickets (1856), a Carpenter Gothic house denoted by its jigsaw ornament and incised bargeboard decorating the gables, is located in Washington Valley. Another example of Carpenter Gothic is 440 Sussex/Brandywine Ave. built before 1868. The complex massing of additions includes an incised bargeboard within the gables and dormers.

Maple Cottage (ca.1850s and 1890) on James Street opposite Nottingham Court, having undergone several major modifications, once again sports its original gothic facade. The large central gable with prominent roof eaves brackets is a combination of gothic and Italianate motifs. Interestingly, this house was "updated" to a Colonial Revival appearance at the end of the 19th century and, ironically, "updated" once again in 1989 by returning it to its original appearance, Victorian Revival now being in vogue.

## Italianate

A second and equally popular house style built in the romantic 19th-century era was the Italianate. Inspired by Italian farmhouses, these picturesque cottages and houses were built in town as well as in the country in America from about 1840-1880. They too were painted in natural earth tones and alluded to a pastoral lifestyle meant to counter the impersonal machine age of the Industrial Revolution.

Typical features of the two or three-story houses included square bays, low roof with wide overhanging eaves supported by large, decorative brackets, a campanile-like tower, and round-headed windows, often paired, with hood or eye-brow moldings.

The Holt (1855), 27 Kitchell Road, is an excellent example of Italianate architecture despite the many additions and window alterations. The 2 1/2-story structure is irregular in massing with a shallow-pitched roof line. Originally built with a three-story square tower, the house was remodeled in 1889 with an addition to the northwest corner. The first floor windows are round-headed as are the third story eyebrow windows.

Next to the grounds of Allied Chemical, Columbia and Park Avenues, sits an Italianate structure, the former caretaker's house to the Otto Kahn estate. Formerly there stood twin Italian villas on the estate, designed by Carrere & Hastings - elaborate mansions built in 1897, and razed in 1937. The caretaker's house remains, however, and might be attributed to Carrere & Hastings. The house sits on an acre lot at the Park Avenue entrance, the only surviving structure of the Kahn estate. The Italian Villa style includes a variety of jigsaw brackets and a handsome 2 1/2-story tower.

## Second Empire (Mansard)

In the 1860s in America, the taste for romantic architecture gave way to an interest in materialism. In emulation of a mixture of many European styles, the simplicity of early gothic, Italianate, and Greek architecture was rejected for a show of power and opulence. Public buildings were heaped with shapes, colors, materials, and details as improved mechanical systems provided heat, light, and plumbing. Domestic architecture changed as well as homeowners displayed new-found wealth with an abundance of shape, texture and color in their houses.

One such style was called Second Empire, named after Napoleon's rebuilding of Paris a century earlier, typified by the mansard roof. Originally developed in France, the

mansard roof had two slopes on all sides (the upper slope nearly flat, the lower steep, and sometimes curved) and thus no gable ends. Floor plans remained the same as earlier houses but with a roof that came in several shapes: straight sided, concave, convex, ogee-shaped, a combination of shapes, or, typical in New Jersey, with a break in the middle. The slate could be polychromed, cut in different shapes, and often topped with cast iron cresting along the ridge line.

The premier example of Second Empire in Morris Township is the administration building of St. Elizabeth's College. The multi-block structure has mansard roofs broken with dormers and topped with cupolas and a rising domed tower over the center portion.

There are other characteristics of Second Empire architecture that was often used in public and private buildings but, in Morris Township, the few extant examples are houses characterized with mansard roofs. A particularly picturesque (that term was still used to describe houses through the 19th century) example is found at the corner of Picatinny Road and Western Avenue. Built ca. 1860, the house plan itself could have been copied from a number of styles found in plan books from that period but was distinctly finished with a mansard roof with flaring eaves. Another example at 9 Locust Avenue in the Hillside district of the Township has a mansard roof with concave shape. The L-shaped plan for this small house was embellished with gothic-arched windows, exhibiting the propensity to combine details from several styles. The George Estes house on Washington Valley Road has a mansard roof over paired eaves brackets (from the Italianate style) and a wrap-around porch decorated with chamfered posts and jigsawed spandrels.

### Queen Anne

One of the showiest styles of late 19th-century architecture was Queen Anne, a name from England where the style had derivations from earlier, medieval architecture. In America, Queen Anne became an opulent profusion of elements - verandas and balconies, towers and turrets, and varieties of materials, colors and patterns. Common features included tall chimneys, tile or slate roofs, half timbering, multi-shaped shingles, rows of windows, bargeboards of Japanese motifs (like the rising sun, open fans, lattice work), Jacobean-turned porch posts, round towers with round plate-glass windows, to name but a few elements. Queen Annes were never painted white but colored with varied tones and contrasting colors.

Interiors deviated from the box-like earlier plans, and interior spaces flowed from room to room incorporating nooks and crannies. Golden oak and other woods used as wall

paneling and wainscoting, windows glazed with stained glass, floors covered with tiles, ceilings detailed with beams, and walls and ceilings covered with elaborate wallpapers including a pressed paper called lincrusta walton were some of the means available for decorating.

Two outstanding examples of Queen Anne architecture in Morris Township are both located on Knox Hill Road off of Kahdena Road. Kahdena (1887), at the corner of Kahdena and Knox Hill Roads, has all the elements of this eclectic style: irregular massing, roof with ogee- and elliptic-shaped dormers, patterned shingles and tripartite window composition on the second story. On the first floor: multi, stained glass windows, front bay window with attached fluted pilasters, porch with alternating horseshoe and segmental arches, and a porte cochere topped by a barrel roof supported with heavy-turned posts. The interior is laden with golden oak paneling, has a large living hall entry with inglenook fireplace, a circular floor plan, and a myriad of room shapes. The Major C.C. McConnell House, also on Knox Hill Road (1892), is distinguished by its combination of late Victorian asymmetry and Colonial Revival details. Especially noteworthy are the eclectic use of various windows: casement dormers, geometrical tracery, paired eyebrow windows, Palladianesque windows and a two-story window with fanlight. The half-round, two-story projection (short of being a tower) next to the porch has windows with rounded plate glass.

#### Planbook - Vernacular

Designs for a large number of houses built in the 19th century came from books of house plans written by architects and widely distributed throughout the United States. From these books homeowners and builders could select a house style from a number of plans and make their own modifications to meet their needs and pocketbook. In mid century, the plans reflected the romantic gothic and Italianate styles and later the Second Empire and Queen Ann styles. But after the Civil War, an increasing market for inexpensive housing produced planbooks with simpler houses especially suitable for small urban and neighborhood lots. The basic house form could be distinguished with decorative details rather than meet all the characteristics of a particular style. Thus, a two-story frame house with its gable end facing the street was ideal for narrow city and neighborhood lots - perhaps a few decorative elements like simple bargeboards or a pointed window could suggest gothic styling, or round-topped windows or eaves brackets for Italianate styling. Sometimes such housing was built by a nearby industry to provide inexpensive housing for some of its workers - most likely supervisors or low-level managers - usually clustered in a group of similar type designs. The term vernacular is often used in conjunction with these houses to indicate the local variations used

to adapt the book plans to regional conditions.

In Morris Township, planbook housing is found along Western Avenue numbered from about 133 to 139, depicted by the row of side-entry, single gabled houses, most with front porches. A similar string of 2 1/2 story, frame houses sits on Mendham Road alongside Burnham Park and are enhanced with decorative gothic, Queen Anne, and Italianate details. These houses were probably provided for workers at the quarry and stone crushing operation once located across the road. Wilsonville, off of West Hanover Avenue between Second Street and Marianna Place includes 18 simple worker's cottages, all in similar plan to the Mendham Road and Western Avenue houses. A row of 8 tightly-spaced, 2 1/2 story, vernacular frame dwellings is located along Woodland Avenue between Johnson Drive and Degan Lane. All but one are front-gabled, and #30 and 36 Woodland exhibit Queen Anne motifs.

## TWENTIETH CENTURY

### Craftsman Influenced Bungalow

The end of the nineteenth century saw a number of styles in domestic architecture being built. The last quarter, in particular, brought a profusion of ornament, color, texture, and massing to house design that, not surprisingly, a reaction to this "exuberance" and to the diminishing quality of machine-produced building materials and furnishings eventually produced a movement towards simplicity and improved craftsmanship. The Arts and Crafts movement in architecture was inspired by English utopian ideals urging handcrafted objects of natural materials to counter the impersonalization of the machine age.

One of the earliest proponents of this ideal was Gustav Stickley whose magazine, The Craftsman, spread the philosophy of the simple life through architecture, furnishings, and a back-to-nature lifestyle. Appealing to homeowners with incomes ranging from middle class to modest means, Stickley published house designs with simpler exteriors and interiors than had been seen for several decades. Architects such as Frank Lloyd Wright and the Greene brothers, developed sophistication in the emerging craftsman style, and their designs have become hallmarks in the Arts and Crafts movement in America. But it was the small bungalow, influenced by Gustav Stickley, that left an even greater mark on American architecture.

The Craftsman bungalow was usually 1 or 1 1/2-stories high, with a low, extended roof often with knee bracing (triangular, wood-beamed brackets), broad-spreading porches

(sometimes in stone) with angled pillars, natural shingles, and stone chimneys. There is seldom an entry hall, the living and dining rooms are laid in tandem, and natural woodwork and inglenook fireplaces with built-in bookcases adds a sense of snug intimacy.

The popularity of these bungalows increased with their availability as mail order houses from building firms and even Sears Roebuck and Company. Good examples of bungalows in Morris Township include 205 Mt. Kemble Ave., the Weger house in Washington valley (reputed to be a Sears mail order), and several scattered throughout the Sherman-Fairchild district. The bungalow at 99 Woodland Ave. is a pure example of the Sears mail-order house "The Crescent" and on Kitchell Road there is a good example of Sears "Osborne."

### Colonial Revival

From the end of the 19th century to the Great Depression, the use of land in Morris Township changed from a scattering of small farms to a concentration of great estates and subdivisions for working and middle class habitation. The enormous wealth that changed the landscape brought a change in architecture as well. The monied barons of industry who lived in New York City and Newark during the winter months bought up the small township farms to create their own private estates. Residing for the summer months only, architect-designed mansions became the focus of these country-gentlemen farms and their choice of architecture reflected the latest of trends in America.

One such trend that began in the latter half of the 19th century produced one of our most enduring styles: Colonial Revival architecture. The interest in our own colonial heritage began shortly after the Civil War, gaining popularity with "olde tyme" exhibits at our country's Centennial Celebration in Philadelphia in 1876 and furthered yet at the Columbian Exposition in Chicago in 1893. Colonial furniture and decorative objects were bought by all economic levels of Americans, but the first domestic architecture was built exclusively for the wealthy. Designs were far-ranging and creative, expressing the essence of 18th-century architecture with decorative elements applied to 19th-century house styles. Thus a large Queen Anne or perhaps a Shingle style house might have dentil molding and heavy cornices, or a Palladian-styled window, or a broken pediment applied over a doorway, or any number of other distinguishing features.

Early attempts at recreating Georgian, Federal, and other colonial house styles began by the end of the century and a number of examples in Morris Township remain. The summer mansion at Whippany Farms on East Hanover Avenue, now the Frelinghuysen Arboretum, was built by the Boston

architectural firm of Rotch and Tilden in 1893. This classic Georgian Revival house includes a number of motifs taken from a variety of 18th-century houses - Greek columns, broken pedimented dormers, dentilated cornice, corner pilasters, and heavy window moldings - applied to a colonial house plan with a center hall and hipped roof. The earth tones of 19th-century architecture was abandoned for white siding with dark green shutters, a hallmark of the Colonial Revival. Next door, Morrystown Beard was built by the firm of Boring & Tilton, emulating a Dutch Colonial style with gambrel roofs. Other mansions in Colonial Revival styles that remain today include Wheatsheaf, Villa Walsh, the Morris Museum, the Unitarian Fellowship, the Morris County Golf Club, and Loyola Retreat.

In the 20th century, Colonial Revival became one of the most popular house designs in America for middle and even modest income families. Cape Cods, Dutch Colonials, Georgians, Pennsylvania farmhouses, columned southern plantation styles, and others sprang up around Morris Township, in developments such as the exclusive Normandy Parkway area, in middle class developments such as Springbrook, to small clusters such as numbers 151, 147, and 149 Western Avenue. Colonial-styled houses continue to be popular today.

#### **Tudor Revival and Other Old World Variants**

Many of the mansions of Morris Township's gilded era strove for a picturesque eclecticism based upon the great manors and villas of Europe, and especially as found in England. Seeking an association with the aristocracy of the Old World, replications of castles and villas were built. Hollow Hill Farm, 1914, (recently lost to development) was built by architects Albro and Lindeburg whose amalgamation of 16th and 17th century English models formed an estate of brick and half timbering houses and outbuildings. These same architects also built the estate house on Hilltop Circle (notable for its references to English heraldry and a deliberate sagging roof), and the tudor house at the end of Knox Hill Road (now part of the Morris County Park System).

In Convent Station, Alnwick Hall (now The Abbey), was built in 1904 and modeled after its namesake in Northumberland, England. Its towers and castellated parapet create its gothic, castle-like appearance. A block away, Glynallen, 1916, offers another picturesque example of a castle with exact replicas of several elements from English manor houses of the 15th century.

## WHAT TO PRESERVE

The National Register of Historic Places, and its almost identical counterpart, the State Register of Historic Places, have become a commonly used guide for those historic resources worthy of preservation in the United States. The broad scope of criteria used to determine eligibility for these registers ranges from districts to single buildings in size, and from gold mines to stone walls in the diversity of eligible elements.

The criteria set by the Secretary of the Interior states:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent the work of a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

With few exceptions, these properties must be at least fifty years old.

The physical evidence of history considered by the National Register encompasses a variety of domains affected by man. Most commonly considered are buildings: residences (houses, hotels, apartment buildings, camps, etc.), public buildings (schools, jails, courthouses, libraries, museums, etc.), work spaces (factories, hospitals, office buildings, stores, etc.), religious buildings (churches, temples, etc.), entertainment facilities (theaters, dance halls, amusement parks, etc.), and other kinds of buildings. Also considered for the Register are structures built for a variety of

purposes other than human occupancy: statues and monuments, lighthouses, reservoirs and water systems, works of art, bridges, etc. The manipulation of the landscape by man can be eligible for the Register: parks, farms, battlefields, airfields, roads, canals, mines, cemeteries, etc. and the structures and objects associated with those areas (barns, outhouses, fences and gates, gardens, paths and walkways, grottos, toll gates, etc.). Archaeological evidence through excavation is recognized as well from both prehistoric and historic cultures: aboriginal campsites, cliff and cave dwellings, underground foundations, structures such as water systems, etc.

In Morris Township, the list of historic sites reflects the presence of man in our township. Our agricultural heritage is represented still in Washington Valley. Light industry is evident in remains of mill sites around Lake and Mill Roads and the brick industry around Springbrook Golf Club and Mt. Kemble Road. Public service is evident from the remains of the Morris Acquaduct System off of Western Avenue and Picatinny Road. Sussex Turnpike, the roadbed of the "Rockaby Baby" Railroad in Washington Valley, and Rt. 24 are parts of earlier transportation systems that helped develop this area. The myriad types of houses denote the variety of people who have resided in our township from early settlers to multimillionaires and the eventual pattern as a residential community.

In 1986, a survey of cultural resources in Morris Township was conducted as part of a county-wide survey commissioned by the Morris County Heritage Commission. Properties were classified as individual nominations, districts, or streetscapes. The size and inclusion of structures and objects in each category depends upon each nomination. This survey was updated in 1992 reflecting the loss of several eligible properties to the National Register since 1986, as well as the addition of a few properties overlooked in the original survey.

With the adoption of a Historic Preservation Plan Element as part of Morris Township's Master Plan, the following properties are to be singled out for special consideration should there be an impact on them from any project that comes before the Planning Board and the Board of Adjustment.

**A PRESERVATION STATEMENT CONCERNING THOSE PROPERTIES NOT  
ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES**

The Morris County Cultural Resources Survey for Morris Township includes more than 94 sites within the Township, of which only (this number to be revised after survey update now in progress) are Register eligible. The remaining sites, however, were included for their significance but were not considered Register eligible because of gross alteration to the site or because of the intrusion of too many newer structures. All of these sites contributed significantly to the township's history and, therefore, should not be ignored in community planning.

A copy of a map of the entire Township with all sites listed in the historic site survey is appended as a reference for Planning Board and Board of Adjustment members to consult when considering projects before them. The entire survey will be submitted as well to become part of the files kept by the Planning Board and Board of Adjustment should a property presented for their consideration be part of the survey. The addresses of all properties in the survey shall be appended for easy reference.

The adoption of a Preservation Ordinance will determine the guidelines to be enacted for protecting designated historic properties. If the designated properties are to include only those sites eligible for the National Register, then it is suggested that the remaining properties in the survey be considered in terms of a broad goal: the preservation of the physical character of Morris Township as a community of mostly single-family dwellings and small neighborhoods. Zoning restrictions on the size of new structures and their property lot sizes might be considered in terms of preserving the established feeling of the existing environment. The preservation of the township's remaining open spaces would become protection of its historic agrarian landscape.

Preservation does not mean cessation of growth and change. The township will continue to evolve as part of a healthy existence; but this change does not have to obliterate the past, nor does it mean unchecked development. Growth can mean: 1) creative layouts of new housing plans that preserve open spaces visible from the road, not hidden in the midst of a development, or 2) adaptive reuse of old structures, e.g., the conversion of the schoolhouse into offices at 365 South Street, or 3) allowance of a single professional office or other light commercial use (e.g., a bed and breakfast) that would allow an owner to preserve a building that might otherwise prove a burden to maintain. Growth and preservation can work together with a Community Plan that combines the fabric of Morris Township's past with a sympathetic and viable program for the future.

PROPERTY ADDRESSES OF ALL SITES LISTED IN THE HISTORIC  
SITES INVENTORY FOR MORRIS TOWNSHIP

The following properties are included in the survey of Morris Township Historic Sites conducted in 1986 and updated in 1992 by Acroterion, a historic preservation consulting firm.

The list has been categorized into: 1) properties on the National Register of Historic Places; 2) properties eligible for the National Register; 3) properties that possibly are eligible for the National Register and; 4) properties that could be eligible for the National Register but for alterations or modern intrusions.

The number in [ ] is the property inventory number from the survey. For additional information, please refer to the survey. These numbers are keyed to the map of Morris Township (appendix ).

PROPERTIES ON THE NATIONAL REGISTER

- [021] Washington Valley Schoolhouse. Corner Washington Valley Road and Schoolhouse Lane.
- [021] John Smith House. Washington Valley and Gaston Roads.
- [030] General Revere House (Fosterfields). Mendham and Kahdena Road.
- [053] Whippany Farm (Frelinghuysen Arboretum). 53 East Hanover Avenue.
- [058] Eddy Estate (Valley View, Grey Stone). 45-51 Normandy Heights Road.
- [058] Thorne Estate (Gateways, Unitarian Fellowship). 812 Normandy Heights Road.
- [067] Alnwick Hall (The Abbey). 355 Madison Avenue.
- [071] Glynallen (General Drafting). Canfield Road.

PROPERTIES ELIGIBLE FOR THE NATIONAL REGISTER

- [010] STREETScape: Pruddentown. Mt. Kemble Avenue between Morristown and Harding boundaries.
- [011] Tower Hill (Villa Walsh). Western Avenue and Picatinny Road.
- [019] Delbarton. Route 24.
- [021] HISTORIC DISTRICT: Washington Valley (nomination in progress). Washington Valley Road and surrounding area.
- [024] 440 Sussex Avenue/Brandywine.
- [027] Kahdena. Knox Hill Road. (included in Washington Valley nomination)
- [028] Major C.C.McConnel House. Knox Hill Road. (included

- [029] in Washington Valley nomination)  
Henry Rawle Home. Knox Hill Road. (included in Washington Valley nomination)
- [40A] HISTORIC DISTRICT: Morris County Alms House and Hospital. West Hanover Avenue between Ketch and Raynor Roads.
- [054] Morristown School (Morristown Beard School). Whippany Road.
- [058] HISTORIC DISTRICT: Normandy Heights.
- [060] STREETScape: Normandy Parkway.
- [068] STREETScape: Canfield Road. 54, 56, 58, 62 Canfield Road.
- [070] Convent Station Railroad Station. Convent Road.
- [072] Auxiliary buildings to Glyallen. Drive off Canfield Road.
- [074] The Holt. 27 Kitchell Road.
- [077] Bates Estate. Spring Valley Road.
- [078] The Sycamores. Spring Valley Road.
- [082] Fair Ground (Seaton Hackney Farm). South Street.
- [087] The Crescent. 99 Woodland Avenue.
- [094] Humphreys Estate (Fairburn Estate). 20 Hilltop Circle.
- [73] FROM FLORHAM PARK SURVEY - HISTORIC DISTRICT: College of St. Elizabeth's. Rt. 24, Convent Station.

PROPERTIES POSSIBLY ELIGIBLE FOR THE NATIONAL REGISTER

- [018] Gatewood. 25 Old Mendham Road.
- [055] John Ford House. Park Avenue.
- [056] Alfred Ford House. 67 Park Avenue.
- [057] Otto Kahn Estate Caretaker's House. Park Avenue.
- [076] Brookfield. Kitchell and Spring Valley Roads.

HISTORIC PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER BECAUSE OF ALTERATIONS AND INTRUSIONS

- [001] STREETScape: Western Avenue between Searing Avenue and Locust Street.
- [002] STREETScape: Western Avenue between Locust Street and Lovell Avenue, plus 142 and 144 Western Avenue.
- [003] STREETScape: Western Avenue, north side, between Lowell Avenue and Brookfield.
- [004] HISTORIC DISTRICT: Hillside District. Fairview Place, Searing Avenue Lovell Avenue, Locust Street, and Center Avenue bounded by Western Avenue to the south, the north side of Center Avenue, the east side by the end of Fairview Place and the west side by Lovell Avenue.
- [005] STREETScape: Ferndale and Fairmount Avenues between East Lake Blvd. and Edgehill Avenue.
- [006] Morris Aqueduct System. Western Avenue.
- [007] HISTORIC DISTRICT: Springbrook District. Old Harter Road, Springbrook, Hillside Circle, Armstrong Road.
- [008] Springbrook Gold Club. Springbrook Road.
- [009] STREETScape: Mt. Kemble Avenue from Morristown line to

- Pruddentown.
- [010] The Sentinel Pines. 205 Mt. Kemble Avenue.
  - [012] Corner Picatinny Road and Western Avenue.
  - [013] 541 Jockey Hollow Road.
  - [014] Hollow Hill. Jockey Hollow Road.
  - [015] Hill Terrace. Picatinny Road.
  - [016] Aaron Smith House. Old Mendham Road.
  - [017] Joseph Guerin Homestead. 17 Old Mendham Road.
  - [020] William Sayre Estate. 284 Mendham Road.
  - [022] STREETSCAPE: Private Drive off Schoolhouse Lane.
  - [023] 450 Sussex Avenue.
  - [025] 50 Kahdena Road.
  - [031] Wheatsheaf Farms. 74 Kahdena Road.
  - [032] Ader Homestead (The Arbor). 73 Rt. 24 corner Kahdena.
  - [033] STREETSCAPE: Washington Avenue between Egbert Avenue and Kahdena Road.
  - [034] HISTORIC DISTRICT: Egbert Hill.
  - [035] Rabbinical College of America. Sussex Avenue.
  - [036] Pony Villa (Kinnicut Estate). 219, 221 Sussex Avenue.
  - [037] 169 Lake Road.
  - [038] Baker Street.
  - [039] Inamere Farm. 211 Lake Road.
  - [040] 215 Lake Road.
  - [041] HISTORIC DISTRICT: Wilsonville. 1st, 2nd Streets, White Birch Roads, and West Hanover Avenue with 2nd Street to the west and Marianna Place to the east.
  - [042] Puff's Tavern. 214 West Hanover Avenue.
  - [043] STREETSCAPE: Lake Valley Road. Lake Valley between Raskin Road and Mill Road.
  - [044] 106 Mill Road.
  - [045] Persian Court. 150 Lake Valley Road.
  - [046] Frederick Jacqui House. 138 West Hanover Avenue.
  - [047] Hanover Schoolhouse. 122 West Hanover Avenue.
  - [048] STREETSCAPE: West Hanover Avenue between Gordon Place and Speedwell Avenue.
  - [049] HISTORIC DISTRICT: Sherman-Fairchild District. West Hanover bounded by Speedwell on the east, and to the west by Irondale, Ridgewood and Meslar Roads, and including Fairchild Avenue, Hathaway Road, Burnham Road, Delmar Avenue, Burnham Place, Sherman Place, Condict Road, Holloway Road, Watnong Road, Sherman Avenue, Mill Road, Sander Street, and Fairchild Road.
  - [050] 35 Hanover Avenue.
  - [051] S&L Landscaping Company. Hanover Avenue.
  - [052] HISTORIC DISTRICT: Collinsville District. Bordered on the west by Cottage Place, south and east by Monroe Street, and north by Hanover Avenue including Jersey Avenue, Walnut Street, Carlton Street, Cedar Street, Highland Avenue, Cleveland Avenue, Hervey Street, Martin Luther King Avenue, Emmet Street, Erin Street, and Cory Road.
  - [55A] HISTORIC DISTRICT: Monroe District. Parts of Whippany Road, Park Avenue, and Ford Hill Road.
  - [059] Twin Oaks. Woodruff Road.

- [062] Ruremont (Carmelite Monastery). Madison Avenue.
- [063] Sunnymeade. Old Glen Road.
- [064] Morris County Golf Club. Punch Bowl Road.
- [065] Bridge over Punch Bowl Road.
- [066] 5 Barberry Road.
- [069] STREETScape: 26, 28, 30, and 32 Canfield Road.
- [69A] Landon Humphreys House. Fox Hollow Road.
- [075] The Osborne. Kitchell Road.
- [78A] Sycamores Wing. Van Beuren Road.
- [079] Van Beuren Estate. Spring Valley Road.
- [080] The Gables. 19 Van Beuren Road.
- [083] STREETScape: South Street between Sand Hill Road and Seaton Hackney.
- [084] 365 South Street.
- [085] 360 South Street.
- [086] STREETScape: Woodland Avenue near Johnson Drive and Degan Lane.
- [088] 165 Woodland Avenue.
- [089] 175 Woodland Avenue.
- [090] STREETScape: 223, 231, and 229 Woodland Avenue.
- [091] 255 James Street.
- [092] Corner of James Street and Foote's Lane.
- [093] Maple Cottage. James Street opposite Nottingham Court.

V

**HOUSING ELEMENT**



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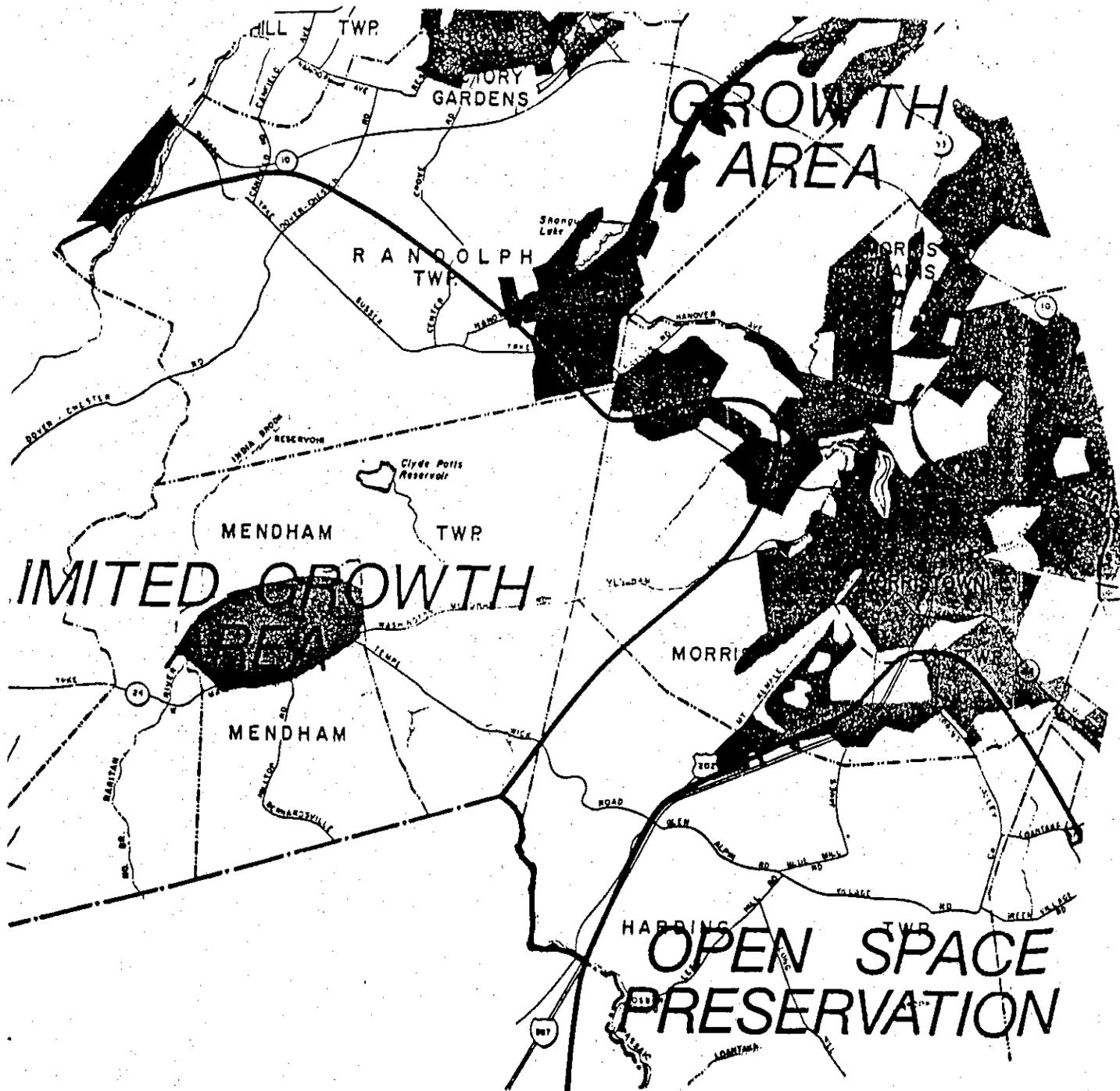
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HOUSING ELEMENT

INTRODUCTION

The Mt. Laurel II decision, handed down by the New Jersey Supreme Court in January 1983, mandates that all municipalities provide a realistic opportunity for the construction of housing affordable to those households of lower income. The extent of that obligation depends upon how a municipality is designated in the State Development Guide Plan (SDGP). The SDGP, published by the New Jersey Department of Community Affairs in May 1980, divided the State into the following regions: growth areas, limited growth areas, agricultural areas, and conservation areas.

The Township of Morris is situated partly within a growth area, according to the SDGP, (See Map No.1). Because a portion of the Township is situated within a growth area, its fair share housing obligation includes indigenous need, reallocated present need and prospective need.



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Map No. 1 - STATE DEVELOPMENT GUIDE PLAN  
(SDGP) 1980

THE FAIR HOUSING ACT

In response to the Mt. Laurel II decision,<sup>1</sup> the Fair Housing Act was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to insure that the mandate of Mt. Laurel II would be implemented by all New Jersey municipalities.

The Fair Housing Act also requires municipalities in the State to include an adopted housing element in all master plans, not later than August 1, 1988. Morris Township's adopted Housing Element is based upon an agreement and ordinance changes made in 1984 pursuant to a court approved settlement in the Morris County Fair Housing Council vs. Boonton Township litigation. As part of the 1990 Master Plan Update it is appropriate for the Township to now convert its Housing Element to the newer standard format used by COAH. This will facilitate the transition from a Court approved settlement to the process of certification established by COAH under the Act.

The principal purpose of a municipal housing element is to

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<sup>1</sup> South Burlington County NAACP vs. Mt. Laurel Township, 92 NJ 158, 456 A.2d 390 (1983)

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provide for methods to achieve the goal of access to affordable housing and to meet the municipality's present and prospective housing needs. The Act states that particular attention must be paid to low and moderate income housing. The housing element must contain the following elements:

C.52:27D-310 Mandatory Contents of Housing Element.

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

Affordable housing is housing at a sales price or rent level within the means of a low or moderate income household as defined in COAH's substantive rules. These rules define low income housing and moderate income housing as follows:

"Low income housing" means housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50% or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Moderate income housing" means housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50% but less than 80% of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

A municipality's obligation to provide for affordable

housing consists of the two basic components of "present need" and "prospective need" which figures are calculated according to formulas established by COAH and which are defined as follows:

"Present need" means the total number of deficient housing units occupied by low and moderate income households as of July 1, 1987. "Present need" is the sum of indigenous need and reallocated present need.

"Indigenous need" means deficient units occupied by low and moderate income households within a municipality and is a component of present need. Municipal indigenous need, as a percentage of the total 1987 occupied housing stock, shall not exceed the percentage derived from dividing the deficient housing units occupied by low and moderate income households by the total 1987 occupied housing stock for the housing region in which the municipality is located.

"Reallocated present need" means that portion of a housing region's present need that is redistributed to designated growth areas.

"Prospective need" means a projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as determined and further detailed in the COAH's substantive rules. In determining prospective need, consideration is given to approvals of development applications, real property transfers and economic projections to be prepared by the State Planning Commission.

A primary function of the Township's Housing Element is to lead to and provide the documentary basis for a Fair Share Plan. Through its Fair Share Plan, the Township offers a proposal, plan, and program by which it intends to address its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region. The plan also details the affirmative measures Morris Township has taken and

proposes to undertake in the future to achieve its fair share of low and moderate income housing.

The Fair Housing Act and COAH have put forward a number of techniques that are considered appropriate ways to create a realistic opportunity for provision of the municipality's fair share housing obligation such as:

1. rezoning for densities necessary to assure the economic viability of inclusionary developments such as mandatory set-asides or density bonuses;
2. determination of the total residential zoning necessary to assure that the fair share is achieved;
3. appropriate affordability controls;
4. an infrastructure expansion and rehabilitation plan in support of the local fair share;
5. donation or use of municipally-owned land;
6. related tax abatements;
7. utilization of public subsidies;
8. use of municipally-generated funds;
9. regional contribution agreements; and
10. a phasing schedule for the provision of the local fair share.

GROWTH AREAS & THE STATE DEVELOPMENT & REDEVELOPMENT PLAN (SDRP)

During the first Statewide numerical allocation of low and moderate income housing requirements, COAH, pursuant to the Mt. Laurel decision and the Fair Housing Act, predicated a municipality's obligation on the SDGP. This document was the only statewide planning tool available at that time. This method of allocation is now in transition to as yet unspecified procedures which will likely reflect the guidelines and policies of the State Development and Redevelopment Plan (SDRP). The SDRP projects that the ongoing social and economic needs of New Jersey require the construction of an annual average of 30,000 affordable units through the year 2010. To meet this target, the Plan calls for "a diversity of adequate housing types at reasonable costs in all communities with efficient access to shopping and employment."

With respect to current housing obligations (1987-1993) the SDRP in planning policies 2.4 and 3.3 calls for balanced and adequate residential land designations in municipal ordinances. The related guidelines include "a determination of present and prospective fair share for low and moderate income housing

including any predicted housing need as determined by the Council on Affordable Housing."

With respect to the SDRP's post-1993 impact on municipal fair share plans, Douglas Opalski, Executive Director of COAH reported to the State Housing Conference on May 30, 1989 as follows:

"The SDRP's housing policy 3.3 addresses ongoing municipal fair shares, especially in growth reserves, agricultural and environmentally sensitive areas, i.e., tiers 5, 6, and 7. If any municipality, after the effective date of this Plan, approves any development (with the exception of low and moderate income housing) in tiers 5, 6, or 7 that exceeds the density and intensity policies and standards of this Plan, then the Council on Affordable Housing may allocate an affordable housing allocation to that municipality commensurate with the approved development. For example, where unbalanced growth of commercial and/or industrial developments are planned or implemented without an appropriate mix of residential types to shelter the labor force attracted to such job generating developments, COAH could very well redress such an imbalance by assigning a commensurate obligation of new low and moderate income housing there, and despite otherwise restrictive and no or low development tier designations. Thus, restrictive tier designations would not, in and of themselves, preclude an added affordable housing obligation when, for example, non-residential uses are allowed in these same areas. COAH will work with the State Planning Commission to identify those indices of development that precipitate these allocations of affordable housing."

His report goes on to say:

"The SDRP contains the following policy:  
"Municipalities should cooperate with the Council on Affordable Housing in meeting their housing need allocations and in encouraging the use of regional contribution agreements in order to supplement the supply of affordable housing in tier one municipalities" (or developing cities and suburbs). The plan applies this same policy to tiers 2 and 3, which are stable cities and suburbs, and suburban and rural towns, respectively. These tiers, as well as the suburbanizing municipalities of tier 4, are all encouraged to "establish a relationship between industrial and commercial development and the housing needs those projects are likely to generate. Those projects should be expected to incur an obligation to provide for a reasonable portion of that housing need where market conditions....make such linkages feasible". These tiers are also encouraged to devise a comprehensive housing program for a wide range of income groups and tenure types, and comply with regulations promulgated by COAH in meeting their affordable housing obligations."

Thus, it appears likely that some type of future fair share obligation will exist for the Township following completion of the current Mt. Laurel projects. The extent of any future obligation will not be known specifically until an updated numerical allocation is made by COAH. This will probably occur in 1992 or 1993.

HOUSING STOCK INVENTORY

The 1980 U.S. Census reported 6,142<sup>2</sup> housing units in Morris Township. This figure includes all vacant, seasonal and migratory units. The number of year-round dwellings was 6,135 or 99.9% of all units.

Of the total 6,135 year round housing units, 5,968 were occupied. A total of 1,231 units or 20.06% of all occupied units were renter-occupied. In 1980, the vacancy rate for sales units was 1.5% and the rate for rental units was 1.2%

TABLE 1  
Age of Year-Round Housing Units

<u>Year Built</u>	<u>Number</u>	<u>Percent</u>
1939 or earlier	1471	23.9
1940 - 1949	419	6.8
1950 - 1959	1221	19.9
1960 - 1969	1947	31.7
1970 - 1974	690	11.2
1975 - 1978	303	4.9
1979 to 3/80	91	1.4
TOTAL	6,142*	100.0

Source: U.S. Census of Population & Housing, 1980

<sup>2</sup> A preliminary first count figure of 7348 housing units in the Township has been received from the 1990 Census. This includes 303 vacant units.

Over fifty percent (50%) of the year-round housing stock in the Township was built before 1960. Of the remainder, the majority of structures were built between 1960 and 1969. Compared to its earlier periods the Township has experienced a lessened growth in the number of housing units over the last twenty years.

At the time of the last Master Plan Revision (1983) it was noted that existing multi-family units constituted approximately 750 units or 13 percent of the Township's housing supply. With units then-planned or under construction (including Liberty Greens, the Bosco, PSL and Loyola tract townhouses and the Morris Mews Senior Housing) the share of multi-family units was expected to increase to 19 percent. Currently, it is estimated that all multi-family units, including constructed and/or approved Mt. Laurel units, amount to approximately 1447 or about 20 percent of the housing supply. Thus, it can be seen that multi-family housing of the community has at least maintained the 1983 market share.

Table 2 gives a profile of the residential building activity from 1980 through August 1990:

TABLE 2  
 Residential Building Activity  
1980-1990

<u>Year</u>	<u>Single Family</u>	<u>Townhouses</u>	<u>Condo Apts</u>	<u>Total</u>
1980	103	62	-	165
1981	28	143	-	171
1982	66	63	-	129
1983	96	63	-	159
1984	88	76	-	164
1985	51	73	-	124
1986	47	28	-	75
1987	42	92	-	134
1988	37	14	-	51
1989	32	29	16	77
1990 (8/31/90)	<u>11</u>	<u>-</u>	<u>38</u>	<u>49</u>
TOTALS	601	643	54	1298

Source: Township of Morris, Construction Official, Sept. 1990

From 1980 to 1990, the total of multi-family residential building permits issued exceeded those for single-family residences by a slight margin. The year of greatest divergence occurred in 1981, when 83.6% of the total residential building permits were issued for townhouses. This trend toward a higher number of townhouse and condominium units being built relative to single-family detached housing is expected to continue in the 90's.

HOUSING STOCK TRENDS

Since 1970, Morris Township has experienced growth in both owner-occupied and renter-occupied housing. Table 3 provides a breakdown of these changes:

TABLE 3

Trends in Housing Occupancy - 1970-1980

<u>Housing Units</u>	<u>1970</u>	<u>1980</u>	<u>1970-1980 % Increase</u>
Total Occupied Housing Units	4987	5968	19.7
Owner Occupied Housing Units	4031	4737	17.5
Renter Occupied Housing Units	956	1231	28.8

Source: U.S. Census of Housing, 1979, 1980.

Table 3 demonstrates a reasonably well-balanced increase in the Township's housing stock prior to Mt. Laurel. The number of renter-occupied units increased by 11.3% or slightly more than owner-occupied units. Both renter-occupied and owner-occupied units maintained approximately the same proportions of the total number of occupied units. The full impact of Mt. Laurel on the renter/owner ratio will not be measurable until the year 2000 Census when the units now approved or zoned for will be occupied.

HOUSING CONDITIONS

The U.S. Census Bureau has reported statistics on housing conditions and housing deterioration since its 1960 Census. Current practice uses housing quality surrogates to identify potentially deficient units. The existence of surrogates indicates that a particular unit has certain characteristics which are associated with poor housing conditions. The presence of housing quality surrogates in a particular housing unit shows a probability that deficient housing would be found in a field survey.

The U.S. Census housing quality surrogates, adopted by COAH in its assessment of housing deficiency, are as follows:

1. Persons per room. 1.01 or more persons per room is an index of overcrowding.
2. Access to unit. A unit is unacceptable if one must pass through another dwelling to gain access.
3. Plumbing Facilities. A household must have exclusive use of complete plumbing facilities.
4. Kitchen Facilities. Adequate kitchen facilities consist of a sink with piped water, a stove and a refrigerator.

5. Heating Facilities. The existence of central heat is a measure of adequacy.
6. Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator.

These surrogates are used in conjunction with data on the year a structure was built. A distinction is drawn between pre- and post-1940 construction as comprising relatively older and newer housing for the purpose of analysis.

The six housing quality surrogates noted above are used to determine the indigenous need of the 52 subregions of New Jersey. Due to incomplete local data, the surrogates are reduced for the purposes of municipal analysis to the following housing quality variables:

1. Plumbing Facilities. Nonexclusive use of complete plumbing.
2. Persons per Room. Overcrowded living conditions exist where there are 1.01 or more persons per room.
3. Heating Facilities. Nonexistence of central heat or vented room heaters.

The representation of variables 1, 2 and 3 above within

Morris Township is contained in Table 4, Housing Deficiency Surrogates:

TABLE 4

Housing Deficiency Surrogates

Lacking plumbing facilities	31 units
Lacking central heating	157 units
1.01 or more persons per room	45 units

Source: U.S. Census of Housing, 1980

According to the figures in Table 4, only 2.72% of Morris Township's occupied units exhibited any indication of housing deficiency in 1980. Poor housing does not exist on a serious scale in the Township.

Without a deficient housing survey, it is impossible to determine the precise extent of the actual housing need in the Township. But, the data available suggest both the location of housing units in disrepair and units occupied by low and moderate income families. The Township has been enforcing a housing code since 1963 and adopted the New Jersey State Housing Code in 1986. Violations cited on a complaint basis between 1983 and August 1989 have been analyzed. In addition, Community Development

Block Grant housing rehabilitation grants and loans have been awarded to low and moderate income families in the Township since 1980. When these locations are correlated geographically a pattern begins to emerge. Two areas of the Township appear to encompass a concentration of units with both code violations and low or moderate income households. These are:

1. The neighborhood generally bounded by Hanover Avenue, Monroe and Martin Luther King Avenues.
2. The neighborhood immediately southwest of Morristown bounded by Mendham and Western Avenues.

A third neighborhood, located south of Hanover Avenue, east of Valley Road and west of Speedwell Avenue, contains rehabilitated units but no properties cited for housing code violations. All three neighborhoods may be potential target areas for a systematic municipal code enforcement and rehabilitation program.

TYPE OF UNIT

As noted, the Township consists primarily of single-family

residential housing units. But, a significant shift toward a higher proportion of multi-family housing occurred during the 1980's. The classification of all units, including vacant, seasonal and migratory, by the number of units per structure in 1980 was as follows:

TABLE 5

Housing Units by Number of Units in Structure

<u>Units per Structure</u>	<u>Number of Units</u>
1	5044
2 - 9	588
> 10	501

Source: U.S. Census of Population and Housing, 1980.

Almost fifty (50) percent of the multi-family units in the Township were located within structures containing more than ten (10) units. Growth in the number of multi-family buildings will continue as the Mt. Laurel projects are built out. For example the Cortese project is proposed to have 7 and 9 unit buildings. Riverview, a high-rise project, will have three buildings the smallest of which will contain 70 low and moderate units.

OCCUPANCY CHARACTERISTICS

According to the 1980 Census, for the 5,968 total occupied units, of which 20.06% were rentals, 5,555 units (93%) were occupied by white households, 295 units were occupied by black households, and 87 households were from other groups, including those of Spanish origin.

The overall vacancy rate for year-round housing units was 2.7%. Among rental units 1.2% were vacant and for rent, while 1.5% of the owned units were vacant and for sale. The split between owner and renter households was comparable regardless of race. Between 68 and 80 percent of all households owned their own home, whether they were white, black, or other minorities such as Asian (see Table 6 below).

TABLE 6

Housing Occupancy by Racial Characteristics

	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>	<u>Total</u>
White HH	4,451 (80%)	1,104 (20%)	5,555
Black HH	206 (70%)	89 (30%)	295
Other	55 (68%)	26 (32%)	87

Source: U.S. Census of Population and Housing, 1980

ANALYSIS OF MUNICIPAL DEMOGRAPHIC CHARACTERISTICS

Age Profile

The total population of Morris Township in 1970 was 18,107, compared to 18,465 in 1980. The 1980 figure represents 8921 males and 9544 females. However, Table 7 below includes group quarters populations which resided in the Township at the time of the Censuses. Therefore, the totals are higher. From 1970 to 1980, the population of children within the community decreased compared to the number of older individuals. For example, the number of children under five years of age decreased in actual number and by approximately 2.3% of the total population. The age group of 5-24 likewise decreased in number and by approximately 9.8% of the total population. The category between 35-44 also decreased slightly.

Table 7 depicts the breakdown of the Township's population by age and sex:

TABLE 7  
Population by Age and Sex - 1970 & 1980

<u>Age</u>	<u>Female</u>			
	1970		1980	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Under 5	674	6.4	445	4.6
5-17	2694	25.9	1863	19.4
18-24	1513	14.5	780	8.2
25-34	1113	10.7	1250	13.1
35-44	1375	13.2	1363	14.2
45-54	1230	11.8	1343	14.0
55-64	879	8.4	1201	12.6
65 +	926	8.9	1312	13.7
Total	10404	100.0	9557	100.0

Note: Figures include group quarters populations  
 Source: U.S. Census of Population - 1970, 1980

<u>Age</u>	<u>Male</u>			
	1970		1980	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Under 5	729	8.1	446	5.0
5-17	2593	28.9	1973	22.1
18-24	888	9.9	903	10.1
25-34	876	9.7	1158	13.0
35-44	1333	14.8	1212	13.6
45-54	1201	13.4	1322	14.8
55-64	809	9.0	1091	12.2
65 +	352	6.1	804	9.0
Total	8981	100.0	8909	100.0

Note: Figures include group quarters populations  
 Source: U.S. Census of Population - 1970, 1980

MARITAL STATUS

In 1980, most persons 15 years of age and over in Morris Township were married.

TABLE 8

Marital Status of Persons 15 and Over - 1980

<u>Marital Status</u>	<u>Male</u>	<u>Female</u>
Single	2089	1885
Now married, except separated	4532	4544
Separated	114	136
Widowed	173	885
Divorced	172	290
Total	7080	7740
Separated, Widowed, Divorced		
Number	459	1311
% Males 15 and over	6.5%	
% Females 15 and over		16.9%

Married persons numbered 9076 and made up 61.2% of those age 15 years and older in 1980. There were almost three times more separated, widowed, or divorced females than males. The large number of widows accounts for females in these categories comprising nearly 17% of the age group.

HOUSEHOLD CHARACTERISTICS

Tables 9 and 10 show the household composition of the Township in 1980.

TABLE 9

Households by Type - 1980

<u>Type</u>	<u>Number</u>	<u>Percent</u>
One person households	888	14.9
Two or more person households:		
Married couple family	4393	73.6
Other family households	516	8.6
Non-family households	<u>171</u>	<u>2.8</u>
Total	5968	100.0

Source: U.S. Census of Population, 1980.

HOUSING UNITS CHARACTERISTICS

TABLE 10

Occupied Housing Units by Persons per Unit in 1980

<u>Persons per Unit</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Renter Occupied</u>	<u>Owner Occupied</u>	<u>% Owner Occupied</u>
1	878	15.8	486	392	44.6
2	1907	32.5	404	1503	78.8
3	1069	18.2	138	931	87.1
4	1094	18.6	81	1013	92.6
5	601	10.2	56	545	90.6
6	315	5.4	32	283	89.8

Median persons per unit: 2.6

Source: U.S. Census of Population, 1980

HOUSING VALUES

Housing values in Morris Township have increased dramatically since 1970, as they have in many areas of New Jersey. The median value of an owner-occupied home in 1980 was \$115,918, as compared with \$40,500 in 1970.

Table 11 reflects the available housing value figures for owner-occupied, non-condominium units. These figures are ten years old and do not reflect the dramatic rises in housing prices of 1985-1988 or inflation since 1980.

TABLE 11

Value of Owner-Occupied Non-Condominium Housing Units

<u>Value</u>	<u>Number</u>	<u>% of Available Figures</u>
under \$10,000	1	.02
\$10,000 - 14,999	5	.12
\$15,000 - 19,999	5	.12
\$20,000 - 24,999	17	.4
\$25,000 - 29,999	23	.5
\$30,000 - 34,999	36	.8
\$35,000 - 39,999	43	1.0
\$40,000 - 49,999	134	3.1
\$50,000 - 59,999	228	5.3
\$60,000 - 79,999	589	13.8
\$80,000 - 99,999	730	17.2
\$100,000- 149,999	1646	38.7
\$150,000- 199,999	574	13.5
over 200,000	222	5.2

Source: U.S. Census of Housing, 1980

TABLE 12

Housing Market Trends Morris Township 1970 - 1980

	<u>1970</u>	<u>1980</u>
Median Value, Owner-occupied housing:	\$40,500	\$115,918
Median Price, Vacant for sale housing:	\$46,800	\$143,333
Median Contract Price		
Renter/occupied housing:	\$163	\$366
Median Contract Price		
Vacant for rent housing:	\$145	\$444
Vacancy Rate:		
For sale housing:	.4%	1.5%
Vacancy Rate:		
Rental housing:	.9%	1.2%

Source: U.S. Census of Population and Housing, 1970, 1980.

More recent statistics developed by Rutgers University<sup>3</sup> showed a median sales price of \$170,000 in 1985 and \$286,500 in 1988 for Morris Township.

Most year-round housing units in Morris Township had six rooms or more (77.8%). This corroborates the predominant single-family suburban character of the Township. However, 21% of the total year-round units had five rooms or less. The existence of these smaller units signified a diverse housing stock within the Township, including smaller, more affordable units at the time of the Census and prior to Mt. Laurel. As a result of its

<sup>3</sup> Hughes and Sternlieb, Rutgers Regional Report, Vol. II: New Jersey Home Prices, New Brunswick, 1990.

subsequent Mt. Laurel settlement this diversity was enhanced. Table 13 breaks down the general distribution of house sizes as of the 1980 Census. The number of smaller units has increased since that time due to multi-family rezonings associated with the Mt. Laurel settlement plan.

TABLE 13

House Size of Year-Round Units - 1980

<u>Number of Rooms</u>	<u>Number</u>	<u>Percent</u>
1 & 2	52	0.8
3, 4 & 5	1307	21.3
6 or more	<u>4776</u>	<u>77.8</u>
Total	6135	100.0

Source: U.S. Census of Population and Housing, 1980

INCOME LEVELS

The following is an overview of the Township's household, family, and individual incomes for 1979 as reported in the 1980 Census.

TABLE 14

Household Income Levels

<u>Income in 1979</u>	<u>Number</u>	<u>Percent</u>
Less than \$ 5,000	174	2.9
\$ 5,000 - \$ 7,499	95	1.5
\$ 7,500 - \$ 9,999	226	3.7
\$10,000 - \$14,999	358	6.0
\$15,000 - \$19,999	620	10.4
\$20,000 - \$24,999	1230	20.6
\$25,000 - \$34,999	1251	20.9
\$50,000 or more	1497	25.1
Total	<u>5967</u>	<u>100.00</u>

TABLE 15

Mean and Median Incomes  
Households, Families, and Individuals

	<u>Median</u>	<u>Mean</u>
Household	\$32,795	\$39,786
Families	\$35,929	\$42,950
Individuals*	\$10,064	\$14,665

\*Unrelated individuals 15 years of age or older  
 Source: U.S. Census, 1980.

More recently available data in Table 16 show that per capita personal income in the Township has continued to climb. In 1987 the per capita income was 1.685 times Morris County's per capita income.

TABLE 16

Morris Township Per Capita Personal Income - 1979-1987

<u>Year</u>	<u>Morris Township</u>	<u>Index*</u>	<u>Morris County</u>
1979	\$12,950	1.593	\$9,910
1981	\$15,862	1.614	\$12,151
1983	\$18,536	1.658	\$14,155
1985	\$22,229	1.693	\$17,004
1987	\$25,327	1.685	\$19,438

\* Index =  $\frac{\text{Community}}{\text{County}}$

Source: U.S. Census, 1980.

EMPLOYMENT CHARACTERISTICS OF MORRIS TOWNSHIP

Existing Employment Base

Various sources have been used to compile the following analysis of the local employment base of the Township. For current industrial and retail/services employment, the figures published by McRae's State Industrial Directories and Business Journal's Directory of Business & Government have been used. Additional data provided in the analysis of wholesale and retail trade and for service industries are those reported in the 1982 Census of Business, the most recent available.

Industrial Employment

The 1982 Census of Manufactures lists a total of 26 firms, all with payroll, employing 4800 persons in the Township. By far, this group constituted the predominant employer reported with the Township.

Retail Trade Employment

Of the 75 total retail establishments in the Township in 1982, 54 or 72% were classified as "establishments with a payroll", indicating a relatively small-scale level of retailing in the Township. There were no "general merchandise" stores. The 54 payroll establishments employed a total of 516 employees, an average of 9.5 per establishment. The types of businesses that compose the retail component with payroll reflect local convenience sales rather than a regional retailing center, as outlined in Table 17.

TABLE 17

Retail Establishments with Payroll

<u>Type of Establishment</u>	<u>#</u>
Food Stores	5
Automotive Dealers	4
Gasoline Service Stations	15
Apparel and Accessory Stores	2
Furniture, home furnishings and Equipment	1
Eating and drinking places	14
Drug and Proprietary Stores	1
Miscellaneous Retail Stores	12
TOTAL	54

Source: U.S. Census of Business, Retail Trade, 1982

The total number of retail establishments in Morris County was reported at 3,289 in 1982, with 2,523 of these establishments with payroll. Morris Township's establishments thus constituted only 2.1% of the County's retail establishments with payroll.

Wholesale Trade Employment

Twenty one wholesale establishments, or 2.6% of the County's total of 798, were located within the Township in 1982. These reported 99 paid employees, or an average of 4.7 per

establishment. Sixteen (16) of the establishments were classified as "merchant wholesalers" while five (5) were designated as "other operating types".

#### Service Industries

In 1982, Morris Township had 89 service businesses with payroll, employing 550 employees. Health services excluding hospitals reported 31 establishments and constituted the largest group of establishments in the selected business types reported in detail. Automotive repair services and garages account for six (6) establishments while amusement and recreation constituted three (3) establishments. Legal services and hotels and lodging places each contributed one (1) establishment.

#### Employment Summary and Forecast

The employment base in Morris Township is moderate. The service and retail industries within the Township are more likely

than not locally oriented, given their relatively small size and number.

TABLE 19  
Summary of Local Employment

<u>Group</u>	<u>Total</u>	<u># of firms with payroll</u>	<u># Employed with payroll</u>
Industrial	26	26	4800
Retail	75	54	516
Wholesale	21	21	99
Service	<u>89</u>	<u>89</u>	<u>550</u>
	211	190	5965

Source: U.S. Census of Business, 1982, for Retail, Wholesale, Services and Manufacturers.

The industrial segment of the Township's employment base is, however, closely linked to the County and regional employment trends. Table 18, which follows, shows a decline in job growth in the Township relative to job growth in Morris County as a whole. In 1980, covered employment amounted to 3.7% of the County's total. Since then local covered employment has dropped to 2.6% as a share of County-wide covered employment. The

significance of a declining share of regional covered employment is that it may signal a lessened future housing allocation by the COAH formula. As will be detailed in the following section of this report, covered employment in a municipality is a factor used in distributing reallocated present need and prospective need for affordable housing.

TABLE 18

Morris County/Morris Township Covered Employment 1980-88

	MORRIS COUNTY	MORRIS TOWNSHIP	<u>% of County Total</u>
1980	150,195	5,562	3.7
1981	161,189	4,708	2.9
1982	162,984	4,927	3.0
1983	173,140	6,271	3.6
1984	187,991	6,945	3.7
1985	197,073	6,736	3.4
1986	205,791	6,301	3.1
1987	210,853	5,966	2.8
1988	214,519	5,622	2.6
Change 1980-88	64,324 42.8%	404 7.3%	

Source: State of New Jersey, Department of Labor

PROJECTION OF TOWNSHIP HOUSING STOCK/POPULATION TO YEAR 2000

Based upon the Township's rezoning of housing sites for multi-family housing in connection with its Mt. Laurel settlement it is projected that over the next five to ten years there could be an additional fourteen hundred (1400) units of multi-family housing constructed in Morris Township. During the same time period, based on current residential zoning, a maximum of approximately 260 residential single-family units could be built. This represents a virtual total build-out of remaining residentially-zoned vacant land and includes the completion of subdivisions with preliminary approval such as the Doop Estate and Jockey Hollow Top. The overall effect of this growth will be to shift the overall mix of residential uses further toward multi-family.

Upon completion of the build-out of all planned and zoned for Mount Laurel projects, all approved preliminaries and all remaining vacant land under present zoning a population increase of approximately 3,600 people between now and the year 2000 could be expected within the Township.

In late August 1990 the Bureau of the Census issued a

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partial and preliminary 1990 Census count of 19,873 persons in the Township, including 1058 persons in group quarters. If the projected population growth is added to the 18,815 Township residents not in group quarters then a year 2000 forecast of 22,415 persons is attained.

By way of comparison the Morris County Planning Board in 1986 projected a 1990 Township population of 21,350 persons and a year 2000 population of 25,070. At the time the County made this forecast growth in Morris County was occurring considerably faster than at the present time which probably accounts for the somewhat higher estimate.

The range of Township population in 2000 is, therefore, on the order of 22,400 to 25,000 persons.

Slower job growth in Morris County and the present depressed housing market suggest that housing pressures will continue, though on a diminished basis, in the Township through the 1990's for both single-family houses and multi-family units. Housing development will run into the reality of diminishing supply of vacant sites suitable for residences. These most likely will be exhausted during the coming decade.

FAIR SHARE DETERMINATION

Determination of Township's "Fair Share" Based on COAH's Rules

The Township of Morris is situated within Region No. 2, the Northwest region. This region comprises Essex, Morris, Sussex, and Union Counties (see Map No. 2). Because Morris Township lies within a growth area, its affordable housing obligation, as determined by COAH, includes indigenous, reallocated present, and prospective need.

Using the analysis methods set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27d-301 et seq.), outlined by COAH, the Township has a total "pre-credited need" of 399 low and moderate income units.

Present Need

The Township's present need includes two components: indigenous need and reallocated present need.

Indigenous Need is the total number of deficient housing units occupied by low and moderate income households within a community. The indigenous need is based on the presence of a number of statistical factors.

# THE MOUNT LAUREL HOUSING REGION COUNTY GROUPS

## Region 1 - Northeast

Bergen  
Hudson  
Passaic



## Region 2 - Northwest

Essex  
Morris  
Sussex  
Union

## Region 3 - West Central

Hunterdon  
Middlesex  
Somerset  
Warren

## Region 4 - East Central

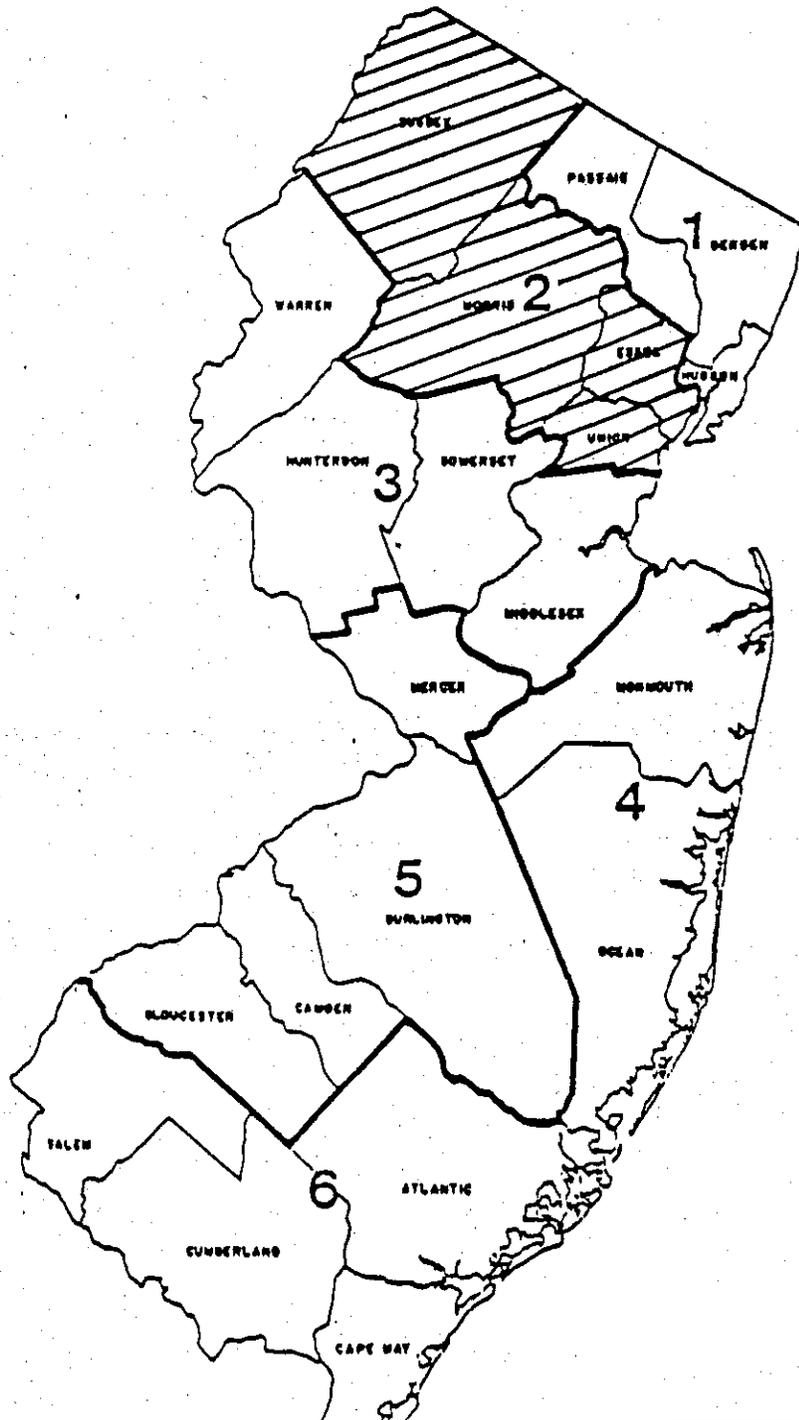
Monmouth  
Ocean

## Region 5 - Southwest

Burlington  
Camden  
Gloucester  
Mercer

## Region 6 - South-Southwest

Atlantic  
Cape May  
Cumberland  
Salem



ADRIAN  
HUMBERT  
ASSOCIATES

Community & Land Planners

Milbrook Plaza • 1201 Sussex Turnpike & Milbrook Avenue • Randolph, New Jersey 07869 • (201) 895-7366

Map No. 2 - HOUSING REGIONS

The factors used in the COAH's methodology are the same as the Census housing quality surrogates discussed above:

1. The year the structure is built. A distinction is made between units built before and after 1940.
2. Persons per room. 1.01 or more persons per room is an index of overcrowding.
3. Access to the unit. A unit is unacceptable if one must pass through another dwelling unit to enter it. This is a measure of privacy.
4. Plumbing facilities. A household must have the exclusive use of complete plumbing facilities.
5. Kitchen facilities. Adequate kitchen facilities include sink with piped water, stove and refrigerator.
6. Heating facilities. The existence of central heat is used as a measure of adequacy.
7. Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator.

A unit must have at least two characteristics to be classified as a deficient unit provided it is occupied by a Mt. Laurel family. Three indices of deficiency are available at both the municipal and subregional levels. These indices are used to

calculate a share of the subregional indigenous need to be allocated to a municipality. The deficiency factors are: (1) plumbing facilities - nonexclusive use of complete plumbing; (2) heating facilities - non-presence of central heat or vented room heaters; (3) persons per room - overcrowding at 1.01 or more persons per room.

Using the COAH formula, the Township of Morris has an indigenous need of 72 units.

Reallocated present need is a share of the excess deteriorated units in a region transferred to all communities which are within the growth area with the exception of selected urban aid cities. Urban aid cities generally have a high population and have a higher than average proportion of low and moderate income families living in deteriorated housing. Therefore, they are not expected to share in the regional burden. Excess deficient units are allocated and redistributed to all of the other municipalities within growth areas in the region.

Low and moderate income housing is distributed to each community using both economic and land use factors. The factors were selected as measures of both municipal responsibility and capacity.

The factors used in distributing reallocated present need include:

1. Covered employment in the municipality as a percentage of the regional covered employment (1984).
2. Municipal area in the growth area as percentage of the growth area in the region as included in the official State Development Guide Plan (SDGP).
3. Municipal (1983 - 1984) aggregate per capita income as a percentage of the 1983 - 1984 regional aggregate per capita income.

Using the allocation formula, the Township of Morris has a reallocated present need of 209 units.

#### Prospective Need

Prospective need is that portion of the total projected population that will qualify for low and moderate income housing. An allocation formula is used to determine Morris Township's share of the Essex, Morris, Sussex, and Union Region's prospective need.

The reallocated present need formula plus a fourth factor is used. This factor is the "regressed"<sup>4</sup> annual covered employment

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<sup>4</sup> Regression analysis is a statistical technique designed to use data about past performance to predict future performance.

change within a municipality over the period from 1977 to 1984, as a percent of the regional regressed annual covered employment change for the same period. Essentially this compares employment growth within the Township to the employment growth within the region in which the Township is located.

Applying this allocation method the Township of Morris has a total 1987 - 1993 prospective need of 187 housing units.

Total Need

The Township's total affordable housing need (1987 - 1993) is 468 units. This number is modified by several factors. These are demolitions,<sup>5</sup> filtering, residential conversions, and spontaneous rehabilitation.

1. Demolitions. The fair share formula treats demolitions as a factor which reduces housing opportunities for low and moderate income households. Therefore, the number of demolitions is added to the total need number.

The number of residential demolitions in the Township which occurred during 1983 and 1984 are averaged and multiplied by six (6) to obtain the projected 1987 - 1993 demolitions. The result is then multiplied by a percentage of demolitions which affect low and moderate income households within Region 2.

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<sup>5</sup> Demolitions from New Jersey Residential Building Permits, 1984 Summary.

In the Township, this adds only two units to the total need.

2. Filtering. Filtering is a factor which reduces the total need number. It is based upon an assumption that the housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. As higher income households vacate certain units, the units then become available to households of lower income. Filtering is positively correlated with the presence of multi-family housing units.

To assess the effect that filtering has on the Township's housing obligation, it was first necessary to determine the total number of multi-family housing units<sup>6</sup> and then divide that number by the total number of multi-family housing units within the region. This share is then multiplied by the filtering estimates for the region.

In Morris Township, filtering will reduce the total housing obligation by 41 units.

3. Residential Conversions. Residential conversion is the creation of new dwelling units within existing residential structures. Residential conversion at one time was thought to be a significant source of housing supply to low and moderate income

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<sup>6</sup>Multi-family units identified in U.S. Census of Housing, N.J., Detailed Housing Characteristics, Part 32.

households, and thereby reduce total municipal need. Residential conversion is positively correlated with the presence of two- to four-family housing units.<sup>7</sup>

In order to evaluate the impact of residential conversion on a municipality's total need, the total number of two- to four-family housing units within the municipality is obtained. This number is then divided by the total number of two- to four-family dwelling units within the region. This resulting share is then multiplied by the regional conversion estimates to obtain an estimate of municipal residential conversions.

The Township's residential conversions reduces the total affordable housing obligation by 10 dwelling units.

4. Spontaneous Rehabilitation. Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income units up to code standard. It will cause a reduction to the total municipal need. Spontaneous rehabilitation is positively correlated with aggregate per capita income.

To evaluate the impact of spontaneous rehabilitation on

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Two- to four-family units, U.S. Census, Detailed Housing Characteristics, Part 32; New Jersey

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municipal need, the municipal per capita income<sup>8</sup> is multiplied by the estimated municipal population as of 1984.<sup>9</sup> This yields a municipal aggregate per capita income which is divided by the regional aggregate per capita income to obtain a municipal share. This local share is then multiplied by the projected number of spontaneously rehabilitated units for the region.

In the Township of Morris, spontaneous rehabilitation causes a net reduction of 20 units.

Net Affordable Housing Obligation

Using the above methodology, the total pre-credited affordable housing need for the Township of Morris is 399 units, as follows:

Total Present Need:	<u>281</u>
Prospective Need:	187
TOTAL:	468 ..
Demolitions	+2
Filtering	-41
Residential Conversions	-10
Spontaneous Rehabilitation	<u>-20</u>
TOTAL PRE-CREDITED NEED:	399

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<sup>8</sup> Per capita income from 1986 N.J. Legislative District Data Book, Rutgers University

<sup>9</sup> Population from 1984 Population Estimates for New Jersey, N.J. Department of Labor, 1985.

CREDITS

COAH's guidelines include a provision for crediting. According to N.J.A.C. 5:92-6.1a as amended, credits are granted for all qualified units after April 1, 1980, when the housing is either funded, financed, or otherwise assisted by a government program to provide low or moderate income housing or was rehabilitated and is presently occupied by either the original low or moderate income household or a subsequent low or moderate income household.

Since April 1980, 43 residential units occupied by low and moderate income households have been rehabilitated with Morris County Community Development funds. Documentation supporting these credits is included as Appendix A. Thirty of these units meet the COAH minimum limit for credit which is a minimum actual capital cost expended of \$4,500.<sup>10</sup>

Rehabilitation credits are capped at and credited to the municipality's indigenous need. Therefore, of the 30 owner-occupied rehabilitated units, all 30 units (indigenous need minus spontaneous rehabilitation) can be credited toward the

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A unit shall be eligible for crediting at this capital cost, if it was below applicable code standard and was rehabilitated up to the applicable code standard between April 1, 1980 and January 1, 1987.

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rehabilitation component. To gain COAH substantive certification, the 30 units where more than \$4,500 was spent are eligible for consideration. In addition, the 100 unit Morris Mews Senior Citizen housing and the Rabbinical College housing of 36 units would both be eligible for credit.

Therefore, the Township has net prior credits of 136 housing units. For purposes of this analysis the 100 units credit for accessory apartments has not been shown. COAH no longer credits accessory apartments.

The affordable housing need of the Township after credits is as follows:

Total Pre-Credited Need:	399
Total Credit:	<u>-136</u>
Total Need Before Adjustments:	263

The affordable housing need for the Township of Morris after credits are taken pursuant to NJCOAH rules would be as follows:

	<u>Units</u>
Total pre-credited need	399
Total credits (excluding acc. apts)	<u>-136</u>
Total need before adjustments	263
Indigenous need	<u>72</u>
	335
Previously unclaimed credits for CDRS rehabilitation	<u>-30</u>
Post-credit need	305

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Mt. Laurel Units (Approved, built,  
or rezoned under Court settlement:

Moore Estate	63
Millrace (Cory Road)	4
Woodcrest & Oaks	21
Crosspointe	16
Rose Arbor	70
Sentry Morris	25
Cortese (rezoned)	38
Mt. Kemble (rezoned)	17
Monroe Street (rezoned)	8
Riverview (rental units)	<u>70</u>
Total set-aside units	-332

Units to be credited against future obligations: 27

Municipal Adjustments

The fair housing criteria and guidelines provide for municipal adjustments in the fair share number based upon available land capacity, public facilities, and infrastructure. Adjustments may only be applied to reallocated present and prospective need. Specific vacant and developable parcels may be excluded as potential sites for low and moderate income housing based on the following: (1) historic and architecturally important sites; (2) agricultural land when development rights have been purchased or restricted by covenant; and (3) environmentally sensitive lands.

Additionally, municipalities may reserve up to 3% of their

total developed and developable acreage for active municipal recreation and exclude this acreage from consideration for potential sites for low and moderate income housing.

A site designated on the New Jersey Register of Historic Places may be eliminated from consideration for low and moderate income housing. A 100 foot buffer area around each site may also be excluded as may lands deed restricted for agricultural use through the Right-to-Farm Act or the Agricultural Retention and Development Act. Land constrained by environmental factors is also eligible for exclusion for low and moderate income housing as follows:

1. Inland wetlands (NWI Maps)
2. Flood hazard areas (FEMA Maps)
3. Slopes in excess of 15% (U.S.G.S. Quads)

The Township has 9765 acres of land within its borders and is essentially a developed municipality. A vacant land analysis performed in May, 1990 as part of the Master Plan Update indicates that there are only 296.60 acres of vacant land in the Township. Of these 296.60 acres, 59.75 acres or 20.14% are wetlands and, therefore, considered to be environmentally sensitive lands. Another 50.75 acres or 17.11% are in slopes

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exceeding 15%. These are excluded as housing construction sites. There were another 30.75 acres of floodplain also excluded bringing vacant developable land to 155.35 acres.

To calculate the 3% exclusion rule for recreation, conservation and open space land, total developed land is added to vacant developable land and the sum multiplied by a factor of .03:

	<u>Acres</u>
Total developed land	9468.40
Vacant developable land* <sup>11</sup>	<u>155.35</u>
	9623.75
Adjustment factor	<u>X.03</u>
Excluded acreage	288.71

At the present time Morris Township has a park and open space system totalling 203 acres or approximately two (2) percent of its land area. This open space is distributed through the Township in 27 locations. There are 16 parks developed for active recreation purposes.

Based on the current COAH standard the Township can, therefore, reduce the vacant developable land which can be

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<sup>11</sup>\*Exclusive of wetlands, steep slopes and floodplains per N.J.A.C. 5:92-8.2

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considered for future low and moderate income housing total from 155.35 to 69.64 acres as follows:

<u>Municipal Open Space Reservation</u>	-	<u>Existing Municipal Open Space</u>	=	<u>Future Need</u>
288.71 acres	-	203 acres	=	85.71 acres
<u>Vacant Developable Land</u>	-	<u>Future Open Space Need</u>	=	<u>Net Vacant Developable Land</u>
155.35 acres	-	85.71 acres	=	69.64 acres

The adjustments do not reduce net vacant developable land to zero or less and they do not impact the Mt. Laurel rezonings which have already occurred. They could, however, impact future rezonings if those acreages are of significant enough size.

Proposed Interim Fair Share Plan (1991 -1993)

Section 22b of the Fair Housing Act provides that municipalities which have a Court approved settlement of their Mt. Laurel obligation are deemed to have COAH certification. This period extends six years from the date of the Fair Housing Act. Under this provision Morris Township is protected until

July, 1991 against any further exclusionary zoning litigation.

It is expected that COAH will issue its new municipal allocations by 1993. This leaves an approximate two year hiatus during which there is no definitive indication as to whether or not any housing obligation exists for the Township or the extent of any obligation.

In the event that some authority of competent jurisdiction determines that such an obligation exists it is recommended that the Township seek to meet it by using credits from its previous Mt. Laurel rezonings and approvals as follows:

Excess units from set-aside rezonings	27
Rental housing unit bonus credits	
70 units (Riverview Project) X 0.3	<u>21</u>
TOTAL	48

This amount of credit equates to a twenty (20) percent set-aside rezoning of 48 acres of land at 5 units per acre or a project size of 240 units.

If any further units are required to satisfy an interim obligation prior to 1993 it is recommended that the Township first seek to participate in a program to rehabilitate additional owner-occupied single-family units through the Morris County

Community Development Block Grants (CDBG), and/or NJDCA Neighborhood Preservation Grants Program, and/or Township funds. The total credits for rehabilitation may not exceed the Township's indigenous need (72 units) and may only be credited against indigenous need.

Any rehabilitated single-family units must be subject to affordability controls for at least six (6) years to insure that they remain available to low and moderate income households for that time period if the Township wishes COAH certification.

In addition, under a regulation adopted in April, 1988 (N.J.A.C. 5:92-17.1 et seq.) COAH requires that municipalities which choose to rehabilitate their indigenous need must provide a minimum of \$10,000 per unit. Of this, at least \$8,000 shall be allocated to actual capital costs. Municipalities may rehabilitate individual units even if capital costs are less than \$8,000 per units. However, at the end of each two year period, the rehabilitation cost must average to at least \$8,000 per unit.

Post-1993 Fair Share Obligations

As calculated above the Township's net vacant developable

acreage has been reduced to 69.64 acres using COAH's standards. At the time a future fair share allocation is made this number could be reduced even further by the land having been developed or by receiving a preliminary development approval by the Township Planning Board.

Further, COAH, pursuant to NJAC 5:92-8.5, has authority to make durational adjustments to defer a municipality's fair share obligation due to lack of adequate public facilities and infrastructure. Durational adjustments do not in and of themselves relieve a municipality of the obligation to designate and zone appropriate sites to accommodate its fair share obligation. When adequate infrastructure capacity becomes available the municipality must reserve it on a priority basis for low and moderate income housing and endorse applications to NJDEP to provide the infrastructure.

Another avenue available to the Township is the regional contribution agreement (RCA). Through an RCA the Township may seek to transfer up to fifty (50) percent of its fair share to another municipality within its housing region by means of a contractual agreement entered into voluntarily by both municipalities.

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APPENDIX A  
 TOWNSHIP OF MORRIS

ADDRESS	DATE CLOSED	AMT. REC'D.	WORK DONE
12 Monroe Street	6/3/80	\$4995	Genl. carp
17 Delmar Avenue	9/30/82	\$5000	Heat, plumb, roof, electric, genl. carp.
17 Emett Street	9/8/82	\$5337	Sewer hook-up, genl. carp.
17 Irondale Ave.	1/4/82	\$5000	Sewer hook-up, mason, genl. carp., roof
18 Walnut Street	5/8/80	\$4685	Genl. carp.
21 Center Avenue	7/7/82	\$4995	Mason, insul., water proof, carp.
215 E. Hanover Ave.	5/4/82	\$4999	Roof, heat, insul, genl. carp.
220 E. Hanover Ave.	12/19/83	\$5000	Genl. carp, mason, elect., plumb, paint
223 E. Hanover Ave.	9/17/80	\$7315	Carp. paint
226 W. Hanover Ave.	1/27/82	\$5000	Heat, roof, insul.
228 Martin Luther King	11/22/82	\$4995	Elec., carp. mason, roof
279 Martin Luther King	12/8/82	\$5000	Elec, plumb, insul., carp.
28 Highland Ave.	8/1/85	\$4917	Elec., roof, paint, carp.
29 Cleveland Ave.	9/23/80	\$4995	Heat, genl. carp.

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30 Highland Ave.	10/17/80	\$4976	Elect, plumb, genl. carp.
30 Mendham Avenue	8/13/84	\$5000	Plumb., roof
34 Cleveland Ave.	10/13/82	\$4995	Genl. carp, mason, elect. plumb
36 White Birch Rd.	12/3/80	\$4995	Roof, heat, plumb, paint
41 Cleveland Ave.	9/11/80	\$4925	Roof, elec. mason, carp.
42 Mill Road	6/11/82	\$5000	Genl. carp, mason, insul.
43 Highland Ave.	11/29/83	\$6065	Genl carp., mason, elect. plumb
46 Highland Ave.	4/15/80	\$4860	Genl. carp, plumb, elect.
5 Fairview Place	9/15/82	\$4724	Carp., elect., paint
54 Highland Ave.	11/12/80	\$5000	Heat, roof, insul, genl. carp.
55 Fairchild Ave.	7/3/85	\$4800	Roof, storms
55 Highland Ave.	8/21/80	\$5000	Elec., heat, carp.
57 Highland Ave.	1/6/83	\$4975	Roof, wind., carp.
6 Highland Ave.	3/27/84	\$5000	Heat, plum. elec. mason, carp.

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67 Lake road	5/2/80	\$4830	Roof, plum., elec., mason, carp.
78 Monroe Street	7/5/83	\$4995	Roof, genl. carp. mason, plumb

**VI**

**CIRCULATION PLAN ELEMENT**



## INTRODUCTION

The New Jersey Municipal Land Use Law (NJSA 40:55D-1 et seq.) provides a systematic statutory outline of a municipality's responsibilities with regard to circulation of traffic, the movement of people and goods, and other factors affecting transportation. In the purposes of the Act the statute specifically encourages the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which result in congestion or blight. Under the Statute, "circulation" means systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or trans-shipment points. This comprehensiveness of definition is carried through to the description of what a local Circulation Plan Element may contain. It may show the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional

highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road, and rail.

Even prior to the enactment of the Municipal Land Use Law (1975), the Township of Morris was actively planning for the transportation needs of the community. In the comprehensive plan adopted on October 16, 1972 the Township outlined four basic transportation policies to be implemented through the local planning process. These were:

1. Maintain and improve the existing street system
2. Encourage the development of needed arterial routes, such as I-287 and the proposed new Route 24.
3. Provide the development of circumferentials where feasible, basically by utilizing existing roads.
4. Separate through and local traffic wherever possible.

The plan also delineated expressway, arterial and collector routes, both existing and proposed, on the sector maps of the community. The 1983 Master Plan Revision reviewed the earlier proposals and provided an update on their implementation.

This 1990 Master Plan Review has examined those prior documents. This report brings them up to date and expands the scope of the review to include the contemporary transportation issues facing Morris Township and the Morris County area. The topics presented in this report include:

- a) Roadway Classification System
- b) Traffic Volume Data
- c) Intersection Analyses
- d) Coordination with County Master Plan
- e) Public Transportation
- f) MC RIDES
- g) Route 24 - Impacts on Township
- h) Evaluation of Development Regulations

#### ROADWAY CLASSIFICATION SYSTEM

Roadways and streets are classified according to the functions they serve. There is a functional hierarchy to roadway system classes. The low classification facilities serve the primary function of providing access to abutting properties. The next higher class provides collection/distribution services and

the highest classification facilities serve primarily as high speed movers of traffic. Theoretically, each functional class should intersect only with streets having the same or adjacent classification.

The street classification categories, based on the Township of Morris Land Development Code definitions, are as follows:

"STREET" - Any street, avenue, boulevard, road, parkway, viaduct, drive or other way which is an existing state, county or municipal roadway.

(1) STREET, Arterial - A street which is used primarily for fast or heavy traffic

(2) STREET, Collector - A street which carries traffic from minor streets to the major system of arterial streets, including the principal entrance street of a residential development and streets for circulation within such a development.

(3) STREET, Local - A street which is used primarily for access to the abutting properties.

(4) STREET, Marginal Access - A street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

(5) STREET, Minor - See 'street, local.'

Some classification systems provide a higher category than arterial. These are Freeways and/or Expressways, which are major arterial routes usually with high speed geometrics, grade separation interchanges and controlled access. Two roadways within the Township of Morris with this classification are Interstate Route 287 and the Route 24 Freeway, which is currently under construction.

Field observations of the Township's road network for the Master Plan Update provide this current listing of the arterial and collector streets and roadways in the Township of Morris based on their present functions:

Arterial Streets

Columbia Road	Mendham Road	Speedwell Avenue
Hanover Avenue	Mt. Kemble Ave.	Sussex Avenue
James Street	Park Avenue	Whippany Road
Madison Avenue	Ridgedale Avenue	

Collector Streets

Bailey Hollow Road

Blackberry Lane

Canfield Road

Gaston Road

Harter Road

Inamere Road

Jockey Hollow Road

Kahdena Road

Ketch Road

Kitchell Road

Lake Road

Lake Valley Road

Martin Luther King Avenue

Normandy Parkway

Old Glen Road

Picatinny Road

Punch Bowl Road

School House Lane

Spring Brook Road

Spring Valley Road

South Street

Southgate Parkway

Turtle Road

Washington Valley Road

Western Avenue

Whitehead Road

Woodland Avenue

Woodruff Road

TRAFFIC VOLUME DATA

Current traffic volume data provide local officials with a necessary component to justify roadway and intersection improvements. Ongoing traffic counting programs should provide

data on major roadways and at major intersections at regular intervals of two years or less. This enables local officials to monitor volume growth rates and to anticipate the need for future improvements. Knowledge of varying growth rates in traffic volumes is also a vital ingredient in enabling officials to equitably assess pro-rata shares of the cost of off-site roadway improvements.

The Morris County Department of Transportation Management (MCDOTM) maintains an ongoing traffic counting program, primarily on County maintained roadways. The County provides copies of pertinent traffic count data to the Township of Morris on a regular basis. A summary of the recent traffic counts conducted by the MCDOTM in Morris Township is tabulated on Appendix A-1.

Additional traffic count data is collected by the Township of Morris Police Department, primarily on municipal roadways. Some of the traffic data collected by the Police Department combines speed and volume data. The speed data is obviously useful for monitoring the degree to which posted speed limits are observed. Analysis of such data might show close adherence to the speed limit. Or, it might show the need for increased enforcement or for the adoption of a more realistic speed limit.

Summaries of speed and volume data, and of volume data alone, collected by the Police Department are presented on Appendix A-2 through A-4.

The traffic count data provided by the MCDOTM includes volume/capacity (V/C) ratios and compounded growth rates for each count location. The locations with the highest V/C ratios are tabulated as follows:

Madison Avenue - East of Normandy Parkway	V/C = 108.8%
West Hanover Avenue - West of Speedwell Avenue	V/C = 91.2%
Mendham Road - Morristown Line	V/C = 76.8%
Mendham Road - Mendham Township Line	V/C = 69.4%

The locations with the highest compounded growth rates are tabulated as follows:

James Street - Harding Township Line	Rate = 8.8%
Spring Valley Road - Morristown Line	Rate = 6.9%
James Street - North of Spring Brook Road	Rate = 6.1%
Sussex Avenue - 500' East of Gaston Road	Rate = 5.3%
Spring Valley Road - Harding Township Line	Rate = 4.1%

All of the other locations in Morris Township which were counted and analyzed by the MCDOTM have V/C ratios less than 60% and annual compounded growth rates less than 3.5%.

Analysis of the speed and volume data available from the Police Department indicates that there are several streets where travel speeds greatly exceed the posted speed limits. The following tabulation shows the streets where more than 50% of the vehicles are exceeding the posted speed limit by more than 10 MPH:

<u>Location</u>	<u>Direction</u>	<u>Posted Speed Limit</u>	<u>% Vehicles Exceeding Speed Limit By +10 MPH</u>
Turtle Road	NB	25	66%
Turtle Road	SB	25	81%
Canfield Road	NB	25	74%
Fairchild Avenue	EB	25	60%
Burnham Road	NB	25	77%

Based on the relatively high traffic volumes on Turtle Road it obviously carries a high percentage of non-resident commuter traffic during the peak hours. However, Canfield Road traffic volumes are quite low which indicates that most of the users are local residents, including those who exceed the speed limit.

Burnham Road and Fairchild Avenue appear to serve as viable

links in the short cut around the traffic signal at the intersection of Speedwell Avenue and Hanover Avenue. Some combination of increased enforcement and re-evaluation of posted speed limits appears to be warranted at the locations listed above.

Mill Road is another local street which serves as a bypass around the traffic signal at Speedwell and Hanover Avenues and carries heavy traffic volumes during the peak periods. There was no speed data available for Mill Road. It is apparent that improvements to increase the capacity on Hanover Avenue in the area of the Speedwell Avenue intersection would reduce the peak period traffic volumes on the local streets in that area.

#### INTERSECTION AND ROADWAY ANALYSES

General accident data was obtained from the Township Police Department for the entire year of 1989 and for the year 1990 through the end of July. The data relates the approximate number of reported accidents which occurred at various locations throughout the Township of Morris for the time periods indicated above. A summary of those locations which have had the greatest

number of accidents is presented on Appendix sheet A-5.

The following tabulation addresses the problem intersections and roadways throughout the Township as itemized in earlier Master Plans. Also included are the current proposals for mitigating the problems. Mention is made in those cases where it is known that programs are in place for implementation of improvements.

PROBLEM AREAS

SUGGESTED IMPROVEMENTS

- |   |  |
|---|--|
| 1. E. Hanover Ave. eastbound east of Speedwell Ave. Congestion at the bridge over the railroad. | Widen the bridge over the railroad to provide two travel lanes eastbound. Morris County is planning to allot \$500,000 in F.Y. 1991 for R.O.W. and \$5.8 million in F.Y. '92 for construction. |
| 2. Improve Martin Luther King Avenue as a two-lane facility.                                    | Roadway has recently been repaved but curbs and sidewalks are needed.  |
| 3. Upgrade the street system in the Collinsville residential neighborhood.                      | Cleveland Ave. and Walnut St. have recently been repaved but curbs and sidewalks are needed throughout.  |
| 4. Left turns in and out of Cleveland Ave. at Hanover.  | Prohibit left turns in and out during peak traffic periods.  |

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5. Upgrade Punch Bowl Road as a two-lane roadway. Punch Bowl Road has recently been repaved but widening with shoulders is needed. Access should be limited in the area of the underpass.
6. Upgrade Mt. Kemble Ave. Provided a uniform width with turning lanes as needed.
7. Close the Old Harter Rd. intersection with Mt. Kemble Ave. Alternate-Restrict left turns into Old Harter Road only during 4-6 P.M. Mon.-Friday. Signalize new intersection of Harter Rd. at Mt. Kemble Ave.
8. Madison Ave. east of Normandy Parkway. Should be widened to four lanes, but Route 24 Freeway could reduce congestion.
9. Upgrade James Street as a two-lane facility. Widen and provide turning lanes as needed. Expand to a full interchange at I-287.
10. Upgrade Kitchell Rd. as a two-lane facility. Questionable need for this improvement
11. I-287 between I-78 and Morristown Provide an additional travel lane in each direction to relieve congestion.
12. Upgrade Sussex Ave. to a four lane facility Alternate-Upgrade as a two-lane roadway with ten foot shoulders
13. Easterly intersection Old Mendham Rd. and Mendham Rd. Old Mendham Rd. was recently repaved but the intersection has a steep downhill approach and limited sight distance.

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14. Mendham Rd. @ Kahdena Rd. Intersection was recently widened. A traffic signal might increase accidents on Mendham Road.
15. Bailey Hollow Rd. at Mt. Kemble Ave. No accident problem but sight distance is limited on a steep downhill approach on Bailey Hollow Rd. Improvements needed
16. Speedwell Avenue approaching Morris Plains. Widen to accommodate four travel lanes. Alternate-stripe to delineate NB lane drop and beginning of shoulder.
17. Upgrade Lake and Ketch Roads as two-lane facilities Improve alignment and sight distances. Add shoulders.
18. Lake Valley Rd. bridge over the Whippany River. Reduce the severity of the turn south of the bridge.
19. Inamere Road intersection at Lake Road. Restricted sight distance to the left from Inamere Road. Should be improved.
20. New road needed between Lake Road & West Hanover Rd. The need for a new road between Lake Road and W. Hanover Avenue, as cited in prior Master Plans, cannot be met. No alignment can be obtained as a result of existing development.

COORDINATION WITH COUNTY MASTER PLAN

A major project already in the planning stages at the County level is the improvement of the East Hanover Avenue bridge over the railroad immediately east of the Speedwell Avenue intersection as noted above.

The Morris County Department of Transportation Management (MCDOTM) is currently preparing the Circulation Element of the County Master Plan.

The County held a preliminary hearing in late November, 1989 at the Frelinghuysen Arboretum to review the County Circulation Plan. As pertaining to Morris Township the following short range transportation improvements were recommended on the list of projects presented:

1. U.S. 202 & Hanover Avenue - add right turn lane to northbound U.S. #202; modify signal for left turn phase for Hanover Avenue; widen Hanover Avenue west of U.S. 202 for 0.3 miles to provide two (2) lanes by direction. Cost: \$350,000 Source: N.J. DOT

2. County Road # 617 (Sussex Turnpike) & Lake Road - install signalization and coordinate improvements and design with developer. Cost: \$50,000 Source: N.J. DOT/Morris County Developers
  
3. County Road # 617 (Sussex Turnpike) & Raynor/Mt. Pleasant Road - improve sight distances at southbound Raynor Road. Cost: \$10,000 Source: N.J. DOT/Morris County
  
4. Harter Road & U.S. 202 - signalization and left turn lane for southbound Harter Road. Cost: \$50,000 Source: N.J. DOT/Morris County

The County has prepared conceptual plans for a park-and-ride lot at Convent Station. This is the only new park-and-ride facility currently in the County plans within the Township of Morris. However, the County is investigating the possible use of the existing parking lot at the Mennen Sports arena as a park-and-ride lot.

The Morris County Park Commission has the responsibility for the development of Patriot's Path. This is ultimately to be a network of green open space corridors of hiking trails and bikeways reaching from East Hanover Township to Washington Township in Morris County. It will connect to similar facilities in Essex and Hunterdon Counties. Many of the proposed sections of the Path are on private land and work is underway at County and local levels to secure additional rights-of-way. A section of the Path has been completed through the Township of Morris from the area of Speedwell Lake to the Mendham Township line, generally following the course of the Whippany River. Another link has been requested by the County through the Riverview project site.

Existing hiking and bike paths are available in the Township at the Loantaka Brook Reservation located between Woodland Avenue and Spring Valley Road. The Traction Line Recreation Trail is also available to hikers, bikers and joggers through a section of the Township. It runs adjacent to the New Jersey Transit rail line from the area of Washington's Headquarters in Morristown to Convent Station.

PUBLIC TRANSPORTATION

Rail transit service is available to Township residents via the Morris and Essex Lines of New Jersey Transit. In addition to the Morristown Station, Township residents can use the Convent Station stop. Departures from Convent Station to Newark and Hoboken begin at 5:22 A.M. and continue throughout the day until 12:59 A.M. Eastbound train headways range between 20 and 30 minutes during peak commuter periods. Off-peak headways are approximately 30 minutes. Westbound trains from Hoboken and Newark arrive at Convent Station starting at 7:25 A.M. and extending through 2:28 A.M. Weekend and holiday service runs hourly from Convent Station.

Connections with Airlink are made via regular stops at the Broad Street Station and at Newark-Penn Station. Train headways are 20 to 30 minutes on weekdays, Sundays and holidays with service available from 6:00 A.M. to 2:00 A.M. Saturday service runs on 30-minute headways between 6:30 A.M. and 2:00 A.M.

Bus service is available to residents via the Morris County Metro and the Lakeland Bus Lines. Lakeland buses leave Convent Station for New York on weekdays starting at 5:35 A.M. and run on

30-minute headways until 8:05 A.M. and one-hour headways until 10:05 P.M. Westbound buses from New York arrive at Convent Station from 8:35 A.M. until 12:35 A.M. on weekdays with one-hour headways. There are three extra buses during the evening peak period.

Eastbound and westbound service on weekends and holidays via Lakeland Bus Lines runs on one-hour headways between Convent Station and New York.

Morris County Metro Routes 2, 3, 4 and 8 have regular stops at various locations in the Township. Service is provided on one hour headway to Morristown, Morris Plains, Randolph, Dover, County College of Morris, Chatham, Madison, Livingston Mall, Short Hills Mall, Chester, Mendham, Morristown Memorial Hospital, Stirling, Millington, Gillette, Harding Township, Basking Ridge, and Meyersville.

The closest major airport to the Township of Morris is Newark International, 20 miles to the southeast. Morristown Airport offers connecting passenger service to Newark International, J. F. K. and LaGuardia Airports in New York City. Charter service is also available at Morristown Airport.

MORRIS COUNTY RIDES, INC. (MC RIDES)

MC RIDES is the result of a joint government and business community effort to form a private, non-profit company whose mission is to reduce traffic congestion, improve air quality and improve commuter access to the Morris County employment region. MC RIDES plans to take the initiative in forming and developing regional municipal transportation committees. The intent of these committees is to assist municipalities or groups of communities in the implementation and monitoring of traffic reduction programs. Some of the planned strategies developed by MC RIDES to implement the programs include the following:

1. ALTERNATE WORK SCHEDULES

- a. Flextime - A system of varying work hours which allows employees to choose their own work hours, within established flextime guidelines, to suit their personal schedules and commuting problems. The goal is to spread out the rush hour traffic and reduce congestion.
- b. Staggered Work Hours - Varying arrival and departure times are established by employers for different groups or departments within the organization so that work

shifts will begin and end either before or after the normal rush hour.

- c. Telecommunications - Allows individual employees who choose to do so to perform a portion or all of their assigned duties at home or at another remote location.
- d. Compressed Work Week - Compresses the standard five-day work week into a four-day work week with longer working hours each day. The goal is to spread out the peak commuter period and to reduce the average weekly number of commuter trips.

## 2. INFORMATION COLLECTION/DISSEMINATION

Data collection and distribution for formation of travel reduction programs is most readily handled by employers through a company designated coordinator. However, municipalities can also serve as public information centers by disseminating travel reduction program material.

## 3. CARPOOLS/VAN POOLS

Ride-sharing programs can be established in various

forms. The traditional form of ride-sharing is the carpool. In order for carpooling to be effective on a large-scale, employers must use employee travel data to perform a ride-matching analysis. There are private consultants and agencies such as MC RIDES to perform the ride-matching analysis for employers.

Van pools offer the added advantage of individual employees not having to use their own automobiles in a ride-sharing program. Basic types of van pools include the following:

- a). Owner Operator
- b). Employer Sponsored
- c). Third Party Provider

#### 4. ENCOURAGE TRANSIT USE

Employers and municipalities can do a lot to encourage greater use of public transit. It is recognized that many of the employers in the Morris region are not adequately served by public transit. However, as indicated in the Public Transportation section contained earlier in this Plan, a considerable portion

of the region is serviced by public transit. Some strategies which could be undertaken by employers and/or municipalities to encourage greater transit use include the following:

- a. Make bus route information readily available
- b. Sell transit passes at employment centers
- c. Subsidize transit passes for employees
- d. Install shelters at convenient bus stops
- e. Provide shuttle service to bus stops or to park-and-ride locations
- f. Provide shuttle service between work sites and/or at lunch time
- g. Coordinate with transit operators to improve schedules and routes serving the work site

5. ENCOURAGE BICYCLE/PEDESTRIAN TRAVEL

Many employees live relatively short distances from their places of employment and would be physically able to either walk or ride a bicycle to work. The obvious disadvantages to combining wholesome exercise with the commute to work include lack of convenience and

expediency, possible danger from vehicular traffic, uncertain weather conditions and a less than tidy appearance upon arrival at work.

Municipalities should encourage current employers and developers of new employment centers to consider the walker and biker by removing physical barriers and by providing safe and convenient access for this lighter mode of travel. Some strategies to encourage such travel include the following:

- a. Form bicycle clubs
- b. Coordinate with the municipality to provide bike paths
- c. Provide secure bicycle racks on-site
- d. Install showers and clothes lockers for bikers
- e. Display bicycle and pedestrian routes.

#### PARKING MANAGEMENT

Employer subsidized employee parking is the greatest deterrent to the use of car pools and van pools. The following strategies are suggested for improved

employer parking management:

- a. Deferred Parking - Set aside areas of green space for possible future parking needs and aggressively promote ride sharing programs to reduce the need for additional parking spaces.
- b. Provide free or subsidized parking for car pools.
- c. Provide preferential or priority parking spaces for car pool vehicles.
- d. Provide subsidized transit passes.
- e. Provide secure bicycle racks.
- f. Encourage the use of park-and-ride facilities by providing shuttle service from satellite parking areas.

MC RIDES has also prepared a proposed "Traffic Reduction Ordinance" which should be carefully considered by every municipality that is seriously interested in the reduction of traffic congestion.

In addition to the suggestions made by MC RIDES the NJDOT has published the following guidelines for local planning boards when considering the transit service potential of development applications:

GUIDELINES FOR CONSIDERING TRANSIT  
SERVICE POTENTIAL

<u>Generator</u>	<u>Size</u>
Major housing developments	50 or more units
Major employers	100 or more employees
Shopping Centers	more than 50,000 square feet of retail space
Hospitals/nursing homes	50 or more beds
Schools	at least 500 students enrolled
Social services/government centers	all cases
Rail stations	all cases

ROUTE 24 FREEWAY

The current schedule of the New Jersey Department of Transportation (NJDOT) calls for the completion of the Route 24 Freeway between Chatham and Route I-287 in Hanover Township by the year 1993. The NJDOT has taken the position that the possible extension of the Route 24 Freeway to the west from Route I-287 is a dead issue unless the municipalities in the affected

region can reach an agreement on a common desire for the extension.

The impacts on the Township of Morris from a completed Route 24 Freeway, as currently planned, should be mostly positive. There should be some reduction initially in the peak-hour traffic congestion on Madison Avenue. Some studies optimistically project significant long term reductions in peak hour traffic volumes on Madison Avenue.

It is probable that other arterial streets in the northeast section of the Township, such as Columbia Road, Whippany Road and Hanover Avenue will carry some additional peak-hour traffic because of the locations of proposed interchanges with the Route 24 Freeway. However, according to the Volume/Capacity ratios for these arterials, there is adequate capacity available.

It is expected that the arterials in the western section of the Township, such as Hanover Avenue, Sussex Avenue, and Mendham Road, will not experience significant traffic volume increases with the completion of the Route 24 Freeway to I-287.

EVALUATION OF LAND DEVELOPMENT REGULATIONS

1. Minimum and Maximum Grades in Parking Areas

The values given in the table under Paragraph 57.114.(A) in the Township of Morris Land Development Code are in reasonable conformance with current design criteria and remain appropriate as written.

2. Residential Driveways

a). Maximum permitted grade under S 57-84.F. should be limited to 15% overall for residential driveways except for minor topographic variations as will be approved by the Planning Board. Reasonable landing areas should also be required. At the street the landing area should extend a minimum distance of 20 feet back from the edge of the roadway and should have a maximum grade of 5%. There should also be a standing area in front of the garage a minimum of 25 feet in length with a grade not to exceed 5%. Vertical curves should be provided to prevent the dragging of any vehicle undercarriage.

b). The sight distance values for driveways of all types, at their intersection with a public or private street, are acceptable as given under S 57.114.(C) in the Land Development Code. Two recommended changes to the above referenced paragraph are to use 3.5 feet for the height of eye and 4.25 feet for the height of the object above the pavement. These recommended values are in conformance with current design criteria used by the American Association of State Highway and Transportation Officials (AASHTO) and the Institute of Transportation Engineers (ITE).

3. Acceleration and Deceleration Lanes

It is recommended that the minimum standards for acceleration and deceleration lanes, as shown under Paragraph 57.114.(E) in the Land Development Code, be modified. Based on current AASHTO criteria and as adopted in the NJDOT Roadway Design Manual, it is recommended that the following values be used:

TABLE A

VALUES FOR ACCELERATING FROM OR DECELERATING TO A SPEED IN THE RANGE OF 0 TO 10 MPH.

Legal Speed Limit	<u>Acceleration Lanes (Feet)</u>		<u>Deceleration Lanes (Feet)</u>		
	<u>(mph)</u>	<u>Full Length</u>	<u>Taper</u>	<u>Full Length</u>	<u>Taper</u>
25-30		190	300	235	180
40		380	300	315	180
50		760	300	435	180

TABLE B

Values for accelerating from or decelerating to a speed of 15 mph (50' curb radius).

Legal Speed Limit	<u>Acceleration Lanes (Feet)</u>		<u>Deceleration Lanes (Feet)</u>		
	<u>(mph)</u>	<u>Full Length</u>	<u>Taper</u>	<u>Full Length</u>	<u>Taper</u>
25-30		(Not needed)		185	180
40		320	300	295	180
50		700	300	405	180

4. Right-of-way and pavement widths. Section 57-82.B. establishes right-of-way widths of eighty (80) feet and pavement widths of fifty (50) feet for primary and arterial roads. Based on the arterial street listing of this report all streets now functioning as arterials

in the Township are under County or State jurisdiction, except for Ridgedale Avenue which is a Township road. For all routes classified as arterials the primary right-of-way width is 66 feet with paved widths varying from 30 feet to spot widenings of up to 58 feet (e.g. Columbia Road @ Allied-Signal). The typical pavement width is 46 feet and is the current standard being applied by Morris County to road improvements which are planned or underway. Therefore, the Board should consider modifying the present ordinance standard accordingly. In addition, the ordinance standard for collector roads should be revised to reflect the fact that arterial roads in the Township are actually being constructed at the present collector standard which is excessive. A collector road pavement width of 36 to 40 feet within a 60 foot right-of-way is recommended for the Township depending on the shoulder widths required in a specific situation. Several factors may be considered. These are volumes, on-street parking, the type of street (i.e. residential, industrial or commercial), the permitted density of development and the terrain.

CONCLUSIONS & PLAN IMPLEMENTATION

Morris Township's transportation and circulation system is at a mature level of development. The development pattern of the community is essentially established and the future development of the community during the 1990's and beyond will, in all likelihood, reflect many planning and land use decisions which have already been made such as the Mt. Laurel rezonings. The priority, therefore, for the Township is to maintain the efficiency of the existing road network and to improve it and upgrade it where practical and economically feasible. What is called for is an on-going transportation management plan and program that will carefully and regularly monitor those problems and issues affecting transportation and the transportation needs of Township residents.

In August 1990, MC RIDES prepared a draft traffic reduction ordinance which it has distributed to Morris County municipalities for their consideration. Given the Township's strategic regional location with respect to traffic it is recommended that thorough consideration be given by the Township to such an ordinance.

An ordinance of this type offers an overall coordinating mechanism at the local level for transportation planning within the community. Through it, traffic improvements can be assigned priority, the Board can review future development proposals in the context in an overall traffic and transportation plan and a unified approach can be adopted in the Township's dealings with regional and State transportation agencies.

APPENDIX A-1

SUMMARY OF TRAFFIC COUNTS IN AND AROUND MORRIS TOWNSHIP

Conducted by the Morris County Department of Transportation Management

<u>Road Name</u>	<u>Count Location</u>	<u>Most Recent Count Dates</u>	<u>Most Recent 2 Way Vol. Veh./Day</u>	<u>Peak Hours Begin</u>	<u>Compounded V/C Ratio</u>	<u>Growth Rates</u>
Mendham Rd.	Mendham Tp. Line	1979, 1988 & 1989	12,037	7:30 A 4:45 P	69.4%	2.3%
Mendham Rd.	Morristown Line	1979, 1986 & 1987	16,091	7:30 A 5:00 P	76.8%	2.0%
Sussex Ave.	Morristown Line	1979, 1985 1986 & 1988	10,786	7:45 A 4:45 P	56.8%	3.3%
Sussex Ave.	Randolph Line	1979, 1985 1986 & 1988	10,161	7:30 A 4:30 P	57.0%	3.2%
Sussex Ave.	500' East of Gaston Rd.	1979 & 1985	10,326	7:00 A 4:00 P	52.4%	5.3%
West Hanover Ave.	West of Speedwell Ave.	1979, 1986 1987 & 1989	19,968	7:15 A 4:30 P	91.2%	2.8%
East Hanover Ave.	100' West of Ridgedale Ave.	1979 & 1987	23,029	7:30 A 4:30 P	42.4%	3.0%
Whippany Rd.	North of Columbia Tpk.	1979 & 1989	9,680	7:45 A 4:30 P	55.9%	-2.2%
Columbia Tpk.	500' West of Park Ave.	1979, 1985, 1986 1987 & 1988	22,114	7:30 A 4:30 P	45.9%	1.5%
Park Ave.	500' North of Columbia Tpk.	1979, 1985, 1986 1987 & 1988	20,370	7:30 A 4:30 P	48.3%	2.2%
Madison Ave.	East of Normandy Pkwy.	1988	26,924	7:30 A 4:30 P	108.8%	NA
James St.	Harding Tp. Line	1979 & 1988	6,089	7:45 A 4:45 P	46.6%	8.8%
James St.	North of Spring Brook Rd.	1979 & 1989	6,140	7:45 A 5:00 P	34.7%	6.1%
Spring Valley Rd.	Harding Tp. Line	1979 & 1988	5,896	7:30 A 4:30 P	35.0%	4.1%
Spring Valley Rd.	Morristown Line	1979 & 1989	8,475	7:30 A 4:30 P	49.5%	6.9%

APPENDIX A-2

SUMMARY OF SPEED AND VOLUME DATA IN MORRIS TOWNSHIP

Compiled by the Township of Morris Police Department

<u>Location</u>		<u>24 Hour Count</u>		<u>Posted Speed Limit</u>	<u>% Vehicles Exceeding Speed Limit By +10 MPH</u>	<u>Peak Hour Start</u>	<u>Peak Hour Volumes</u>
		<u>Date</u>	<u>Time</u>				
Punch Bowl Rd.	-EB	7/31/89	11:00A	50	4%	-	-
Punch Bowl Rd.	-WB	8/02/89	6:00A	50	≤1%	8:00A 5:00P	137 164
Burnham Road	NB	8/03/89	2:00P	25	2%	7:00A 5:00P	89 133
James Street	SB	8/30/89	6:00P	35	28%	8:00A 5:00P	303 449
James Street	NB	8/31/89	9:00P	35	12%	8:00A 4:00P	208 234
Fairchild Ave.	-EB	9/05/89	7:00A	25	≤1%	7:00A 5:00P	66 32
Fairchild Ave.	-WB	9/06/89	8:00A	25	6%	7:00A 5:00P	47 54
Lake Road	WB	9/07/89	10:00A	35	1%	7:00A 5:00P	85 185
Lake Road	EB	9/11/89	4:00P	35	20%	7:00A 3:00P	268 94
Lk. Valley Rd.	-NB	9/12/89	5:00P	40	≤1%	7:00A 5:00P	229 129
Sherman Ave.	EB	9/27/89	8:00P	25	10%	7:00A 1:00P	63 35
Sherman Ave.	WB	9/26/89	5:00P	25	8%	7:00A 4:00P	33 96
Normandy Pkwy.	-NB	10/03/89	1:00P	40	1%	7:00A 4:00P	418 456
Normandy Pkwy.	-SB	10/04/89	1:00P	40	6%	8:00A 4:00P	374 449
M.L. King Ave.	-SB	10/10/89	9:00A	25	32%	8:00A 5:00P	189 532
W. Hanover Ave.	EB	10/26/89	12:00N	35	10%	8:00A 3:00P	1233 646
South Street	WB	10/30/89	11:00A	40	39%	8:00A 4:00P	316 351
Turtle Road	NB	11/08/89	6:00P	25	66%	9:00A 2:00P	34 57
Turtle Road	SB	11/09/89	5:00P	25	81%	8:00A 5:00P	52 125
Canfield Road	NB	11/14/89	10:00A	25	74%	8:00A 5:00P	10 15

A-2 continued

SUMMARY OF SPEED AND VOLUME DATA IN MORRIS TOWNSHIP

Compiled by the Township of Morris Police Department

<u>Location</u>		<u>24 Hour Count</u>	<u>Posted</u>	<u>% Vehicles</u>	<u>Peak</u>	<u>Peak Hour</u>	
		<u>Starting</u>	<u>Speed</u>	<u>Exceeding</u>	<u>Hour</u>	<u>Peak Hour</u>	
		<u>Date</u>	<u>Limit</u>	<u>Speed Limit</u>	<u>Start</u>	<u>Volumes</u>	
				<u>By +10 MPH</u>			
Harter Road	EB	5/23/90	10:00A	40	3%	8:00A 5:00P	165 291
Harter Raod	WB	5/30/90	1:00P	40	≤1%	6:00A 3:00P	482 284
Wash. Valley Rd.	WB	6/13/90	8:00A	35	15%	10:00A 5:00P	35 153
Western Ave.	NB	6/20/90	9:00A	35	11%	8:00A 6:00P	76 89
Fairchild Ave.	-EB	7/18/90	9:00A	25	60%	7:00A 4:00P	53 19
Burnham Road	NB	7/19/90	10:00A	25	77%	7:00A 4:00P	89 156
Normandy Pkwy.	SB	8/13/90	11:00A	40	3%	8:00A 5:00P	400 472

APPENDIX A-3

SUMMARY OF TRAFFIC VOLUME DATA IN MORRIS TOWNSHIP

Compiled by the Township of Morris Police Department

<u>Location</u>	<u>24 Hour Count Starting Date</u>	<u>Time</u>	<u>Peak Hour Start</u>	<u>Peak Hour Volumes/Direction</u>	
Bailey Hollow Road	7/18/89	9:00A	8:00A/5:00P 8:00A/6:00P	33/175 174/ 61	WB EB
Turtle Road	7/19/89	2:00P	7:00A/5:00P 8:00A/5:00P	47/142 155/ 55	SB NB
Beechwood Drive	8/09/89	10:00A	8:00A/6:00P 9:00A/5:00P	15/ 13 9/ 11	WB EB
Ketch Road	8/23/89	9:00A	7:00A/5:00P 7:00A/4:00P	90/141 116/149	SB NB
Whitehead Road	8/24/89	10:00A	7:00A/4:00P 7:00A/5:00P	16/ 23 18/ 17	NB SB
Jockey Hollow Road	8/28/89	5:00A	8:00A/5:00P 8:00A/2:00P	49/ 47 63/ 45	SB NB
Raynor Road	8/29/89	4:00P	7:00A/4:00P 7:00A/2:00P	34/138 137/ 50	SB NB
Ridgedale Avenue	10/08/89 10/14/89	7:00A 4:00P	8:00A/4:00P 8:00A/3:00P	887/926 622/705	NB SB
Mill Road	10/25/89	9:00A	8:00A/5:00P 7:00A/5:00P	58/312 430/ 95	WB EB
Mendham Road	8/16/90	8:00A	7:00A/3:30P 8:00A/4:30P	949/354 234/726	EB WB

MANUAL TURNING MOVEMENT COUNT SUMMARY

<u>Intersection</u>	<u>Date</u>	<u>Time</u>	<u>Peak Hour</u>	<u>Total Entering Volume</u>
Punch Bowl Rd. @ Old Turnpike Rd.	9/06/89	3:30P 5:30P	4:15P 5:15P	491

MANUAL TURNS ONLY COUNT SUMMARY (No Thru Counts)

<u>Intersection</u>	<u>Date</u>	<u>Time</u>	<u>Peak Hour</u>	<u>Total Turns Entering</u>
Columbia Rd. @ Normandy Pkwy.	7/26/90	7:00A 9:00A	7:30A 8:30A	857
	7/31/90	4:00P 6:00P	4:45P 5:45P	716

APPENDIX A-4

SUMMARY OF ACCIDENT DATA

Recorded by the Township of Morris Police Department

<u>Intersection</u>	<u>Approximate Number of Reported Accidents</u>	
	<u>1989 (12 Months)</u>	<u>1990 (7 Months)</u>
Hanover Ave. @ Speedwell Ave. *	25 +	14
E. Hanover @ Ridgedale Ave.	22 +/-	8
Whippany Rd. @ Lindsley Drive **	25 +	15
Madison Ave. @ Normandy Pkwy.	25 +	16
Normandy Pkwy. @ Columbia Rd.	20 +/-	10
Ridgedale Ave. @ Evergreen Pl.	25 +	12
Sussex Ave. @ Gaston/Lake Rds.	10	4
W. Hanover Ave. @ Burnham/Stiles	7	6
Whippany Rd. @ E. Hanover ave.	-	11

\* Needs shoulder markings on Speedwell Avenue northbound approaching Hanover Avenue to emphasize the one travel lane width.

\*\* Needs dotted white lines to delineate extension of lane lines for left turns through the intersection area.

APPENDIX A-5

<u>Arterial Streets</u>	<u>County Rte.</u>	<u>Primary R.O.W. (feet)</u>	<u>Predominant Cartway Width (feet)</u>
Columbia Road	510	66	46
Whippany Road	511	66	46
Hanover Avenue	650	66	40-42
Sussex Avenue	617	66	36
Mendham Rd. (Rte. 24)	510	66	36
Madison Ave. (Rte.24)	N/A	66	40-42
Speedwell Ave. (Rte. 202)	N/A	66	40
Mt. Kemble Ave. (Rte. 202)	N/A	66	30
James Street	663	50-66	30-46
Park Avenue	623	66	46
Ridgedale Avenue	N/A	66	46

Source: Morris County Traffic Engineer's Office

**VII**

**OPEN SPACE ELEMENT**



ADRIAN  
HUMBERT  
ASSOCIATES

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Millbrook Plaza • 1201 Sussex Turnpike & Millbrook Avenue • Randolph, New Jersey 07869 • (201) 895-7366

INTRODUCTION

The Municipal Land Use Law, (MLUL) C.40:55D-28(7), provides for: "A recreation plan element showing a comprehensive system of areas and public sites for recreation". It also acknowledges municipal needs for other types of passive and resource oriented open spaces (N.J.S.A. 40:55D-28(8)) in the conservation plan element. These elements reflect two of the stated purposes of the MLUL:

(g.) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

(j.) To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;

The MLUL, therefore, encourages New Jersey municipalities to provide a comprehensive open space and recreation system as a balancing factor to the extensive urbanization which has occurred with the migration to the suburbs of most of the State's population. By the mid-1980's more than 80% of the State's population and nearly 84% of its labor force lived or worked in the suburbs.

The 1988 New Jersey Outdoor Recreation Resources Plan (NJORRP) prepared by the Department of Environmental Protection sets current dedicated public recreation land in New Jersey at 724,845 acres. Of this, 255,015 acres were preserved through Land and Water Conservation Fund (Federal) and Green Acres (State) monies. The Plan identifies a deficit of 345,664 acres. The municipal share of this shortfall, using the Plan's land use guideline of 3% of the developed and developable area of a municipality, is 50,540 acres.

Local action is also considered an important ingredient in planning for recreation and open space nationally. In 1985, President Ronald Reagan appointed a Commission on Americans Outdoors to review the Nation's outdoor recreation needs. The Commission's 1986 report recommended that a network of greenways be created across the U.S. This recommendation stemmed from demographic forecasts that two-thirds of the population would live in metropolitan areas by the year 2000 and that the National Parks would be geographically out of reach for many of them.<sup>1</sup> The Commission noted: "We have a vision for delivering outdoor recreation opportunities close to home for all Americans: a network of Greenways, created by local action, linking private and public recreation areas in linear corridors of land and

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The Paths Less Traveled, by Barry Didato, Planning, Vol. 56, No. 1, January, 1990 American Planning Association, P. 6

water.<sup>2</sup> Patriots' Path exemplifies this approach locally.

The linkages between proper open space land planning and the protection of water bodies have already been addressed by the Township in the cluster planning of several subdivisions.

At least five open space parcels that buffer stream corridors have been dedicated to the Township as a result of recently constructed subdivisions. These include Aspen, Oak Park, Rolling Hill at Blackberry and Rolling Hill on Lake Road.

In addition, watershed lands comprise more than 790 acres of open space, much of it wetlands, in the Township. Presently, the Morris County Municipal Utility Authority (MCMUA) owns over 734 acres of open space north of Mendham Road. The Southeast Morris County Municipal Utilities Authority (SMCMUA) also owns several parcels totalling approximately 60 acres to protect its water supply facilities. The retention of such open spaces as conservation land is also an important adjunct to planning for active recreation needs.

Another aspect of the planning potentials which exist for greenways and open space corridors are the opportunities for linked open spaces associated with wetlands preservation and the creation of transition buffers. Previous Township Master Plan recommendations have focussed on acquiring wetlands to protect

them from development. The expanded role of State legislation in this area has enhanced their protection and lessened the need for direct Township acquisition.

The Freshwater Wetlands Protection Act (1987) intends to "preserve the purity and integrity of freshwater wetlands from unnecessary and undesirable disturbance." This statute regulates virtually all activities in freshwater wetlands. It also requires transition or buffer areas to protect the entire wetlands ecosystem from degradation. The Act authorizes the NJDEP to regulate many activities in transition areas including soil removal, dumping or filling, erection of permanent structures, and destruction of plant life which would alter the existing pattern of vegetation<sup>3</sup>. It also preempts municipalities from wetlands regulations. However, coordinated site planning in conjunction with State-approved wetlands delineations and transition buffers offers the opportunity for the Township to further protect its open spaces at the time of development review.

OPEN SPACE PROTECTION AND THE STATE PLAN (SDRP)

The Preliminary State Development and Redevelopment Plan

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FreshWater Wetlands Protection in New Jersey, by Abigail Fair, 1989, Chapter 1, page 1.

(SDRP) in its Communities of Place, Volume III notes that "the State should ensure through master plans, development regulations and capital facilities programs that State and Federal public open space for recreation is provided sufficient to meet or exceed 14% of the land area of the State<sup>4</sup>. These areas may be increased where appropriate to account for:

- (1) needs for natural resource protection;
- (2) resource-based recreation and tourism;
- (3) other regional factors.

The SDRP defines open space as:

"Open Space refers to any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land".<sup>5</sup>

Similarly, the MLUL has definitions<sup>6</sup> relating to open space and recreation:

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<sup>4</sup> Balanced Land Use Guidelines of the 1988 NJORRP suggest that 10% of the area of the State should be in State recreation land and 4% in Federal level lands.

<sup>5</sup> N.J. State Planning Commission, Communities of Place: The Preliminary State Development and Redevelopment Plan, January 1988, Vol. II p. 277.

<sup>6</sup> MLUL, C. 40:55D-6

Public area is defined as (1) public parks, playgrounds, trails, paths and other recreational areas; (2) other public open spaces; (3) scenic and historic sites; and (4) sites for schools and other public buildings and structures.

Public open space is defined as "an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or County agency or other public body for recreational or conservational uses".

Open space is valued as an essential community asset and an important component of development design.<sup>7</sup> Among the critical functions it performs, open space:

- \* preserves ecologically important natural environments
- \* provides attractive views and visual relief from developed areas
- \* provides sunlight and air
- \* buffers other land uses
- \* separates areas and controls densities
- \* functions as a drainage detention area
- \* serves as a wildlife preserve
- \* provides opportunities for recreational activities
- \* increases project amenity
- \* is an important factor in creating quality developments with lasting value

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Model Subdivision and Site Plan Ordinance, David Listokin and Carole Baker, January 1987, New Jersey Department of Community Affairs, P. 189.

All of these functions are apparent within the present varied network of open spaces in Morris Township.

Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site's natural amenities.

The National Recreation and Park Association (NRPA) recommends that there be a total of 6.25 to 10.5 acres of developed municipal open space per 1,000 population to be distributed in a system of parks of varying sizes and distances from residences. The hierarchy and recommended standards for close-to-home park and recreation space follows (Exhibit 1). The NRPA also recommends standards for the development of various recreational facilities (Appendix A). The general standards for the acquisition and development of recreational open space should serve as reference points not absolute rules for communities wishing to set their own requirements and identify their relevant recreation needs. Appendix B presents a summary of the contemporary national standards. These must be augmented, however, by consideration of local factors including demographic characteristics of the population, economic conditions, existing facilities, regional preferences, and the physical and natural

EXHIBIT 1

NRPA RECOMMENDED STANDARDS FOR LOCAL DEVELOPED OPEN SPACE

This classification system is intended to serve as a *guide* to planning—not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of "adjunct" parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

COMPONENT	USE	SERVICE AREA	DESIRABLE SIZE	ACRES/1,000 POPULATION	DESIRABLE SITE CHARACTERISTICS
<b>A. LOCAL/CLOSE-TO-HOME SPACE:</b>					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than 1/4 mile radius	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	1/4 to 1/2 mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0A	Suited for intense development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.
<b>TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 A/1,000</b>					

Source: NRPA, *Recreation, Park and Open Space Standards and Guidelines*, p. 56.

features of the site itself. The national ratios and standards do not include conservation, preservation, or amenity requirements or requirements for undeveloped open space which are based more on local custom, conditions, and preferences than on rigid standards.

Also, the private developer has now become part of the provider system for recreation and open space through the development approval process. As noted in the model Site Plan and Subdivision Ordinance:

"In recent years there has been a shift in the responsibility for providing open space and recreation facilities. Traditionally, local government has been responsible for providing open space. However, rising costs, limited public resources, and strained facilities have increasingly compelled governments to turn over the task of providing outdoor recreation space to the private sector. Local ordinances now generally require builders of planned-unit developments to provide some kind of open space and/or recreational facilities"<sup>8</sup>

Morris Township over the years has acquired a substantial amount of open space through land dedication and set aside by developers as is documented in this report. A number of future opportunities for this method of acquisition are also identified below.

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<sup>8</sup> *ibid*, p. 29.

MUNICIPAL OPEN SPACE INVENTORY

Using current tax assessment records and consultant field surveys a comprehensive listing of Township-owned park and open space has been made as part of this Master Plan update. A total of 280.41 acres have been accounted for in the inventory. This includes developed Township parks and play areas, passive open space areas, including a number of sites that are associated with streams, floodplains and wetlands. Some vacant Township-owned sites adjoin other Township facilities, such as the lands next to the Butterworth and Woodland Sewage treatment plants and the property adjacent to the Police Headquarters on Dwyer Lane and Fanok Road. There are presently 102.86 Township acres which are developed for active recreation pursuits exclusive of Board of Education sites. These include ballfields, playground equipment, tennis and basketball courts, swimming pools and ice-skating facilities. An itemized listing of all of the properties included in the survey follows:

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<u>NAME/ADDRESS</u>	<u>BL/LOT</u>	<u>ACREAGE</u>		<u>FACILITIES</u>
		<u>Dev.</u>	<u>Undev.</u>	
<u>APPLEWOOD SUBD.</u>				
Applewood La.	364/70		5.67	OS
Applewood La.	369/12		1.30	OS
<u>ASPEN I &amp; II SUBD.</u>				
Ironwood Rd.	345/53		7.42	OS
Darnay Rd.	345D/5		4.73	OS
<u>BLACKBERRY SUBD.</u>				
Laura La.	361/70		18.63	OS
<u>BURNHAM PARK</u>				
E. & W. Lake Blvd.	300/1		6.00	OS
<u>BUTTERWORTH FIELD</u>				
Lynnfield Dr.	257/15	12.94		BF & OS
<u>CHILDREN'S PARK</u>				
Kahdena Rd.	284/4	1.84		PG
<u>COLLINSVILLE P.G.</u>				
Monroe St.	470/1	1.49		PG, CTS
<u>CONVENT ROAD SITE</u> (adj. RR Sta.)				
	390/15c		3.30	ATF
<u>CORNHILL DRIVE</u>				
	256/23		3.46	OS
<u>CROMWELL DRIVE</u>				
	455/18		1.75	OS
<u>DEBORAH DRIVE (#16)</u>				
	280D/99		0.50	Lot
<u>DELPHO FIELD</u>				
Harter Rd.	356/75	8.00		BF
<u>FANOK RD.</u> (adj. Police HQ)				
	373/214		2.14	ATF
<u>FANOK RD &amp; FLORENCE AVE.</u> (adj. Woodland STP)				
	383/69		8.90	ATF
<u>FLORENCE AVE.</u>				
	377/3		0.17	Lot

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<u>NAME/ADDRESS</u>	<u>BL/LOT</u>	<u>ACREAGE</u>		<u>FACILITIES</u>
		<u>Dev.</u>	<u>Undev.</u>	
<u>FRELINGHUYSEN FIELD</u>				
Columbia Rd.	426/28A	12.78		BF
<u>GINTY FIELD</u>				
Dwyer La.	373/15	10.90		BF
<u>GINTY POOL</u>				
Dwyer La.	383/17	9.85		P
<u>GREEN FIELD</u>				
Weather Vane Dr.	443/1	3.80		BF
<u>HAYWARD P.G.</u>				
Brookfield Way	337/29	1.44		PG, CTS
<u>KETCH RD. &amp; REDWOOD RD.</u>	247/10		9.41	OS
<u>KETCH RD. &amp; TALL TIMBER</u>	246/1		1.14	LOT
<u>KIWANIS PARK</u>				
Lake Valley Rd.	205/14		1.65	OS
Lake Valley Rd.	209/55	8.25		OS & PG
<u>LAKE ROAD</u>	248/11		53.41	OS
<u>LAKE VALLEY ROAD</u>				
(adj. Butterworth STP)	225/41		5.15	ATF
(adj. Butterworth STP)	225/43B		2.18	ATF
<u>LARUE PARK</u>				
Lake Rd.	246/110	6.74		BF
<u>MARTHA DRIVE</u>	271/147		2.84	OS
<u>OAK PARK</u>				
Harter Rd. (adj. Delpho Field)	359/44		5.20	OS
Harter Rd.	356/110		1.31	OS

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<u>NAME/ADDRESS</u>	<u>BL/LOT</u>	<u>ACREAGE</u>		<u>FACILITIES</u>
		<u>Dev.</u>	<u>Undev.</u>	
<u>ROLLING HILL</u>				
Lake Rd.	246/838		6.00	OS
<u>SAUNDERS FIELD</u>				
Bailey Hollow Rd.	335/90	6.35		BF, PG
Bailey Hollow Rd.	335/91		2.9	OS
<u>SPRING VALLEY DR.</u> (adj. Loantaka Res)	383/69		8.90	ATF
<u>STREETER</u>				
Sussex Ave.	228/8A	6.65		P
Sussex Ave.	248/3	8.83		CTS, S
<u>SUSSEX AVE. SITES</u>				
(rear lot)	271/19.01		1.18	OS
(rear lot)	271/21A		1.83	OS
	271/80		7.84	OS
	280/172		0.60	Lot
<u>THIRD AVE.</u>	241/1		1.14	Lot
<u>VETERAN'S FIELD</u>				
Hanover Ave.	246/51	3.00		BF
<u>WOOD ROAD</u>	325/28A		0.9	Lot
<b>TOTALS</b>		<u>102.86</u>	<u>177.55</u>	

Sources: Township Tax Maps and Assessment Records 1990,  
 Consultant Field Survey - Fall 1990.

Key to Abbreviations: OS - Open Space; BF - Ballfield; PG -  
 Playground; CTS - Courts; ATF - Adjoins Twp. facility; P - Pool;  
 S - Skating; Lot - Small individual lot.

The significant properties have been mapped and the distribution of the park and open space land has been analyzed and compared with applicable recreational planning and open space standards. In addition to the significant parcels tallied in the 289.42 acres, there are also 17 "splinter" or residual parcels contained on the Township's assessment records. These were not included in the inventory due to their extremely small size or unusual shape which eliminated reasonable use for recreation purposes. While Township-owned recreational facilities are the primary active recreation resources for residents, the Morris School District also provides active recreation facilities which augment Township facilities and help to satisfy local demand as follows:

- \* Frelinghuysen School, Hanover Avenue, Block 246, Lot 30, ballfields (58.42 acres)
- \* Sussex Avenue School, Sussex Avenue, Block 225, Lot 1, ball fields & playground equipment (27.5 acres)
- \* Alfred Vail School, Speedwell Avenue, Block 481, Lot 86, ball fields & playground equipment (9.0 acres)
- \* Hillcrest School, Hillcrest Avenue, Block 297, Lot 47, ball fields & playground equipment (12.78 acres)
- \* Woodland School, Johnston Drive, Block 410, Lot 15A, ball fields & playground equipment (11.6 acres)
- \* Board of Education Property, Harter Rd. & Rt. 287, Block 356, Lots 52 & 69, track & practice ballfields (33.06 acres)

PRIVATE RECREATIONAL FACILITIES

Several private commercial recreational facilities supplement the public lands and facilities devoted to recreation in the Township. These include:

- \* Spring Brook Country Club, Spring Brook Road, Block 341, Lot 87 and Block 344, Lot 9, (159.51 acres).
- \* Morris County Golf Club, Punch Bowl Road, Block 431, Lot 72, (140.8 acres).
- \* Twin Oaks Tennis Center, Columbia Road, Block 426, Lot 28, (8.65 acres).
- \* Stardust Swim Club, Raynor Road, Block 259, Lot 9, (14.0 acres).

Delbarton, Villa Walsh Academy, the Beard School and St. Elizabeth's College, private school campuses located within the Township, also provide on-site recreational facilities including tennis courts, ballfields and gymnasiums for their student populations.

COUNTY AND FEDERAL PARK LANDS

At the regional park level Morris Township is host to five (5) County parks which contain 709 acres of land. This includes

in the western section of the Township:

Fosterfields

Lewis Morris Park

Patriots' Path

In the southeast portion of the Township there is.

Loantaka Brook Reservation & Seaton Hackney Stables

In the northeastern portion of the Township there is:

Frelinghuysen Arboretum

The Mennen Arena and its surrounding property is located in the north-central section of the Township on Hanover Avenue.

A 74-acre section of the Morristown National Historic Park (Jockey Hollow) adjoins Lewis Morris Park in the southwest portion of the Township. Another 6.5 acre section of the National Historic Park (Fort Nonsense) is located west of Mt. Kemble Avenue immediately south of Morristown.

The Morristown National Historical Park was established on March 2, 1933 by an act of Congress. It was the first national historical park in the country. The Park was established to commemorate the scene of General George Washington's military headquarters and the Continental Army's main encampment during the winters of 1777 and 1779-80. The National Park Service has

restored some of the huts and other structures that existed at the time of the Revolutionary War.<sup>9</sup> Jockey Hollow, located partly in Morris Township, was the main encampment for the Continental Army.

#### FOSTERFIELDS

Fosterfields, on Kahdena Rd. (225 acres) is designated a "Living Historical Farm". This tract has been under cultivation since the eighteenth century. During the Revolutionary War, General Henry Knox and some of his men are believed to have made their headquarters here. In 1852, the farm was purchased by Lieutenant Joseph Warren Revere, grandson of the famed patriot Paul Revere. He built the Gothic Revival mansion, "The Willows", on a knoll overlooking the farm. Charles Foster farmed here for well over forty years and gave the site the name by which it is known today. His daughter, Caroline Rose Foster, donated the farm to the Morris County Park Commission in 1979. On May 14, 1989, the "Willows" opened to the public after five years of extensive restoration. Weekend programs and activities of farm-related and historic topics are scheduled from May through October. A Visitors' Center offers information, exhibits, a meeting room and slide and film presentations. Children's school programs are scheduled during the school year.

FRELINGHUYSEN ARBORETUM

Frelinghuysen Arboretum, Hanover & Whippany Road, Block 460, Lot 15 - 127 acres (99.89 acres in Morris Township). It is the administrative headquarters of the Morris County Park Commission. Acquired in 1969, it is maintained as an ecological haven for native and exotic plants. The terrain varies from woodland to swamp to open fields. The 127 acres are divided into two tracts; the south tract in Morris Township has a varied and undulating terrain of swamp, mature forest and open fields created as a result of glacial action. The mansion of George C. Frelinghuysen was built in 1891-1892 as a summer residence. The Frelinghuysen residence is a 2 1/2 story 18 room house. Conversion of the mansion to administrative offices for the Park Commission has been accomplished with very little change to the structure's appearance. In the main building, classes and workshops for school children and adults are presented. Concerts are well attended during the Summer Music Festival. Two self-guiding trails and a Braille Trail provide insights into the beauty of nature, for all, throughout the year. Public demonstrations of farming with horses and other turn-of-the-century agricultural practices, special adult workshops and demonstrations about crafts, cooking and farm-related subjects are also offered April through October.

LOANTAKA BROOK RESERVATION

Loantaka Brook Reservation located in Harding, Chatham and Morris Townships contains a total of 574 acres. "Fair Ground", South Street, Block 383, Lot 18 contains 128.83 acres in the Township. The property has been associated with horse-racing since 1865. In 1919 it was bought by Paul and Fannie Moore and renamed Seaton Hackney Farm, as an adjunct to their estate Hollow Hill Farm. This property was given to the Morris County Park Commission in 1959 by Mrs. Fannie Moore.

PATRIOTS' PATH

Patriots' Path follows the Whippany River through half a dozen municipalities in Morris County and links national, County and municipal parks and historic sites.<sup>10</sup> It is designed as a linear recreational park to protect the Whippany River from further encroachment. The Path has both a main stem and branches. A large section runs through the Jockey Hollow portion of the National Historical Park. The creation of the Path has been cited as an outstanding example of county, municipal and private sector cooperation. Paved sections of the path are heavily used for biking, jogging and walking trails. Thus,

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Keeping Our Garden State Green, by Linda Howe, ANJEC Greenways Director, 1989 page 14.

Patriots' Path provides multiple recreation experiences and attracts a variety of users.

#### LEWIS MORRIS PARK

A heavily used park, Lewis Morris was the first County Park. Its lake recreation area provides swimming, fishing, boating and ice-skating. Four ball fields, numerous family picnic sites and several group areas are connected by five miles of trails within the park.

#### TRACTION LINE BIKEWAY

The Traction Line Bikeway is the most recent addition to the three bikeways that currently run through portions of the County. It runs for two miles in Morris Township and Morristown. Dedicated in 1986, the Traction Line was a cooperative effort between the Morris County Park Commission, Jersey Central Power and Light Company and the New Jersey Department of Transportation. The bikeway, adjacent to the New Jersey Transit rail line, is the only path separate from the County's parks. It is noted as an example of adaptive re-use of quasi-public land.

#### WILLIAM G. MENNEN SPORTS ARENA

The Mennen Arena and its site in Morris Township now covers an area of about 15 acres. It was donated by The Mennen Company, whose corporate headquarters adjoin the Arena. Supported by

bonds issued in 1975, the Mennen Arena has grown from a single ice-skating surface to a duplex of two multi-purpose rinks. It is also used for other major events such as tennis tournaments, concerts and circuses. Recently 13.2 acres from the Morris Township portion of the site was reconveyed to Mennen as part of a \$2 million land swap for Pyramid Mountain.

#### PLANNING GOALS AND OBJECTIVES

A number of the master plan goals first set forth in the Master Plan of 1973 and later restated in the 1983 revision remain applicable to current park and open space planning for the Township. During the time frames of these prior Master Plans, implementation has been achieved through various governmental mechanisms at several levels and by private dedications of land in attaining the stated goals. The challenge of this present Master Plan review is to remain faithful to the original planning goals while tempering the specific objectives to adjust to significantly changed circumstances such as:

1. Limited vacant land supply and much higher land costs.
2. Continued population growth over the next decade with the emphasis on more new multi-family units and fewer new single-family units.

3. Increased environmental restrictions on the use of available Township properties for active recreation pursuits because of wetland, floodplain and other constraints.
4. Conflicting internal pressures within the community to develop land for active recreation pursuits versus pressures to leave undeveloped open space in its natural state.

Confronted by these challenges, it is believed that the 1990's will be a crucial decade for deciding how much additional open land should be brought into the Township's park and open space inventory. This is because the remaining private vacant land supply is now less than 300 acres. Once developed, this land will be permanently lost for public park and open space purposes. For this reason 15 key vacant sites deemed significant by reason of size or location have been reviewed in this Open Space Element. If as the result of the full analysis and consideration of these properties by the Planning Board it is determined that they should not be acquired then that is a validly taken planning decision. To lose them to development by default would be an unfortunate outcome.

OVERALL NEED ASSESSMENT

The preliminary 1990 Census count for the Township indicated a resident population of 18,850 persons exclusive of the 1,058 in group quarters. Using the NRPA standard range of developed open space of 6.25 to 10.5 acres per thousand people Morris Township should have at least 117.5 acres of developed open space. The inventory total (102.86) acres) shows a slight shortfall of about 15 acres based on the Master Plan survey. It is not believed that this deficit is serious particularly in the light of the fact that the Township does have several sites already dedicated as park properties which can be expanded to increase the ratio of developed open space to meet population needs. Also, the extensive amount of adjunct recreational lands provided by private and public schools, County facilities and other private recreational complexes in the Township indicate that by-and-large local recreational demand is being reasonably well met. A projected population increase of approximately 3,600 people between now and the year 2000 in the Township, as forecast by the Housing Element, suggests that the Township may need to develop an additional 22.5 acres of active recreation space for new population. Thus, to fully meet the minimum NRPA standards the

Township should plan to develop within the next decade a maximum of 37.5 acres of recreational space. Fifteen (15) acres of this would be directed toward deficit reduction and 22.5 acres toward future growth.

Overall there is a satisfactory distribution of ballfield space within the Township although some gaps have been identified. These are certain areas lying outside of the recommended one-half mile service radius of the NRPA for neighborhood parks.

These areas found to lie outside of the suggested one-half mile radius for a park facility are as follows:

Sector I - the small residential subdivision along Arrowhead Road adjoining Morris County Golf Club and Allied Signal Corporation.

Sector II - the southern half of the Convent Station area extending south to the Township boundary on Kitchell Road and including the Moore Estate. The Blackberry residential area extending south from the Southgate corporate complex to the municipal boundary. The small residential area on either side of James Street north of Spring Brook Road and east of Spring Brook Country Club.

Sector III - the residential areas lying between Mt. Kemble Avenue on the east and Western Avenue on the west which lie beyond the one-half mile radii from Saunders Field and Delpho Field.

Sector IV - a narrow band extending north-south generally along Ketch Road and outside of the service radii of Butterworth Field, Streeter Recreational Complex and Veterans Field.

If the quarter mile radius for mini-parks which are equipped with playground equipment is applied to the Township there are many areas which are not served with this type of facility. To use the facilities some residents have to travel significant distances. This is an area where previous Township Committees have decided to limit the number of locations for playground equipment for liability considerations. The Planning Board may wish to review this decision with the current Township Committee and determine if any changes in policy are warranted based on current community demand and projected growth in certain areas.

The long-range protection from development of open land uses such as the school campuses and golf courses of the community as well as the water utility holdings remains a pertinent issue. At the present time the only known development proposal for any of

these properties is the County's consideration of a portion of the MCMUA lands for a new County jail. A number of these properties are regionally significant as open space and the Township should hold discussions to establish contingency plans for their protection and or acquisition should such properties become threatened by development in the future. Discussions should include State Green Acres and the Morris County Park Commission . A good example of intergovernmental coordination to achieve the acquisition of regional open space has been the cooperative efforts among several municipalities, the County and the State to acquire Pyramid Mountain in Kinnelon and Montville.

This Open Space Element identifies below two opportunities for the protection of Greenway Corridors in Sector III as a way of encouraging future resource protection in the undeveloped portions of the Township. One extends south from Fosterfields to Delbarton. Another extends southwest along the Route 24 Expressway right-of-way.

#### ANALYSIS AND RECOMMENDATIONS

To facilitate the analysis of open space and parkland in the Township, the four traditional planning sectors of prior Master

Plans are used here. The sector coverages are as follows:

- Sector I - Northeast quadrant of the Township bounded by the Erie-Lackawanna Railroad on the west and the Erie-Lackawanna Railroad on its south at Convent Station.
- Sector II - Southeast quadrant bounded on the north by the Erie-Lackawanna Railroad at Convent Station and extending west to Mt. Kemble Ave.
- Sector III - Southwest quadrant of the Township bounded on the east by Mt. Kemble Ave. and on the north by Sussex Avenue.
- Sector IV - Bounded on the south by Sussex Ave. and the Erie-Lackawanna Railroad on the east.

Sector I

Expansion of the Township's park and open space system within Sector I is severely constrained by the lack of available vacant land for any future acquisitions. Only one vacant parcel of significant size (Lindsley Drive, Block 460, Lot 19B- 4.87 acres) has been identified within this sector. This property is located to the rear of the Governor Morris Hotel and has recently

been proposed to expand parking for the hotel. It is not considered appropriate for open space and is not located in an area that would serve existing residential development in an effective manner.

There are a number of existing recreational facilities and sites within the Sector. These include Mennen Sports Arena, Frelinghuysen Arboretum, Morris County Golf Club and the Twin Oaks Tennis Club. Township facilities include Harlan Green Field on Weather Vane Drive and Frelinghuysen Field on Columbia Road. Frelinghuysen Field has baseball and football fields which double for a soccer field. There is potential for additional use on these sites.

Population factors in Sector I include 1583 resident households in 1980 and the recent growth in households (102 units) from the Woodcrest and Oaks development on Whippany Road. There is also projected growth of an additional 330 units at the Riverview multi-family project which was recently approved by the Planning Board. The Riverview approval requires the developer to provide on-site recreational facilities to assist in meeting the growth demands of the project. It also provides an alignment for Patriot's Path through the property.

This Sector encompasses two census tracts and has a dichotomous age structure. Tract 433.02 had the highest median age (45.2 years) and a high proportion of residents (17%) over 65 years of age. It also had the lowest percentage of residents under age 18. Conversely, tract 433.01 has the highest percentage of residents under age 18 and a much lower median age of 38.0 years.

#### Sector II

Sector II has a large concentration of existing Township recreational facilities, open space and other public and private recreational lands. These include the Ginty Recreational Complex of ballfields, a tot-lot and community swimming pool, as well as the nearby Woodland School ballfields. Loantaka County Reservation extends to the southeast of these facilities through the Sector and into Harding Township. In the central portions of the Sector there are the open space retention basin and buffer dedications which were made by the Applewood Subdivision on Applewood Lane and along the Route 287 right-of-way. An additional dedication of 18.63 acres was made by the Rolling Hill at Blackberry Development on Laura Lane as recommended by the

1983 Master Plan. This site, though sizable in area, is substantially impacted by environmental constraints including significant wetlands and some steep slopes. The usable acreage for active recreation is limited.

In addition to the estimated 1642 households which lived in the Sector in 1980, several population growth factors should be considered in recreation planning decisions. Recent growth has occurred in subdivisions such as Applewood, Aspen Sections I & II, Oak Park and Rolling Hills. Though now dormant, the Moore Estate has a projected growth of 292 households when development resumes.

The 1980 Census analysis of the 1983 Master Plan indicates that Sector II has a higher proportion of elderly residents and a lower proportion of pre-school children than other sectors of the Township. However, with the recent growth from the above noted subdivisions these ratios probably have shifted during the 1980's. It is likely that the proportion of younger residents with smaller children has increased somewhat. This aspect will be reviewed when full data from the 1990 Census are available.

There are a total of three (3) vacant properties privately owned and of significant size in the Sector. Two are larger than ten (10) acres in area and one is less than ten (10) acres in area. The larger properties are the Easley property, Block 336,

Lot 3, located on 3 Gables Road (13.81 acres) and the Shaw property, Block 361, Lot 32A, located on Van Buren Road (12.40 acres). The other parcel is the Case property, Block 392, Lot 29 (5.28 acres). It is located across from the OL-5 zone on Madison Avenue at Canfield Road. Some additional Township vacant land on Fanok Road, Block 383, Lot 69 (8.90 acres) adjoins the Woodland Sewer Plant. Though well-located in the Sector to serve the neighborhood pattern between Madison Avenue and Loantaka Reservation, this site was recently found to contain extensive wetlands by studies done for the expansion of the Woodland Sewer Treatment Plant. The wetlands sharply reduce or eliminate its ability to accept recreation facilities. In the portion of Sector II east of Route 287, the Easley property has an appropriate location to serve the existing and projected neighborhood populations. Future dedication of some portion of this site for local mini-park or recreation space as part of the development review process seems logical. Full acquisition of the tract due to its location and the extent of surrounding development would probably be prohibitively costly and not justifiable.

West of Route 287, vacant land as noted on Township

assessment records, is limited to a 31.50 acre portion of the Spring Brook Country Club, Block 344, Lot 9. Though classified as vacant, this part of the Country Club to the south of Spring Brook Road, is actively used for golf. Lying at the westerly edge of the Sector, the property is not particularly well-suited to serve its recreation needs. As a site adjoining Sector III it lies on the wrong side of Mt. Kemble Avenue, a major arterial route, and is, therefore, not ideal to well and safely serve recreational needs of neighborhoods to the west particularly for younger children.

The development of tot-lots in Sector II should be considered to serve younger age groups on the following Township owned land: (Aspen - Block 345, Lot 53) and/or (Oak Park - Block 359, Lot 44).

### Sector III

Sector III is the Township's largest and least densely developed Sector and includes the semi-rural expanses of Washington Valley. It contains 3709 acres or 38 percent of the Township's land area. It also contains major open space land holdings of the Morris County Park Commission including Lewis

Morris Park and Fosterfields, the MCMUA Washington Valley Reservoir property and other utility company lands. The large Delbarton and Villa Walsh Academy campuses lie within Sector III. They contribute visually to the open character of the district. Burnham Park provides 6 acres of passive open space. Active Township recreation facilities are limited in both their size and location. The Sector has three active recreation facilities. Hayward Park (1.44 acres on Brookfield Way), contains playground equipment and Saunders Field, on Bailey Hollow Road (6.35 acres), is developed for ballfields. To the north, Children's Park on Kahdena Road provides playground equipment for small children. The Township-owned open space to the west of the MCMUA land is not developed for active recreation facilities. Due to environmental constraints these sites present limited opportunities for such development. Of the eight vacant properties identified in this Sector, five are larger than 15 acres. Two of these large parcels, the Ranney property, Block 325, Lot 2 (28.71 acres) and the Cortese property, Block 304, Lots 85 and 82A (37.83 acres) are actively pursuing development applications before the Planning Board. A Green Acres funding application to the State of New Jersey was recently rejected for

the Cortese property by the Township Committee. Of the three remaining properties, the Lukiw & Bojczuk property, Block 320, Lot 7 (18.00 acres) and the Lutz property are environmentally constrained and not likely to be appropriate for active recreational pursuits. The third large tract, the Rosenhaus property, Block 325, Lot 5, which contains approximately 44 acres of land, is in a location that lends itself to possible regional open space as a corridor linkage or greenway between Fosterfields and Jockey Hollow/Lewis Morris Park. Types of open space preservation to be considered for greenway use of the property would be acquisition of conservation easements and subdivision dedication or clustering techniques. The feasibility of locating a greenway corridor through the property should evaluate as well the possibility of trails or paths connecting to Delbarton, the Villa Walsh Campus, the Cortese property and/or the adjoining SMCMUA utility lands and to County Park Commission land along Picatinny Road. Consideration should also be given to the other Ranney property, Block 304, Lot 83 (10.20 acres) on the east side of Picatinny Road for possible incorporation in a greenway.

Other vacant parcels for open space evaluation are the Seeing Eye property, Block 310, Lot 2, which contains 10.76 acres and is located on Mendham Rd. to the west of the existing Morris County Park Commission land. This location lends itself to

passive open space or possibly some limited active recreational use to serve residential areas along Mendham Road. Though not vacant, the Hubschman tract (46.9 acres) on Kahdena Road, Block 274, Lot 59 has a significant development potential. If proposed for development, open space acquisition through subdivision dedication or clustering should be considered particularly in view of the on-site pond and wetlands.

The Adamo Homes property, Block 336, Lot 62-66, 68-74, 76-81 (11.97 acres) between Western Avenue and Mountainside Drive has recently been improved for individual lots and is for sale. However, the steepness of slope, except perhaps on a very small portion, would preclude use for active recreation activity.

In addition to the 1626 households which lived within the Sector in 1980, park and open space planning must take into consideration potential future growth from several new housing developments. These include the Cortese property (189 units), Jockey Hollow Top subdivision (58 units), the Mount Kemble Avenue Mount Laurel Project (85 units) and the proposed Ranney subdivision of six lots. This represents a projected growth of 338 dwelling units. Sector III had the lowest median age in the Township (33.2 years), the highest proportion of persons under 18 years of age (28.6 percent) and the lowest proportion of residents over 65 (7.3 percent).

In the eastern portion of the Sector, which is underserved by active recreational facilities when compared with applicable recreation planning standards, there are few opportunities left for active open space recreation sites. One such opportunity exists for additional open space acquisition through dedication by the developer during the review of the Jockey Hollow Top preliminary subdivision application. However, due to the extremely steep slopes on this property, it is doubtful that extensive areas for active recreation could reasonably be developed. Therefore, the emphasis should be on obtaining a site appropriate for a small neighborhood facility equipped with playground equipment similar to the Children's Park on Kahdena Road.

In the residential area of Sector III west of the MCMUA water supply land, there are two properties which can meet NRPA locational standards for neighborhood park/playgrounds to be sited within one-half mile to one-quarter mile of the residents. The parcels are the Gordon property, Block 271, Lot 34 (7.44 acres) and the Doremus property, Block 317, Lot 4 (8.95 acres). Due to the low-density three (3) acre residential character of the surroundings it is doubtful that there would be significant local demand for new facilities here in the near term.

Sector IV

Sector IV contains a number of active Township recreation facilities as well as several passive open space areas. Active play facilities include the Streeter Recreational Complex with pool, tennis courts and a new ice-skating pond, Butterworth Field, Veterans' Field and Kiwanis Park. Undeveloped open space is located both north and south of Lake Road in the central portion of the Sector and along Ketch Road as a result of subdivision activity in that area. There is also Township open space on Cornhill Road. Sector IV is densely settled and has little vacant land. The Master Plan's vacant land inventory identifies only three vacant sites in the entire sector. None of these is appropriate by size or location for consideration as open space.

The 1980 Census disclosed that Sector IV had a total of 1680 households living within it. Recent growth, particularly the Summit and Rolling Hill subdivisions, is adding families to the Sector. Growth will continue into the 1990's with the ongoing construction of the Rose Arbor project. When completed it will have 335 housing units.

The Sector had a median age of 36 years. This was the

second youngest for the Township but it also had the second highest amount of population over age 65 (13.4 percent).

The largest piece of vacant public land in the sector is owned by the State of New Jersey at the intersection of West Hanover Avenue and Ketch Road. Its location at the edge of the Sector somewhat reduces its desirability for active recreation space. However, if it is proposed for development in the future, the Township should request open space dedication through the subdivision or site plan review process. There are two other significant vacant properties, Lomaken, Block 253, Lot 11, (4.87 acres), Sussex Avenue and Lake Road and Evans, Block 231, Lot 8, (6.1 acres) on Lake Valley Road. The Lomaken property is presently for sale but its unusual "L" shape does not lend itself to active recreation use nor would it materially improve the distribution of open space in the Sector. The Evans property is located directly across from Kiwanis Park and does not appear worthy of consideration due to this proximity.

In Sector IV it is recommended that the emphasis during the 1990-1996 planning period be on the expansion/improvement of existing facilities on Township lands if demand warrants. In this connection, space for an additional playfield exists at the Butterworth Field site and for a new small field or play area within the boundaries of Kiwanis Park.

Some additional nature trails may be possible, wetlands permitting, within the Township-owned open space adjoining the Route 24 right-of-way near Patriot's Path.

For close-in neighborhood facilities the existing land on Ketch Road should be considered for development of neighborhood tot-lots or play lots. The topography of these sites does not lend itself to the creation of active play fields. However, the inclusion of a small neighborhood park in this area would fill a gap identified in service area coverage.

#### GREENWAY CONVERSION OF ROUTE 24 RIGHT-OF-WAY

As noted in the Circulation Plan Element the extension of the Route 24 Expressway beyond its present terminus at Route 287 will not occur according to NJDOT unless supported by the communities it traverses.

The Township should take this opportunity to explore with the State the possibility of converting the existing Route 24 right-of-way which runs through Sectors III and IV to a permanent dedicated greenway that would parallel and possibly be linked to

Patriot's Path by a system of secondary trails and paths. An affirmative statement of such long-range community purpose, in the context of an updated Master Plan, would strengthen the Township's position in protecting the character of nearby existing residential neighborhoods and Washington Valley from the intrusive and detrimental effects of an expressway.

#### SUMMARY AND CONCLUSIONS

Recently, the Township Committee decided to place the issue of future open space acquisition by the Township on the ballot for November 1991. It is recommended, therefore, that the Planning Board forward this draft Open Space Element to the Township Recreation Committee for its review and consideration with a request that the Recreation Committee respond to the Planning Board before it formally adopts the Open Space Element. In this way, coordinated planning to properly present the issue of open space to the electorate can occur.

By including specific park and open space sites on the Master Plan, the Planning Board, pursuant to N.J.S.A. 40:55D-44, may reserve the location and extent of public areas including

parks, playgrounds, trails, paths and other recreational areas for a period of up to one (1) year. This enables the Township to make a decision as to whether the property should be acquired or not. The developer is entitled to just compensation for any loss caused by such temporary reservation and deprivation of use. Given the scarcity of the remaining vacant land within the Township it is recommended that an open space reservation procedure of this type be implemented and that an Ordinance procedure for payment of any compensation required be set up by the Township Committee. Upon recommendation of the Recreation Committee and concurrence in those recommendations by the Planning Board, sites can be formally be designated on the Open Space Element and the reservation provisions of the statute implemented when appropriate and necessary. These procedures would be separate and in addition to the cluster residential provisions which presently exist in the zoning ordinance.

## NRPA SUGGESTED FACILITY DEVELOPMENT STANDARDS

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Football	Minimum 1.5A	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey.	1 per 20,000	15-30 minutes travel time	Same as field hockey.
Soccer	1.7 to 2.1A	195' to 225' x 300' to 360' with a 10' minimum clearance on all sides.	Same as field hockey.	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on small or fields adjacent to schools or neighborhood parks.
Golf—Driving Range	13.5A for minimum of 25 tees	900' x 690' wide. Add 17' width for each additional tee.	Long axis south-west-northeast with golfer driving toward north-east.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
X-Mile Running Track	4.3A	Overall width—276' length—600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0A	Baselines—60' min. 40'—women. Fast pitch field radius from plate—225' between foul lines. Slow pitch—275' (men) 250' (women)	Same as baseball.	1 per 5,000 (if also used for youth baseball)	X-1/2 mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with primary use is north-south.	1 per 10,000	1-2 miles	
Trails	N/A	Well defined head maximum 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails—40 hikers/day/mile. Urban trails—90 hikers/day/mile.	N/A	1 system per region	N/A	
Archery Range	Minimum 0.65A	300' length x minimum 10' wide between targets. Roped clear space on sides of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Archer facing north + or - 45°	1 per 50,000	30 minutes travel time	Part of a regional/metro park complex.

NRPA SUGGESTED FACILITY DEVELOPMENT STANDARDS

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Badminton	1 to 20 sq. ft.	Singles - 17' x 44' Doubles - 20' x 44' with 5' unobstructed area on all sides	Long axis north-south	1 per 5000	¼-½ mile	Usually in school, rec- reation center, or church facility. Safe walking or bike access.
Basketball 1. Youth 2. High School 3. Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	46' 50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼-½ mile	Same as badminton. Outdoor courts in neighborhood and com- munity parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 for 3-wall	20' x 40' - Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis north-south. Front wall at north end.	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting.
Ice Hockey	22,000 sq. ft. including support area.	Rink 85' x 200' (minimum 85' x 185'). Additional 5000 sq. ft. support area.	Long axis north-south if outdoor	Indoor-1 per 100,000. Outdoor--depends on climate.	½-1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex.)	36' x 78', 12' clearance on both sides; 21' clearance on both ends.	Long axis north-south.	1 court per 2000.	¼-½ mile	Best in batteries of 2-4. Located in neighbor- hood/community park or adjacent to school site.
Volleyball	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south	1 court per 5000.	¼-½ mile	Same as other court activities (e.g. bad- minton, basketball, etc.)
Baseball 1. Official 2. Little League	3.0-3.85 A minimum  1.2 A minimum	• Baselines-90' Pitching distance- 60 ½' Foul lines-min. 320' Center field-400'+ • Baselines-60' Pitching distance-46' Foul lines-200' Center field-200'- 250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east.	1 per 5000  Lighted-1 per 30,000	¼-½ mile	Part of neighborhood complex. Lighted fields part of com- munity complex.
Field Hockey	Minimum 1.5A	180' x 300' with a minimum of 10' clearance on all sides.	Fall season-long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time	Usually part of base- ball, football, soccer complex in community park or adjacent to

NRPA SUGGESTED FACILITY DEVELOPMENT STANDARDS

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Combination Street and Trop Field (8 station)	Minimum 30A	All walks and structures occur within an area approximately 130' wide by 115' deep. Min- imum cleared area is contained within two superimposed segments with 100-yard radii (4 acres). Shot-fall danger zone is contained with- in two superimposed segments with 300-yard radii (36 acres).	Center line of length runs northeast-south- west with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional/ metro park complex.
Golf 1. Par 3 (18-Hole) 2. 9-hole standard 3. 18-hole standard	<ul style="list-style-type: none"> <li>• 50-60A</li> <li>• Minimum 50A</li> <li>• Minimum 110A</li> </ul>	<ul style="list-style-type: none"> <li>• Average length-vary 600-2700 yards</li> <li>• Average length-2750 yards</li> <li>• Average length-6500 yards</li> </ul>	Majority of holes on north-south axis.	<ul style="list-style-type: none"> <li>• 1/25,000</li> <li>• 1/50,000</li> </ul>	<ul style="list-style-type: none"> <li>• 9-hole course can accommodate 350 people/day.</li> <li>• 18-hole course can accommodate 500- 550 people a day.</li> </ul> Course may be located in community or district park, but should not be over 20 miles from population center.	
Swimming Pools	Varies on size of pool and amenities. Usually 1/2 to 2A site.	Teaching—minimum of 25 yards x 45' even depth of 3 to 4 feet. Competitive—minimum of 25m x 16m. Minimum of 27 square feet of water surface per swim- mer. Ratios of 2:1 deck vs. water.	None—although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accom- modate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general com- munity use should be planned for teaching, competitive, and recre- ational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Lo- cated in community park or school site.
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3-4A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bot- tom with slope a max- imum of 5% (flat preferable). Boating areas completely sep- arated from swimming areas.

APPENDIX B

OPEN SPACE REQUIREMENTS: A SUMMARY OF RECOMMENDATIONS

MUNICIPAL OPEN SPACE SYSTEM	OPEN SPACE CATEGORY			UNDEVELOPED OPEN SPACE
	DEVELOPED OPEN SPACE	Area Served by Open Space	Quantity of Open Space Required	
Mini-Park or Subneighborhood Level	Quantity of Open Space Required	Size of Open Space Parcels	Area Served by Open Space	<p>At least 5% of total area of every residential development in permanent usable open space (Brough)</p> <p>For all other authorities, amount of open space required will vary depending on the conditions</p>
	0.25 to .5 acres/1,000 population (NRPA)	1 acre or less (NRPA)	less than 1/4 mile radius (NRPA)	
	2.5 acres/1,000 population expected to reside in development, at least 15% of which must be in tot lots unless less than 5% of residents likely to be under 12 (Brough)	500 sq.ft. to 2 acres (D&K)	from 100 yds. to 1/4 mile radius (D&K)	
Neighborhood-Subdivision Level	1.0 to 2.0 acres/1,000 population (NRPA)	15+ acres (NRPA)	1/4 to 1/2 mile radius to serve population up to 5,000 (NRPA)	
		4 to 20 acres (D&K)	1/4 to 1/2 mile radius to serve population up to 5,000 (D&K)	
Community Level	5.0 to 8.0 acres/1,000 population (NRPA)	25+ acres (NRPA)	Several neighborhoods, 1 to 2 miles radius (NRPA)	
			Several neighborhoods, 15,000 to 25,000 population (D&K)	

NRPA : National Recreation and Park Association, *Recreation, Parks and Open Space Standards and Guidelines*, 1983.  
 D&K : DeChiara and Koppelman, *Time-Saver Standards for Site Planning*, 1984.  
 Brough : Michael Brough, *A Unified Development Ordinance*, 1985.

# VIII

## COMMUNITY FACILITIES



ADRIAN  
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INTRODUCTION

Prior Township Master Plans have used the terminology "supporting services" to refer to those facilities and services provided by the Township which the Municipal Land Use Law calls "Community Facilities". The Community Facilities Element of the Master Plan documents a municipality's plans and programs for capital facilities and improvements which are intended to serve the on-going needs of its residents.

In Morris Township, there has been a history of long-range planning for community facilities/supporting services through both the Master Plan process and through annual capital budgeting and 6-year capital programming by the Township Committee. This combined process has resulted in a community which is well-served by a full range of facilities for its residents.

In the present language of the Municipal Land Law the components of a community facilities plan are described as follows:

"A Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas."

Due to the large number of historic sites within the Township and the importance of many of them, a separate Historic Plan Element has been prepared for this aspect of the Master Plan.

COMMUNITY FACILITIES PLAN/PROGRAM

During a period of relative population stability in the Township, when population not in group quarters increased from only 18,135 residents in 1970 to 18,815 residents in 1990, the Township's system of facilities and support services has been improved and upgraded substantially to the benefit of all its residents. The following summary based upon Master Plan proposals demonstrates the progress and changes which have occurred in the Township's network of Community Facilities over two decades.

Community Facilities Plan/Supporting Services

Summary of Accomplishments & Changes  
1973-1991

SECTOR I

<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1991</u>
1. Sewer Collinsville area	Accomplished	-
2. Retain existing public schools	Normandy School was closed	Now is used as Morris School District offices

-----  
(Other Facilities not specifically noted in prior Master Plans)

3.	-	Retain Collinsville Fire Station
4.	-	Retain all Township recreation facilities per Open Space Element

SECTOR II

<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1991</u>
1. Sewer Springbrook Rd. area as needed.	Majority of area sewerred; difficulties were encountered in obtaining some easements.	Sewering was accomplished including Overlook, Blackwell, Sandspring Rd., Mt. Kemble Ave. (from Springbrook north), Canfield Rd. and Blackberry Lane.
2. Retain Police H.Q. on Woodland & Fire facilities on Springbrook Rd. & Fanok Rd.	Retained	Retained along with various capital improvements made to Police H.Q. & Fire Stations.
3. Retain school facilities on South St. & Johnston Drive.	Woodland School (Johnston Dr.) retained; South St. School sold.	Retained  Now used for offices
4. Retain Woodland STP	Retained	Upgrading budgeted & under construction
5. Retain Convent R.R. Station	Retained	Retained; repaving of parking lot has been budgeted
6. Retain State Police facility on Madison Ave.	Moved in 1981	Property zoned & approved for Mt. Laurel housing.
----- (Other Facilities not specifically noted in prior Master Plans)		
7. -	-	Retain present Municipal building; maintain and upgrade as needed.
8. -	-	Retain Mt. Kemble Fire Station

9. - -

Retain all Twp.  
 recreation facilities per Open Space  
 Element.

SECTOR III

<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1991</u>
1. Sewer a portion of Gaston Rd. area.	Accomplished- additional improvements planned.	-
2. Sewer Valley View St & other areas as needed.	Accomplished	-
3. Retain public school facilities.	Hillcrest School retained.	Retained.
4. Retain All Soul's Hospital.	Retained as part of Morristown Memorial Hospital.	Retained.

-----  
 (Other facilities not specifically noted in prior Master Plans)

5. - -		Retain Hillside Fire Station
6. - -		Retain all Township recreation facilities per Open Space Element

SECTOR IV

<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1991</u>
1. Sewer Fairchild, Whitebirch & other areas as needed.	Accomplished	-
2. New fire station @ Sussex Ave. & Lake Rd.	New fire station under construction @ W. Hanover & Burnham Rd. (alt.)	Accomplished; Review long-range fire protection needs for Sector IV along Sussex Ave/Hanover Ave. corridors
3. Create storm drainage facilities along Whippany River.	Properties have been acquired for drainage & flood control.	-
4. Provide State Day Care Center @ W. Hanover Ave.	Accomplished	-
5. Retain public schools.	Retained	Retained
6. Retain Butterworth STP.	Retained	Upgrading budgeted & under construction; parking area improvement.
7. Retain Twp. garage	Retained & expanded; further expansion recommended	Expansion & improvements continue into 1991

-----  
 (Other facilities not specifically noted in prior Master Plans)

8.        -                                -                                Retain Mill Rd.  
Minutemen facility;  
review Rescue squad  
needs for Township.
9.        -                                -                                Retain all Township  
recreation  
facilities per Open  
Space Element.

OTHER COMMUNITY FACILITY IMPROVEMENTS - (1986-1996)

Sewer Improvements

- Washington Valley Interceptor Sewer (under study 1991)
- Lateral sewers:

- Pond Hill Road & Columbia Road (1987)
- Sussex Ave. & Egbert Ave. (1987)
- Footes Lane (1987)
- Rolling Hill Drive (1988)
- Winding Way, Barnstable & Kitchell (1988)
- Sussex Place (1989)
- Knox Hill Road (1989)
- Normandy Heights Road (1989)
- Upper Skyline Drive area (1989)
- Egbert Hill area (1990)
- School House Land (1990)
- North Star Drive area (1991)

Recreational Improvements

- Ginty Tennis Courts (1986)
- Sanders Field Parking (1988)
- Ginty Field (1988)
- Streeter Tennis Courts (1989-1990)
- General Improvements-Fields/Playgrounds (1989-1991)
- Swimming Pool Reconstructions - Phases I-V (1987-1991)
- Collinsville Park (1991)

Road/Drainage Improvements

Continuing Basis:

Roadways - \$600,000 (1991)  
Drainage - \$100,000 (1991)

Major Vehicle & Equipment Replacement

Continuing Basis: \$320,000 (1991)

Parking Lot Enterprise

Meter replacements (1989)  
Paving (1991)

FUTURE PLANNED IMPROVEMENTS

The following levels of improvements are currently projected to extend to 1996 which would be at the beginning of the next regularly scheduled time-frame for Master Plan re-examination.

Road/Drainage Improvements

1992 - 1996 - \$1.8 million

Major Vehicle & Equipment Replacement

1992 - 1996 - \$1.0 million  
1993 - Purchase of five rescue truck

Other areas for possible expansion/upgrading which were identified in the Open Space Element (December 1990), if needed, and which may involve future long-range capital programming and budgeting are:

Sector I

Greenfield & Frelinghuysen Field improvements and/or expansion

Sector II

Tot-lot development on existing Township owned land.

Sector III

Evaluation of certain vacant properties for acquisition as open space, trails, conservation easements as identified in the Open Space Element.

Sector IV

Emphasis during 1990-1996 planning period on the expansion/improvement of existing facilities on Township lands if demand warrants. Possible sites include: Butterworth Field, Kiwanis Park, tot-lots on Ketch Road, trails along Whippany River.

POPULATION GROWTH FORECAST

In the Township's Updated Housing Element (September 1990) population growth in the Township (assuming a buildout of all multi-family and residential land under present zoning) was projected at 3,600 persons. This represents an approximate 19% increase over present levels. The present slow growth environment is not likely to continue indefinitely. Historically, recessionary periods in Morris County have been

followed by spurts in development activity generating population growth. It is, therefore, recommended that growth in the Township be monitored closely on an annual basis using building permits and certificates of occupancy to test the reliability of the long-range population forecast. This will assist the Planning Board and Township Committee in formulating capital budget and program requirements for the Township over the next six (6) year planning period and for the decade of the 1990's.

**IX**

**LAND USE PLAN ELEMENT**



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## LAND USE PLAN ELEMENT UPDATE

### INTRODUCTION

The Land Use Plan Element of a municipality focuses on both its long-range planning and land development objectives and also on those factors which require, or could require, planning decisions by the community within the six year review period that the Municipal Land Use Law has established for the periodic re-examination of Master Plans. As documented in the updated Statement of Master Plan Goals, Objectives and Principles (March 1991) the Township has to a great extent accomplished many of its long-range goals established in the 1970's. Some of the on-going planning concerns are the use of remaining vacant land, potential future changes in existing development patterns and densities and the need to maintain sufficient land and facilities for public purposes and for maintaining the attractiveness and amenity of the community.

Community & Land Planners

As provided by NJSA 40:55D-28(2) the Land Use Plan is a coordinating element of the Master Plan that takes into consideration a municipality's planning objectives, the various technical studies of natural and man-made features of the community, and the established standards for population density and development intensity.

#### DEVELOPMENT DENSITIES

Under the present Land Development regulations of the Township there are 15 residential zone districts and two (2) alternate residential zones (OS/GU & OS/GU-25A). For purposes of the Land Use Plan Element these can be classified into five (5) general residential density categories, ranging from very low single-family density (RA-130 Zone) to high multi-family density (12 to 20 dwelling units per acre). The detailed break down of zone districts by density group provided in the Township's Land Use Plan is as follows:

RESIDENTIAL LAND USES

<u>Single-Family</u>			
<u>Category</u>	<u>Zoning</u>	<u>Lot Area</u> (sq.ft.)	<u>Density in d.u.'s</u> <u>net acre</u>
<u>Very Low Density</u>	RA-130	130,680	1 per 3.00 ac.
	OS-GU (res.alt.)	130,680	1 per 3.00 ac.
<u>Low Density</u>	RA-35	35,000	1 per 0.80 ac.
	RA-25	25,000	1 per 0.57 ac.
	OS-GU-25A (res.alt.)	25,000	1 per 0.57 ac.
	RA-15	15,000	1 per 0.34 ac.
<u>Moderate Density</u>	RA-11	11,250	1 per 0.26 ac.
	RA-7	7,500	1 per 0.17 ac.
	RB-7 (single)	7,500	1 per 0.17 ac.
	RB-7 (two)	10,000	1 per 0.11 ac.
<u>Multi-Family</u>			
<u>Medium Density</u>	RH-5	5 ac.	5 d.u.'s/acre
	TH-6	-	6 d.u.'s/acre*
	TH-8	-	8 d.u.'s/acre*
<u>High Density</u>	RG-5	5 ac.	12 d.u.'s/acre
	SC	5 ac.	15 d.u.'s/acre
	RH-16	5 ac. 16 ac.	16 d.u.'s/acre
	RH-20	5 ac. 16 ac.	20 d.u.'s/acre

\*Floodplains and slopes in excess of 15% are excluded from gross tract acreage in the TH-6 and TH-8 Zones.

In addition to the established residential densities in the Township the Land Use Ordinances also provide for the regulation of non-residential land uses. A number of measures to regulate non-residential uses, in addition to minimum lot area and bulk requirements, are used to control land use intensity. These include land coverage by buildings, coverage of land by all impervious surfaces and floor area ratio standards. The detailed breakdown of how the Township's Land Use Plan regulates non-residential land use follows:

NON-RESIDENTIAL LAND USES

LAND USE INTENSITY

<u>BUSINESS</u>	<u>LOT AREA</u> (s.f./acreage)	<u>Coverage</u>	<u>F.A.R.</u>	<u>Impv.</u> <u>Surface</u>
B-11	11,250 (0.26 ac.)	0.33	-	-
<u>OFFICE LABORATORY</u>				
OL-5	217,800 (5.0 ac.)	0.25	0.25	0.65
OL-15	653,400 (15.0 ac.)	0.20	0.22	0.60
OL-40	1,742,000 (40.0 ac.)	0.15	0.20	0.50
<u>INDUSTRIAL</u>				
I-21	21,780 (0.50 ac.)	0.33	-	-
<u>CEMETERIES</u>				
	435,600 (10.0 ac.)	0.10	-	-

VACANT LAND ANALYSIS

Using the Township's assessment records, an analysis of vacant lands classified as Class I-Vacant or Class 3B-Farmland was made to assess the future development potential in the community. The land so classified was broken down by zone district and includes large institutional land holdings, undeveloped Mt. Laurel sites and approved preliminary subdivisions as well as private vacant acreage. Only significantly sized parcels (i.e. lots of two acres or larger) were included in the survey.

The results show that there are a total of 296.60 vacant acres within the Township. Another 589.18 acres of land lies within the campuses of major institutions such as Delbarton School, Villa Walsh Academy and the College of Saint Elizabeth. Another 208.53 acres is committed to Mt. Laurel sites and approved preliminary subdivisions which are not as yet built.

The largest concentration of vacant land (177.49 acres) occurs in the RA-130 Zone where there is a three (3) acre minimum lot size requirement. Environmental constraints such as steep slopes and wetlands exist on several of the larger sites in the RA-130 Zone. A total of approximately 50 acres are impacted by steep slopes and wetlands based upon the findings of the

Environmental Plan Element (April 1990) of the Township's Master Plan. There are another approximately 30 acres of private vacant land which is environmentally restricted by steep slopes and wetlands. In all, about 17 percent of the vacant land is environmentally constrained. The incidence of environmental constraints on institutional lands is 24.78 percent and on undeveloped Mt. Laurel sites and properties with preliminary subdivision approval is even higher at 45.9 percent of the land area.

As projected in the Housing Element (September 1990) this vacant land supply including the approved preliminaries and Mt. Laurel housing to be developed translates into a maximum buildout of approximately 260 single-family houses and an additional 1400 units of multi-family housing over the next five to ten years. A population increase of approximately 3,600 people between now and the year 2000 if all units were fully occupied could result. The breakdown by zone district of the private vacant and institutional lands is as follows:

PRIVATE VACANT LANDS & INSTITUTIONAL HOLDINGS

MORRIS TOWNSHIP - MASTER PLAN 1990

(Lots 2 acres or larger)

<u>Zone</u>	<u>Vacant</u> (Acres)	<u>Institutions</u> (Acres)	<u>Undeveloped</u> <u>Mt. Laurel</u> <u>Sites &amp;</u> <u>Preliminary</u> <u>Subdivisions</u> (Acres)
OS/GU	16.86	589.18	-
RA-130	177.49	-	-
RA-35	43.45	-	19.86
RA-25	-	-	112.00
RA-15	34.64	-	-
RA-11	2.96	-	-
RH-16	-	-	26.30
RH-5	-	-	50.37
TH-6	4.20	-	-
OL-5	<u>17.00</u>	-	-
TOTALS	296.60	589.18	208.53

SOURCE: Township of Morris Assessment Records, 1990 - Lands classified as Class 1 - Vacant or Class 3b - farmland.

NON-RESIDENTIAL LAND

The vacant land inventory shows only three parcels of non-residential vacant land totalling a total of 17 acres within the Township. These properties are zoned OL-5 which permits a maximum coverage .25 and maximum of floor area ratio (F.A.R.) of .25. Assuming that all of this land could be developed under present zoning approximately 185,000 square feet of building area could be located on the land at a maximum.

FUTURE LAND USE

The course of future land use decisions is essentially established by the present zoning pattern. The various analysis conducted for the Master Plan Review do not indicate circumstances which warrant any major shift or change in direction of the presently established standards for land use.

Certain minor modifications of the land use/zoning pattern presently in effect are recommended, however, as shown on the accompanying map, Land Use Plan Plate #9. There are two (2) narrow strips of OS-GU land to the north and south of School House Lane in the westernmost portion of Washington Valley.

Apparently, at one time these areas were contemplated as being included within the stream protection area of the Washington Valley Reservoir. They have never been incorporated as part of the reservoir lands and, therefore, it is suggested that they be placed in the RA-130 Zone. The two strips of land are surrounded by RA-130 zoned land. In consideration of their streamside locations the placement of the land in very low density residential use would be environmentally prudent. The very narrow and irregular strip configuration of the parcels zoned OS-GU limits their usefulness for uses other than single-family residential.

The second area recommended for change is comprised of two floodplain properties zoned RH-5 which are owned by the Township for flood protection purposes. They are located south of Lake Road adjoining the Route 24 Freeway right-of-way. It is proposed that they be placed in OS-GU to reflect their present and contemplated future use as open space for floodplain protection.

With the exception of these proposed zoning changes, it is recommended that the present pattern of land use - commercial, industrial, and residential be maintained as presented in the

Township's general Land Use Plan and Zoning Ordinance as amended. The various proposals and recommendations made in the other Master Plan elements prepared for this review are designed and intended to support this Land Use Plan.

**X**

**POLICY STATEMENT PER N.J.S.A.40:55D-28.d.**

POLICY STATEMENT PER N.J.S.A. 40:55D-28.d.

A requirement of the Municipal Land Use Law is that local master plans include a specific policy statement indicating the proposed development of the municipality as it relates to:

- the master plans of contiguous municipalities
- the master plan of the county
- the State Development and Redevelopment Plan (SDRP) adopted pursuant to the State Planning Act
- the district solid waste management plan

Adjoining Municipalities

In compliance with this statutory requirement the Township Master Plan has been compared with the following master plans of adjoining municipalities, the Morris County Planning Board and the Morris County Solid Waste Plan:

Denville Township (Master Plan 1983)  
Florham Park Borough (Master Plan 1990)  
Hanover Township (Master Plan 1980-amended to 1988)  
Harding Township (Master Plan 1984-amended to 1988)  
Madison (Master Plan 1975-amended to 1989)  
Mendham Township (Master Plan 1983-amended to 1990)  
Morris Plains (Master Plan 1984-amended to 1990)  
Morristown (Master Plan 1978 - re-examined 1982)  
Parsippany-Troy Hills Twp. (Master Plan 1987-amended 1989)  
Randolph Township (Master Plan 1985-amended to 1990)

is presently being reviewed. The extent and viability of its "centers" plan for the County is being re-examined in light of much slower growth forecasts and by virtue of limitations on water supply and public sewer capacities.

State Development and Redevelopment Plan (SDRP)

A detailed review of the Township's relationship to the preliminary SDRP, which is not adopted, was made in a document entitled CROSS-ACCEPTANCE REPORT - MORRIS TOWNSHIP dated July 20, 1989. This document is incorporated herein by reference. This report represents the Morris Township Planning Board's position on the SDRP as it was proposed at that time. This position was transmitted to the Morris County Planning Board which, in turn, forwarded it to the State Planning Commission in July, 1989. No further official actions have been initiated by either the County or State since then.

District Solid Waste Plan

The Recycling Plan Element (March 1990) addresses in full the relationship of the Township's recycling programs and activities to the State and County programs and policies. It is also incorporated herein by reference.