



REDEVELOPMENT PLAN FOR **340 MOUNT KEMBLE AVENUE**

TOWNSHIP OF MORRIS, NEW JERSEY

FREQUENTLY ASKED QUESTIONS (FAQ'S)

JANUARY 2021

The following list of frequently asked questions (FAQs) is provided to inform residents on the details of the proposed redevelopment plan for 340 Mount Kemble Avenue in Morris Township. Provided below are links to helpful resources for residents to learn more about this proposal and to connect with the Township Committee.

Helpful Resources

- Proposed [Redevelopment Plan](#)
- [Educational session video](#) on Planning and Zoning hosted by the Township Committee (2019)
- Ordinance Introduction of the proposed redevelopment plan at the January Township Committee meeting: [01-21](#)
- Redeveloper: Onyxequities.com
- Current construction overview of 340 Mt. Kemble:
https://www.morristwp.com/DocumentCenter/View/6011/340-Mt-Kemble_Area-in-Need-of-Redevelopment-Investigation-
- Why Redevelopments are created: [Outline](#) of the Redevelopment Process

WHAT IS IN THE PROPOSED REDEVELOPMENT PLAN FOR 340 MOUNT KEMBLE AVE?

- To provide for the continuation of corporate office use while providing a complementary hotel use to support the business needs of the tenants of the 340 Mount Kemble Office complex
- The owner (Onyx Equities, LLC) of 340 Mount Kemble Ave, proposes the construction of a four-story hotel to cater to the needs of the businesses housed within the office complex
- The proposed hotel would stay within the height constraints of the current structures in the office park
- Setbacks for the proposed hotel as they relate to Frederick Place would be greater than the setbacks of existing structure on the property
- The proposed hotel **would not** serve as an entertainment venue for revenue purposes, but rather have meeting rooms, small banquet rooms, and a restaurant and bar for guests access to dining without traveling outside of the office complex. Ballrooms are **prohibited** in the redevelopment plan

1. HOW WILL THE PROPOSED REDEVELOPMENT PROJECT IMPACT RESIDENTS IN THE IMMEDIATE AREA IF ADOPTED?

- **Setbacks:** Setbacks for the proposed hotel as they relate to Frederick Place would be greater than the setbacks of existing structure on the property.
- **Buffers:** As stated in the proposed redevelopment plan, additional buffers will be installed by the developer **prior to construction and demolition** to provide additional barriers and levels of privacy for residents who have property that border the property of 340 Mt. Kemble. The developer would be required to maintain new buffers so that they are suitable to those in the immediate area.
- **Lighting:** Site lighting for the Redevelopment Area shall utilize fixtures that minimize adverse visual impacts, such as glare and overhead sky glow, on adjacent properties and on any public right-of-way. Light cutoff shields shall be provided where fixtures abut a residential use and in other locations as directed by the Planning Board. Use of LED light sources shall be required.
- **Demolition:** Portions of existing parking areas will be removed in order to build the proposed hotel.
- **Access:** The proposed hotel would utilize current access to Mt. Kemble Ave. No new roads or entrances will be constructed.



(Click image to enlarge)

2. WHERE EXACTLY WILL THE HOTEL BE SITUATED?

- Between the offices at 340 Mount Kemble Avenue and 412 Mount Kemble Avenue facing Mount Kemble Avenue
- A minimum of 1200 feet from Mount Kemble Avenue and 350 feet from the properties on Frederick Place
- A landscape buffer where the redevelopment buffer abuts residential uses on Frederick Place shall be provided in order to provide screening to adjacent residences. Buffer may include vegetation, new plantings and high-quality attractive fences subject to Planning Board approval

3. HOW LARGE WILL THE HOTEL BE AND WILL IT BE A FULL-SERVICE HOTEL?

- It will be a maximum 225 room hotel for business travelers
- The hotel may not exceed 4 stories or 50 feet in height, in-line with the size of the current building on the property
- There **will not** be any large meeting rooms or ballroom facilities

4. WHAT ARE THE ADVANTAGES TO THE TOWNSHIP AND TOWNSHIP TAXPAYERS?

- Strengthens the economic viability of the office park at Mount Kemble Ave, to encourage leasing, and provides state of the art amenities to tenants
- Promotes a strong and sustainable economic environment that encourages attractive commercial and business development, employment opportunities, enhanced tax base, with a quality facility that will provide services and amenities for both residents and the business community
- EV charging access shall be installed by developer

5. WHAT ARE THE DESIGN STANDARDS FOR THE HOTEL?

- The design will include façade differentiation
- Use of high-quality materials
- Signage is limited to the 5% or 300 square feet on the front or rear facades
 - Any additional signage would need Planning Board approval
- Lighting shall utilize fixtures that minimize adverse visual impacts. Light cutoff shields shall be provided where fixtures abut a residential use or in other locations as directed by the Planning Board. LED lighting must be used
- All utility connections shall be underground

6. WILL THERE BE SIGNIFICANT CHANGES TO THE OFFICE BUILDING?

- The size and height of the office building will not change from what is presently existing
- The owner has made significant improvements to the interior and exterior of the structure

7. NEXT STEPS

- A copy of the Redevelopment Plan and FAQ's are available on the [Township Website](#)
- A Special Township Committee meeting devoted to this project is scheduled for Wednesday, February 24, 2021 at 7:00 PM. This will be a public hearing. Formal Action may be taken. The public will be able to ask questions about this project before any Formal Action is taken.
- If approved, a Redevelopment Agreement will be negotiated with the property owner and is subject to approval by the Township Committee at a public meeting.
- The applicant must then submit a site plan to the Planning Board. The Planning Board will conduct its own public hearing on the site plan. The public will be able to ask questions or make comments prior to any vote by the Planning Board.
- If Planning Board approval is obtained, the applicant must apply for construction permits and then will be able to commence with the construction of the hotel.