

MORRIS TOWNSHIP
Morris County, New Jersey

VOLUME I
MASTER PLAN

1994



**MORRIS TOWNSHIP
MORRIS COUNTY, NEW JERSEY**

**MASTER PLAN
1994**

**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**

A handwritten signature in black ink, appearing to read 'Adrian P. Humbert', with a long horizontal flourish extending to the right.

Adrian P. Humbert, AICP/P.P.

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INTRODUCTION

This Master Plan continues the process of on-going community planning that Morris Township has been engaged in for over two decades to provide sound guidelines for the growth and development of the municipality and to protect its valuable natural and man-made resources. Landmarks in the Township's planning history include the 1972-73 Comprehensive Plan and subsequent reviews and amendments in 1977, 1980 and 1983. In the summer of 1989 the Board prepared and submitted to the Morris County Planning Board its first "Cross-Acceptance" report reviewing and commenting on the State Development and Redevelopment Plan (SDRP). Subsequent to the submission of the report the Township continued active involvement in the SDRP through its Cross-Acceptance Committee, administrative and professional staff. This additional work in connection with the SDRP is noted in Policy Statement per N.J.S.A. 40:55D-28.d.(X) of this report. The Planning Board has also issued statutory reexamination and background reports in 1982, 1983 and 1989.

Under the New Jersey Municipal Land Use Law (c.291,NJ 1975) a community's Master Plan provides a comprehensive guide for development, open space planning and protection of historic and natural resources. The Master Plan considers many factors of a community having an impact on its life and focuses on physical, social and other needs. Under the Statute, the responsibility for the preparation of a Master Plan resides with the municipal planning board. A local master plan must be reviewed at least once every six years but may be changed as often as is necessary to meet changing needs or circumstances in a community. The Board may adopt or amend a master plan only after it has conducted a public hearing.

The land use statute mandates certain elements of a master plan. These include a land use plan, a housing plan element, and a specific policy statement indicating the relationship of the plan's proposals to neighboring communities, the County Plan and the State Development and Redevelopment Plan. A master plan must also contain a statement of the plan's goals and objectives. Beyond the required elements a municipality may include other elements to focus on its particular needs and circumstances as it chooses.

Based on the November 1989 Report the Planning Board recommended that the studies and analyses necessary to update and revise the Township's Master Plan be undertaken.

The series of background reports and studies completed for this Master Plan are:

- I STATEMENT OF MASTER PLAN GOALS (FEBRUARY 1991)
- II RECYCLING PLAN ELEMENT (MARCH 1990)
- III ENVIRONMENTAL PLAN ELEMENT (APRIL 1990)
- IV HISTORIC PLAN ELEMENT (JUNE 1990)
- V HOUSING ELEMENT (SEPTEMBER 1990)
- VI CIRCULATION PLAN ELEMENT (OCTOBER 1990)
- VII OPEN SPACE ELEMENT (DECEMBER 1990)
- VIII COMMUNITY FACILITIES (APRIL 1991)
- IX LAND USE PLAN ELEMENT (APRIL 1991)
- X POLICY STATEMENT PER N.J.S.A. 40:55D-28.d.(MARCH 1991)

Many hours of preparation and review time have gone into the production of this master plan report. The Planning Board has held public meetings to review the various plan elements and studies on March 19, 1990; April 2, 1990; May 4, 1990; May 21, 1990; July 30, 1990; October 29, 1990; May 6, 1991; September 21, 1992; October 5, 1992; and October 19, 1992. Public hearings with notice as required by statute were held on the draft master plan on January 10, 1994, January 25, 1994 and February 16, 1994 at which times extensive comments of the public were received. These public comments were individually discussed by the Board and its staff at its special meeting of March 29, 1994 and April 26, 1994. The Board came to closure on each comment and made detailed recommendations to its planning consultant as to what changes should be made to the draft Master Plan. A final public hearing on these changes was held on June 6, 1994.

This Master Plan report highlights the main findings, recommendations and conclusions of the individual technical reports for each master plan element, as modified by public comment and board review, and presents the mapped information and proposals which resulted from the studies that were conducted and the public input which was received. It is intended that this report be read as a total document which incorporates these various aspects of the Master Plan review.

The Master Plan, after adoption by the Planning Board, provides various means of implementation of land use control as delineated by the Municipal Land Use Law. For example, the adoption of a zoning ordinance or zoning amendment must be substantially consistent with the land use plan element of the master plan or designed to effectuate it. Also, the location and design of new streets created through the process of land subdivision or site plan approval may be required to conform to the provisions of the circulation plan element of the master plan. Likewise, the master plan gives a municipality the power to reserve designated streets and other public areas shown on the master plan for a period of one year after approval of a final subdivision or site plan. The municipality, however, must compensate the owner if it takes such action to reserve the land.

Lastly, in the area of historic preservation planning, it is the Planning Board which in the historic plan element can set forth the guidelines for such planning. However, it is the governing body of the municipality, not the historic commission or planning board which formally designates and regulates historic sites or districts. Under the land use statute this designation and regulation must be in the zoning ordinance.

Morris Township is a mature suburban community where available vacant buildable land is very limited and constitutes a very small percentage of the Township's land area. Therefore, dramatic transfers or shifts in land use patterns resulting in increased development intensity are not planned or foreseen. Future residential development, as the plan notes, will be primarily of an infill type. The intent of this Master Plan is to provide focused recommendations and proposals which reasonably relate to the overall needs of the community and provide for a balance between proper land development and the protection of the environment.

I

STATEMENT OF MASTER PLAN GOALS, OBJECTIVES & PRINCIPLES (N.J.S.A. 40:55D-28.b.(1))

The 1973 Comprehensive Master Plan was based on six specific goals:

1. To preserve the residential and open space character of the community 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.

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 between 1990 and 1994. The manner in which each of these goals has been addressed and reaffirmed in this Master Plan 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 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 infill development of residential uses as permitted by present zoning. The private vacant land supply is very limited. Consequently, new residential development will be 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 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 planting and preservation of coniferous and deciduous 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 reviewed a proposal to extend sewers to areas of the western part of the Township experiencing problems with on-site septic disposal systems. The Planning Board in its report to the Township Committee on the adopted Wastewater Management Plan expressed concurrence with the objectives of that Plan. It also noted its intent that the capacity of lines to be installed in the future to serve existing homes in the Mendham Road area be appropriately sized to forestall large-scale intensive or undesirable development in this environmentally sensitive area.

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 was reviewed by the Township's Historic Preservation Commission which reported back to the Planning Board with its recommendations. These recommendations contained in a report entitled, "Suggested Changes and Additions to the Historic Preservation Plan Element", (January, 1992) are included as an Appendix to the Historic Plan Element of this Master Plan. The Historic Plan Element represents a major step forward in planning for historic preservation within the Township. Further, the Open Space 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 infill 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 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 infilling of commercial uses within existing commercial/industrial

areas may be anticipated, however, such as development along Ridgedale Avenue on vacant sites. No expansion of these commercial or industrial zones beyond their present boundaries is contemplated or recommended by this Master Plan.

- Goal 6 - Improvement and maintenance of the existing street system and the development of needed arterial routes. This goal has been modified to reflect a 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 proposes specific traffic improvements for the Township on the existing road system.

APPLICABILITY OF GOALS BY SECTOR

To help make the Master Plan's broad goals more applicable to the Township's diverse neighborhoods and work places four (4) community sectors are used by the Planning Board. 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 Avenue.
- 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 Avenue and the Erie-Lackawanna Railroad on the east.

Sector I

Since 1983 the basic development pattern here has been influenced by several events. Most notable among these is the construction of the Route 24 Freeway which is completed. This roadway has brought 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 these demands will be adequately served by termination of Route 24 at Route 287. In light of changed regional growth forecasts and other community impacts this Master Plan recommends strong local efforts to convert the remaining Route 24 right-of-way in the Township to a protected scenic greenway.

A multi-family residential development, the Woodcrest and Oaks Mount Laurel project, has been constructed on Whippany Road. The proposed Riverview project on Hanover Avenue adjoining

Route 287 has been re-approved by the Planning Board for somewhat smaller buildings to be developed as rental apartments instead of condominiums as originally planned. This project provides for seventy (70) low and moderate income units. The Township Committee has adopted a resolution indicating that if the site is condemned for a new County jail it strenuously opposes any action by the Freeholders which would result in the displacement of or otherwise compel the relocation of this affordable housing allocation to any other location in the Township.

County-owned open space 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.

Green Field on Weather Vane Drive and Frelinghuysen Field on Columbia Road have been identified as existing recreation facilities where additional space for ball field capacity is available as needed. However, the Township Committee has decided not to expand Frelinghuysen Field due to expressed public concerns. The Planning Board strongly concurs with this decision.

A number of neighborhoods 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.

The Village @ Convent Station (Sentry Morris) and Moore Estate multi-family residential projects have been approved since the last Master Plan review. Construction on both projects was temporarily suspended due to economic conditions, but has resumed. The James Street Commons (Cross-Pointe) multi-family residential project on James Street is complete. All have Mt. Laurel components.

Some recent infill single-family residential development has occurred such as the new homes along Fox Hollow Road. Major low-density residential development of large tracts is virtually complete, thereby implementing prior Master Plan recommendations.

Recreational facility enhancements proposed by this Master Plan 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. 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 traffic growth rate locations on the road system of the Township. One intersection, Madison Avenue and Normandy Parkway, now operates beyond its designed capacity.

Sector III

Low density single-family residential development has been occurring 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 approved infill subdivisions are the Glimpsewood development located on Egbert Avenue and Glimpsewood Lane and the Ranney Subdivision on Picatinny Road. There are two remaining tracts where a substantial amount of new single-family residential development could occur. These are the Caplan tract (Jockey Hollow Top) off of Dale Drive and Rolling Hill Drive which is zoned RA-25 and which has areas of steep and difficult slopes and the Hubschman tract on Kahdena Road which is mostly zoned RA-35.

Multi-family development planned and/or zoned 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 which were documented in the Historic Plan Element.

Open space and recreational facilities planning is focused upon the enhancement and limited expansion of the significant open space features which already exist as proposed in the Open Space Element. These are mainly 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 the Sector. Major concerns affecting the character of development in Sector III include the extension of public sewers in the area and the future status of MCMUA lands in Washington Valley. The Planning Board has expressed these concerns to the Township Committee in its review of the recently adopted Wastewater Management Plan for the Township.

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 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 2000. 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.

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

A much needed traffic signal was recently installed at the intersection of Lake Road and Sussex Turnpike.

Historic resources identified in this Master Plan are primarily those related to the early development of the Township 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 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, the task of detailing and refining the Land Use Plan and Development Regulations of the Township assumes increased importance.

II

RECYCLING PLAN ELEMENT

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) and seeks to achieve:

- 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 represents a statewide, long-term commitment to progressive solid waste management through county and municipal action. Both levels of government must identify a minimum of three materials in addition to leaves for source separation and recycling as the markets for recyclables permit. 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.

Recovery Results

Public education efforts have contributed to recycling rates in both 1988 and 1989 in the Township which greatly exceeded the targets set for the Township by Morris County (See Table 1). 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 1				
Morris Township Recycling Results 1988 - 1989				
	TOTAL TONNAGE	TONS RECYCLED	PERCENTAGE	TARGET IN TONS
1988	16,642	7,821	47%	2,018
1989	15,669	8,427	53%	3,454

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

New targets for 1990 and beyond have not been established by the County.

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.

This Master Plan recommends that Chapter 57, entitled "Land Development", be amended to incorporate such standards. At a minimum the standards should reflect the land uses 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 Plan recommends that the Technical Coordinating Committee review the interrelated planning, legal and site engineering aspects of the required code modifications and present further recommendations to the Board. This should be done in consultation with the Township Director of Public Works.

III

ENVIRONMENTAL PLAN ELEMENT

As part of this Master Plan review the Planning Board has considered the preparation of a Township Natural Resource Inventory. The terms NRI (Natural Resource Inventory) and ERI (Environmental Resource Inventory) are used interchangeably by environmentalists. An NRI/ERI is a generalized town-wide inventory separate and apart from the Master Plan. Its data are not detailed or precise enough to evaluate specific development projects. This more precise evaluation of site-specific conditions is the function of an EIS (Environmental Impact Statement). The appropriate timing for the initiation of an NRI is when a community is predominantly or substantially undeveloped. The NRI then becomes a basis for establishing the broad long-range land use plans for the community. In established, predominantly developed municipalities the utility of an NRI is drastically limited.

The environmental conditions of Morris Township have been repeatedly analyzed over the years. The 1972 Master Plan contains the mapping of steep slopes and soil constraints for development and provides an environmental analysis of natural features including topography, soil conditions, topographic analysis, steep sloping lands, soil characteristics, soil permeability, septic effluent for disposal, implications of soil characteristics, and drainage areas. The Environmental Plan Element (III) study and analysis prepared for this Master Plan reviewed topography, soils, geology/ground water, surface water/flood plains, wetlands, natural habitat, wildlife, and steep slopes. Mapping of key features including steep slopes, flood plains and wetlands was done. All of this was contained in the report dated April, 1990 which specifically notes the environmental sensitivity aspects of the Washington Valley area. Included are the documented reported sightings of rare species in the Township as reported by the Natural Heritage Program of the State of New Jersey. The April, 1990 report of the Master Plan was part of the materials delivered to the concerned citizens/objectors to the plan. It recommended that the Township adopt an Environmental Impact Statement Ordinance which was adopted by the Township Committee in October, 1992. Concurrent with the preparation of the Environmental Plan Element in April 1990 the Township Committee adopted an Environmentally Sensitive Areas Ordinance on April 25, 1990 as §57-160 of the Land Development Code. This ordinance regulates certain defined environmentally sensitive areas such as flood hazard areas, wetland areas, streams, lakes and slopes to the extent that the municipality is permitted to do so under the applicable State statutes.

Lastly, the Township has prepared a WMP (Wastewater Management Plan) dated June, 1992 which provides extensive documentation as to environmental factors and conditions pursuant to NJDEPE guidelines and format. Environmental feature mapping is provided on Plates 4 and 5 of the WMP including fresh water wetlands (Plate 4) flood prone areas (Plate 5) public open space and recreation areas (Plate 4) and stream classification per NJDEPE surface water standards (Plate 5). Morris Township has thoroughly documented environmental conditions throughout the municipality over a long period of time. The Board has, therefore, concluded that the expenditure of additional public funds to create an NRI/ERI is not warranted or cost effective at this point in the Township's development history.

This current 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. An Open Space Element (VII) has been prepared for this Master Plan and is recommended to be implemented by the Township. Also, long-range policies to assure the retention of significant segments of the existing open space, such as a conservation overlay zone, are recommended in this Master Plan.

Some of the guiding principles for open space protection which should be considered are:

- use the area's watercourses, wetlands, and other significant natural features as the plan's framework
- 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 also addresses this aspect of the Master Plan
- 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
- support a realistic plan and capital program as outlined by the Open Space Committee Ordinance for the purchase and permanent protection of open space.
- be reasonable and flexible working with property owners to avoid 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 tends to intensify 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 on-site environmental constraints which make it more difficult to develop and pose additional environmental hazards as a result of improper development. Therefore, it was recommended in the draft Environmental Plan Element (April 1990) 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. Pursuant to this recommendation the Township

Committee has enacted an EIS ordinance. 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 is also 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 NJDEPE
- (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

This element of the Master Plan offers an organizing framework for in-depth historic preservation planning and implementation by the Township. The full technical report documents the extensive historic resources in the Township in terms of sites, districts, streetscapes and other relevant factors. One of the responsibilities of the Township 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. As recommended in the initial draft of the Historic Plan Element (June 1990) the element has been reviewed by the Township's Historic Preservation Commission and its report "Suggested Changes and Additions to the Historic Preservation Plan Element", January, 1992 has been incorporated by the Planning Board into the Township Master Plan as an Appendix. At a minimum, it is recommended that all National and State Register eligible properties should be mapped on the Master Plan.
2. Consider the following "Checklist of Criteria for Evaluation"¹ 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)?

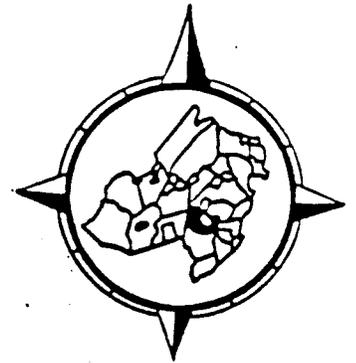
Is it associated with a major historic event (whether cultural, economic, military, social, or political)?

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?

¹ A.S.P.O. (American Society of Planning Officials), Planning Advisory Service, Report No. 244, 1969.

MORRIS TWP.



Map drafted by Morris County Planning Board

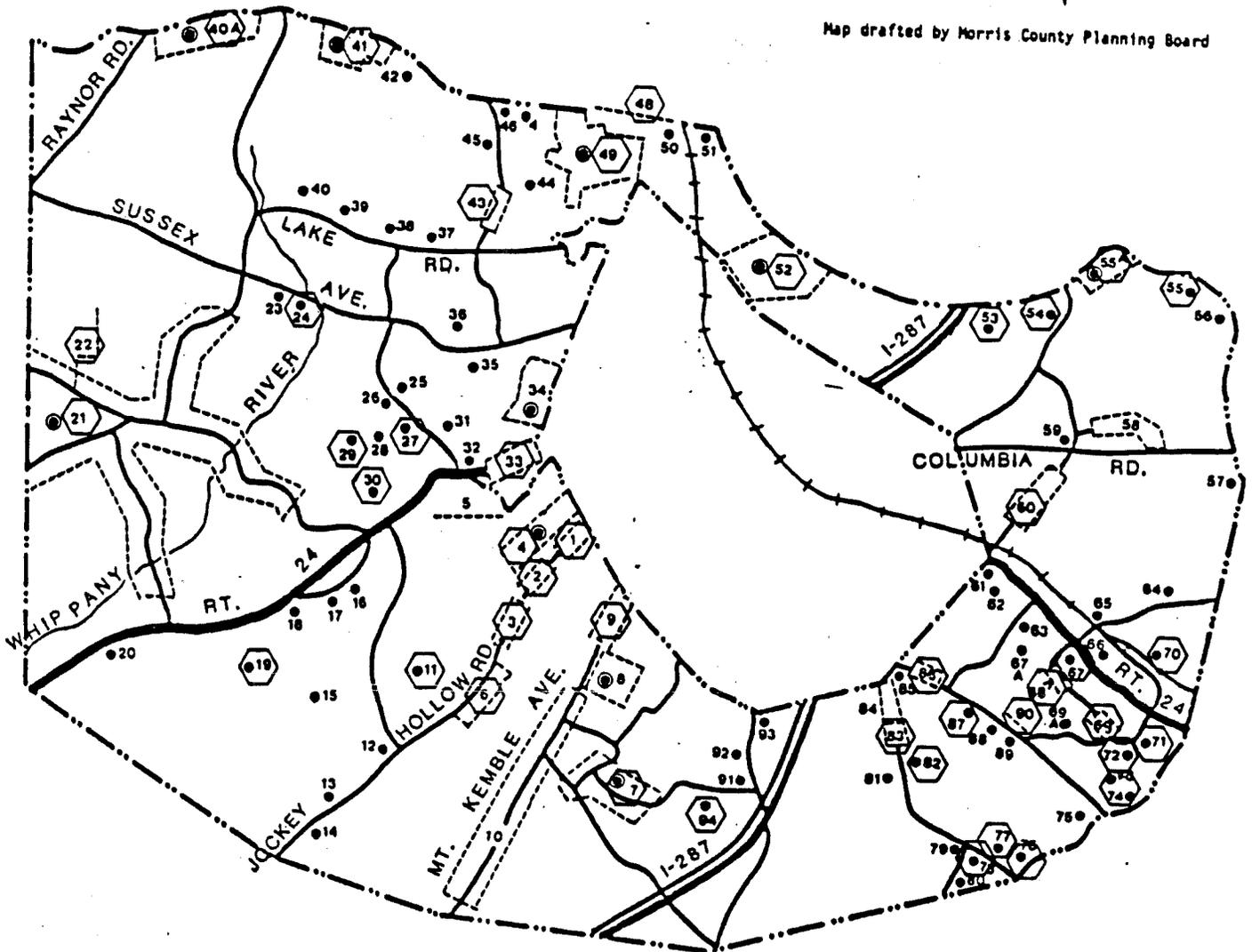


PLATE #4

Morris Twp. 1422
 Morris County Cultural Resources Survey
 NEW JERSEY HISTORIC SITES INVENTORY
 prepared by
 ACROTHERION
 Historic Preservation Consultants
 for
 Morris County Heritage Commission
 June 1987.

⬡ Indicates historic resources included in the Historic Preservation Element of the Master Plan by Adrian Humbert Associates, Planning Consultant

Site 6- Reservoir
 -- Streetscape
 ● Historic District, See Detail Map



0 4000

SCALE IN THOUSANDS OF FEET

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. Consistent with the recommendations of the June 1990 draft, the Washington Valley has been named a historic district under the State's Register of Historic Places. Application for placement on the National Register is also being made. These historic place designations 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.

V

HOUSING ELEMENT

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 depended upon how a municipality was 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. 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.

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 addresses 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 possibly may 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.

More recently, the New Jersey Supreme Court in Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 (1990) ruled that the collection of fees from developers for the purpose of low and moderate income housing was constitutional.

EMPLOYMENT CHARACTERISTICS OF MORRIS TOWNSHIP

Industrial Employment

The 1982 Census of Manufactures listed a total of 26 firms, all with payroll, employing 4800 persons in the Township. By 1987 the Census reported a decline to 19 firms. Only six of these had 20 or more employees. This group in 1982 constituted the predominant employer reported within the Township. Due to the small number of firms with 20 or more employees in 1987 the Census withheld data on the number of employees and payroll to avoid disclosure.

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 2. By 1987 the number of establishment with payroll had declined to 47 but the number of employees rose to 742.

TABLE 2		
RETAIL ESTABLISHMENTS WITH PAYROLL		
TYPES OF ESTABLISHMENTS	1982	1987
Building Materials & Garden Supplies	-	2
General Merchandise	-	-
Food Stores	5	4
Automotive Dealers	4	3
Gasoline Service Stations	15	10
Apparel & accessory stores	2	2
Furniture, Home furnishings & equipment	1	2
Eating & Drinking Places	14	15
Drug & Proprietary Stores	1	1
Miscellaneous Retail Stores	12	8
TOTAL	54	47

Source: U.S. Census of Business, Retail Trade, 1982, 1987

The total number of retail establishments in Morris County with payroll was 2,523. This number rose to 2902 by 1987. Morris Township's establishments thus constitute about 1.62% 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". By 1987 there were 26 wholesalers employing 158 employees an average of slightly less than 6.1 per establishment. Nineteen were merchant wholesalers and seven were "other operating types". The Township's share of total establishments was 26 out of 1146 or 2.3% of the County.

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. The local services sector by 1987 had jumped to 137 establishments employing 1091 persons. Health services continued to be the largest single group (40), followed by business services (37) and engineering, accounting and management (32) establishments. Automotive repair increased by two (2) to eight (8) establishments. Legal services reported three (3) establishments. Hotels, amusement and lodging each reported 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 3				
SUMMARY OF LOCAL EMPLOYMENT				
GROUP	# of firms with payroll		# Employed with payroll	
	1982	1987	1982	1987
Industrial	26	19	4800	(D)
Retail	54	47	516	742
Wholesale	21	26	99	158
Service	89	137	550	1091
	190	229	5965	(I)

Source: U.S. Census of Business, 1982 & 1987, for Retail, Wholesale, Services and Manufacturers. (D) withheld by Census to avoid disclosure. (I) Incomplete due to withholding of industrial employment data.

The industrial segment of the Township's employment base is, however, closely linked to the County and regional employment trends. Table 4, 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 municipal share of regional covered employment is that it may signal a lessened future housing allocation by the COAH formula. Covered employment is a factor used by COAH in distributing reallocated present need and prospective need for affordable housing.

TABLE 4 MORRIS COUNTY/MORRIS TOWNSHIP Covered Employment 1980-1988			
YEAR	Morris County	Morris Township	% of County Total
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	404	
	42.8%	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 Mt. Laurel housing sites 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 mix of residential uses further toward multi-family.

With 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.

For 1990 the Bureau of the Census issued a Census count of 19,952 persons in the Township, including 1049 persons in group quarters. If the projected population growth is added to the 18,903 Township residents not in group quarters then a year 2000 forecast of 22,503 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. This fact probably accounts for the somewhat higher estimate.

The range of Township population in 2000 is, therefore, on the order of 22,500 to 25,000 persons.

Slower job growth in Morris County and the recent 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 a diminishing supply of vacant sites suitable for residences. These most likely will be exhausted during the coming decade.

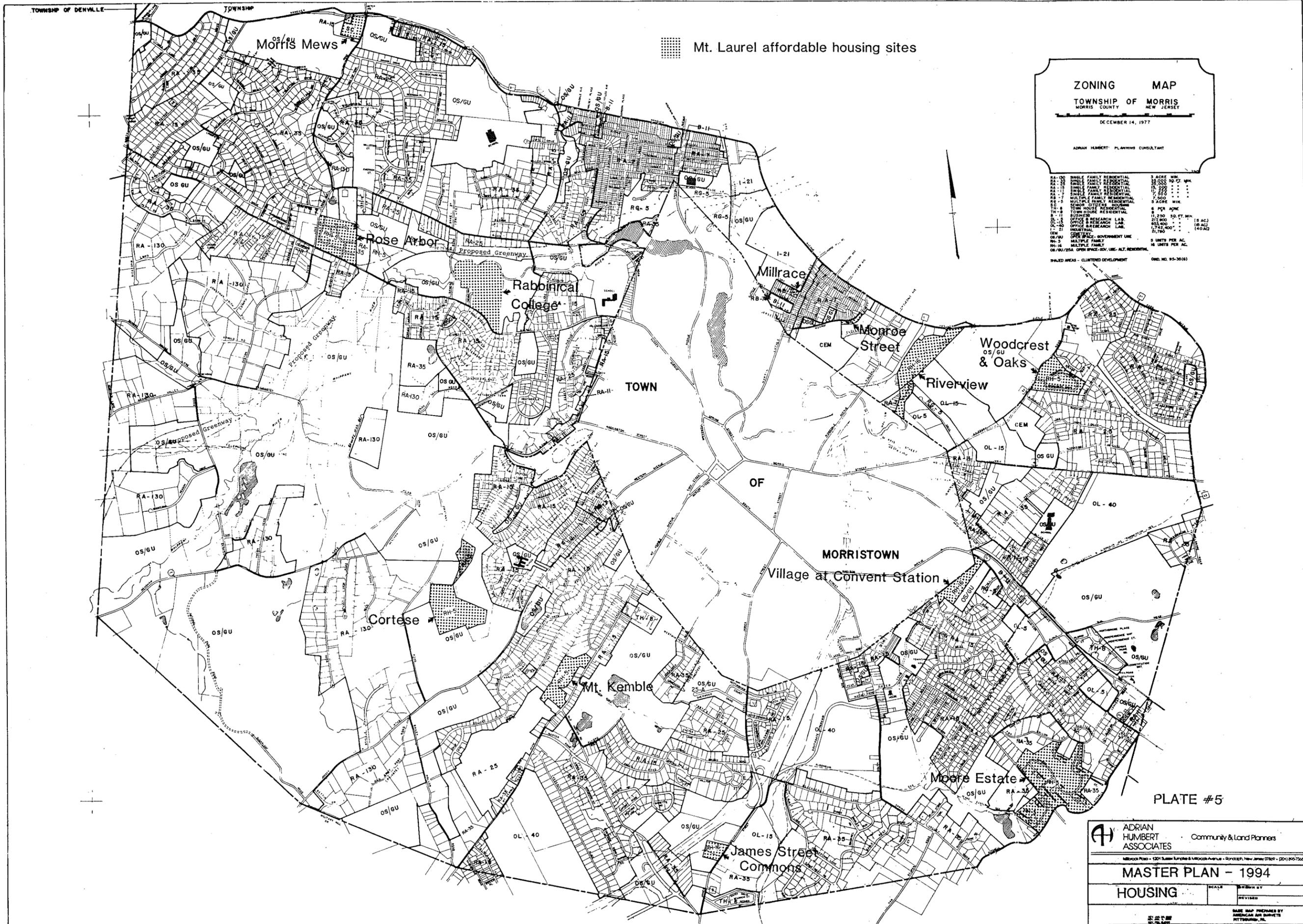
HOUSING ELEMENT/FAIR HOUSING PLAN

COAH issued revised affordable housing numbers on October 11, 1993 approximately one year after the Board's last review meeting on the draft Master Plan prior to the public hearings. These numbers project a 1993-1999 need for the Township of 42 units. The Planning Board believes that this number is in error. COAH figures reflect only 283 of the 332 affordable units that the Township's Housing Plan Element has zoned for and they do not fully acknowledge the 307 affordable housing units that have been approved by the Planning Board.

The Township's Housing Element which provides for affordable low and moderate income housing consists of the following projects which have been approved by the Planning Board or rezoned by the Township Committee pursuant to the terms of the Court-approved Mt. Laurel settlement:

<u>Project</u>	<u>Number of Units</u>
Moore Estate	63
Crosspointe (James Street Commons)	16
Woodcrest & Oaks	21
Millrace (Cory Road)	4
Rose Arbor	70
Sentry Morris (Village @ Convent)	25
Cortese	38
Riverview	70
Mt. Kemble (rezoned)	17
Monroe Street (rezoned)	8
	<u>332</u>

The above sites are designated on the accompanying map entitled, Plate #5 Housing Element.



Mt. Laurel affordable housing sites

ZONING MAP
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY
 DECEMBER 14, 1977
 ADRIAN HUMBERT PLANNING CONSULTANT

RA-100	SINGLE FAMILY RESIDENTIAL	3 ACRES MIN.
RA-25	SINGLE FAMILY RESIDENTIAL	25,000 SQ. FT. MIN.
RA-15	SINGLE FAMILY RESIDENTIAL	15,000 " " " "
RA-17	SINGLE FAMILY RESIDENTIAL	17,000 " " " "
RA-7	SINGLE FAMILY RESIDENTIAL	7,000 " " " "
RA-5	MULTIPLE FAMILY RESIDENTIAL	7,000 " " " "
RA-2	MULTIPLE FAMILY RESIDENTIAL	9 ACRES MIN.
TH-8	TOWN HOUSE RESIDENTIAL	6 PER ACRE
TH-11	TOWN HOUSE RESIDENTIAL	11,250 SQ. FT. MIN.
B-1	BUSINESS	2,500 " " " "
OL-15	OFFICE & RESEARCH LAB.	853,000 " " " "
OL-21	OFFICE & RESEARCH LAB.	1,742,000 " " " "
OL-27	INDUSTRIAL	21,700 " " " "
OL-40	CREATIVE GOVERNMENT USE	
OS/OU	MULTIPLE FAMILY	5 UNITS PER AC.
RA-14	MULTIPLE FAMILY	16 UNITS PER AC.
OS/OU/25A	OPEN SPACE-USE, ALT. RESIDENTIAL	

SHADED AREAS - CLUSTERED DEVELOPMENT (ENCL. NO. 95-3616)

PLATE #5

ADRIAN HUMBERT ASSOCIATES Community & Land Planners
 1301 Summit Avenue • Morristown, New Jersey 07960 • (201) 895-7336

MASTER PLAN - 1994

HOUSING

SCALE: AS SHOWN BY REVISIONS

DATE MAP PREPARED BY: AMERICAN AIR SERVICES, PITTSBURGH, PA.

In addition, should the Township in the future decide to petition COAH for substantive certification, the Township has rezoned and approved 19 units of new affordable congregate care housing to be built by the Morris County Housing Authority. Another 15 units of Association of Retarded Citizens (ARC) housing has been approved by the Planning Board. These units may qualify as "alternate living arrangement" affordable housing under the new COAH regulations as may the Morris Shelter for the homeless at Morris View and the new wing at the Morris View nursing home. Lastly, there are a significant number of owner-occupied single-family housing units in the Township, possibly as many as thirty (30), which have been rehabilitated with County Community Development funds. These represent a pool of potential credits to the Township for affordable housing units should substantive certification be sought from COAH. Therefore, this Master Plan update does not recommend the designation of any additional affordable housing sites by the Township.

This Housing Element is recommended to remain in effect until such time as the Township Committee makes a determination to petition COAH for substantive certification. Such determination should only be made after the Township has had an opportunity to review the new rules enacted by COAH on May 10, 1994 and determine whether such petition is in the best interests of the Township. A determination will also have to be made to ascertain the legal procedures for transfer from the Court's jurisdiction to COAH's jurisdiction under the terms of the Township's Mt. Laurel ordinances and agreement. The Township may not amend its current Zoning Ordinance for Mt. Laurel housing until construction of the required units has taken place.

VI

CIRCULATION PLAN ELEMENT

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.

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 1972 Master Plan 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. This policy is amended by this Master Plan to extend Route 24 only to Route 287 and not to extend beyond Route 287.
3. Provide the development of circumferential roads where feasible, basically by utilizing existing roads.
4. Separate through and local traffic wherever possible.

This Master Plan does not propose the widening of roads by adding through traffic lanes but, in fact, recommends lesser width standards than those currently in force for arterial and collector roads. Any future additions of through traffic lanes should be addressed by the Township Committee at the time traffic needs indicate that such widening is appropriate. However, roadway improvements as recommended in this Circulation Plan for safety, traffic control and operational reasons should be made by the Township as needed and upon the recommendation of the Township Engineer.

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

ARTERIAL STREETS	
<ul style="list-style-type: none"> ■ Columbia Road ■ Hanover Avenue ■ James Street ■ Madison Avenue ■ Mendham Road ■ Mt. Kemble Avenue 	<ul style="list-style-type: none"> ■ Park Avenue ■ Ridgedale Avenue ■ Speedwell Avenue ■ Sussex Avenue ■ Whippany Road

The Board has also considered new definitions for minor and major collectors, as noted below, to be included in the Land Development Code. The proposed collector road standards reduce roadway widths from the current ordinance standards §57-82 Streets as follows:

PROPOSED COLLECTOR ROAD STANDARDS			
	CURRENT	PROPOSED	
	COLLECTOR	MAJOR COLLECTOR	MINOR COLLECTOR
Right-of-way width	66 feet	56-60 feet	50 feet
Pavement width	46 feet	36-40 feet	30 feet

Therefore, the Board recommends the following changes to the Code:

§57-3(2) Street, Collector shall be amended to read as follows:

Street, Major Collector - A street or segment thereof which conducts and distributes traffic between arterial streets.

Street, Minor Collector - A street which conducts and distributes traffic between lower-order residential local streets and an arterial street.

§57-82.B.(2) Streets shall be amended to read as follows:

Major Collector Streets shall have a right-of-way width of fifty-six (56) feet to sixty (60) feet and a pavement width of thirty-six (36) feet to forty (40) feet.

Minor Collector Streets shall have a right-of-way width of fifty (50) feet and a pavement width of thirty (30) feet.

The following collector streets are designated "major" collector routes:

MAJOR COLLECTOR ROUTES	
<ul style="list-style-type: none"> ■ Bailey Hollow Road ■ Gaston Road ■ Harter Road ■ Kahdena Road ■ Ketch Road ■ Lake Road (north-south leg) ■ Lake Valley Road ■ Martin Luther King Avenue ■ Normandy Parkway ■ Picatinny Road 	<ul style="list-style-type: none"> ■ Punch Bowl Road ■ Raynor Road ■ Springbrook Road ■ Spring Valley Road ■ South Street ■ Southgate Parkway ■ Washington Valley Road ■ Western Avenue ■ Woodland Avenue ■ Woodruff Road

The following collector streets are designated "minor" collector routes:

MINOR COLLECTOR ROUTES	
<ul style="list-style-type: none"> ■ Blackberry Lane ■ Canfield Road/Canfield Way ■ Fox Hollow Road ■ Inamere Road ■ Jockey Hollow Road ■ Kitchell Road 	<ul style="list-style-type: none"> ■ Lake Road (east-west leg) ■ Old Glen Road ■ School House Lane ■ Turtle Road ■ Whitehead Road

The traffic count data provided by Morris County prior to the opening of the Route 24 Freeway includes volume/capacity (V/C) ratios and compounded growth rates for each count location. The locations with the highest V/C ratios are :

Madison Avenue	- East of Normandy Parkway	V/C = 108.8%
W. Hanover Ave.	- 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 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 the 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 for pedestrian safety.
4. Left turns in and out of Cleveland Ave. at Hanover.	Prohibit left turns in and out during peak traffic periods.
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.	Intersection should be analyzed and roadway improved for traffic control and safety.
9. Upgrade James Street as a two-lane facility.	Widen and provide turning lanes as needed to the north of I-287 for safety reasons. Expand to a full interchange at I-287.

10. Upgrade Kitchell Rd. as a two-lane facility.	Make improvements to correct narrowness, poor alignment, excessive crown, poor surface conditions and poor drainage; coordinate improvements with Harding Township to the extent possible
11. I-287 between I-78 and Morristown	State is planning to provide an additional travel lane in each direction to relieve congestion.
12. Improvements to upgrade Sussex Avenue for safety	Preferred alternate-upgrade as a two-lane roadway with 12 foot lanes and 8 foot shoulders pursuant to the Township's resolution regarding the widening of Sussex Tpke.
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. (completed)
14. Mendham Rd. @ Kahdena Rd.	Intersection was recently widened. A traffic signal might increase accidents on Mendham Road particularly of the rear end type due to the sharp curve west of the intersection.
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 to correct sight distance problem.
16. Speedwell Avenue approaching Morris Plains.	Widen to accommodate four travel lanes per State plans. 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 Avenue.	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.
21. Picatinny Road	Improve sight distance and grade at Mendham Road (recommendation of Twp. Engineer). Make improvements per resolution of approval (May, 1992) Cortese application.
22. Washington Valley Road	Improve alignment and sight distance at Mendham Road (recommendation of Twp. Engineer)

For Morris Township the following County/State 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 (It was noted by the Township Planning Board in its review that there are approximately 50 homes with minimal setbacks along this section of Hanover Avenue raising issues as to safety and feasibility of a 4-lane roadway; there is presently a 66 foot right-of-way.)
2. County Road # 617 (Sussex Turnpike) & Raynor/Mt. Pleasant - improve sight distances at southbound Raynor Road.
Cost: \$10,000 Source: N.J. DOT/Morris County
3. Harter Road & U.S. 202 - signalization and left turn lane for southbound Harter Road.
Cost: \$50,000 Source: N.J. DOT/Morris County

ROUTE 24 FREEWAY

The New Jersey Department of Transportation (NJDOT) completed the Route 24 Freeway between Chatham and Route I-287 in Hanover Township in late 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.

It is probable that other arterial streets in the northeast section of the Township, such as Columbia Road, Whippany Road and Hanover Avenue are carrying some additional peak hour traffic

-  Freeway
-  Arterial Streets
-  Collector Streets
-  Proposed County Improvements
-  Other Improvements

ZONING MAP
TOWNSHIP OF MORRIS
MORRIS COUNTY
NEW JERSEY
DECEMBER 14, 1977

ADRIAN HUMBERT - PLANNING CONSULTANT

RA-100	SINGLE FAMILY RESIDENTIAL	5 ACRES MIN.
RA-25	SINGLE FAMILY RESIDENTIAL	25,000 SQ. FT. MIN.
RA-15	SINGLE FAMILY RESIDENTIAL	15,000 SQ. FT. MIN.
RA-10	SINGLE FAMILY RESIDENTIAL	10,000 SQ. FT. MIN.
RA-7	MULTIPLE FAMILY RESIDENTIAL	7,500 SQ. FT. MIN.
RA-5	MULTIPLE FAMILY RESIDENTIAL	5 ACRES MIN.
SC	SENIOR CITIZEN HOUSING	4 ACRES
TH-6	TOWN HOUSE RESIDENTIAL	1,250 SQ. FT. MIN.
B-11	BUSINESS	212,000 SQ. FT. (5 AC.)
OL-5	OFFICE & RESEARCH LAB.	400,000 SQ. FT. (10 AC.)
OL-15	OFFICE & RESEARCH LAB.	1,742,000 SQ. FT. (40 AC.)
OL-40	INDUSTRIAL	51,760 SQ. FT. (1.2 AC.)
OS/GU	OPEN SPACE - GOVERNMENT USE	5 UNITS PER AC.
MH-5	MULTIPLE FAMILY	16 UNITS PER AC.
MH-16	MULTIPLE FAMILY	16 UNITS PER AC.
OS/GU/25A	OPEN SPACE - GOV. USE - ALT. RESIDENTIAL	

SHADED AREAS - CLUSTERED DEVELOPMENT ORD. NO. 93-3616

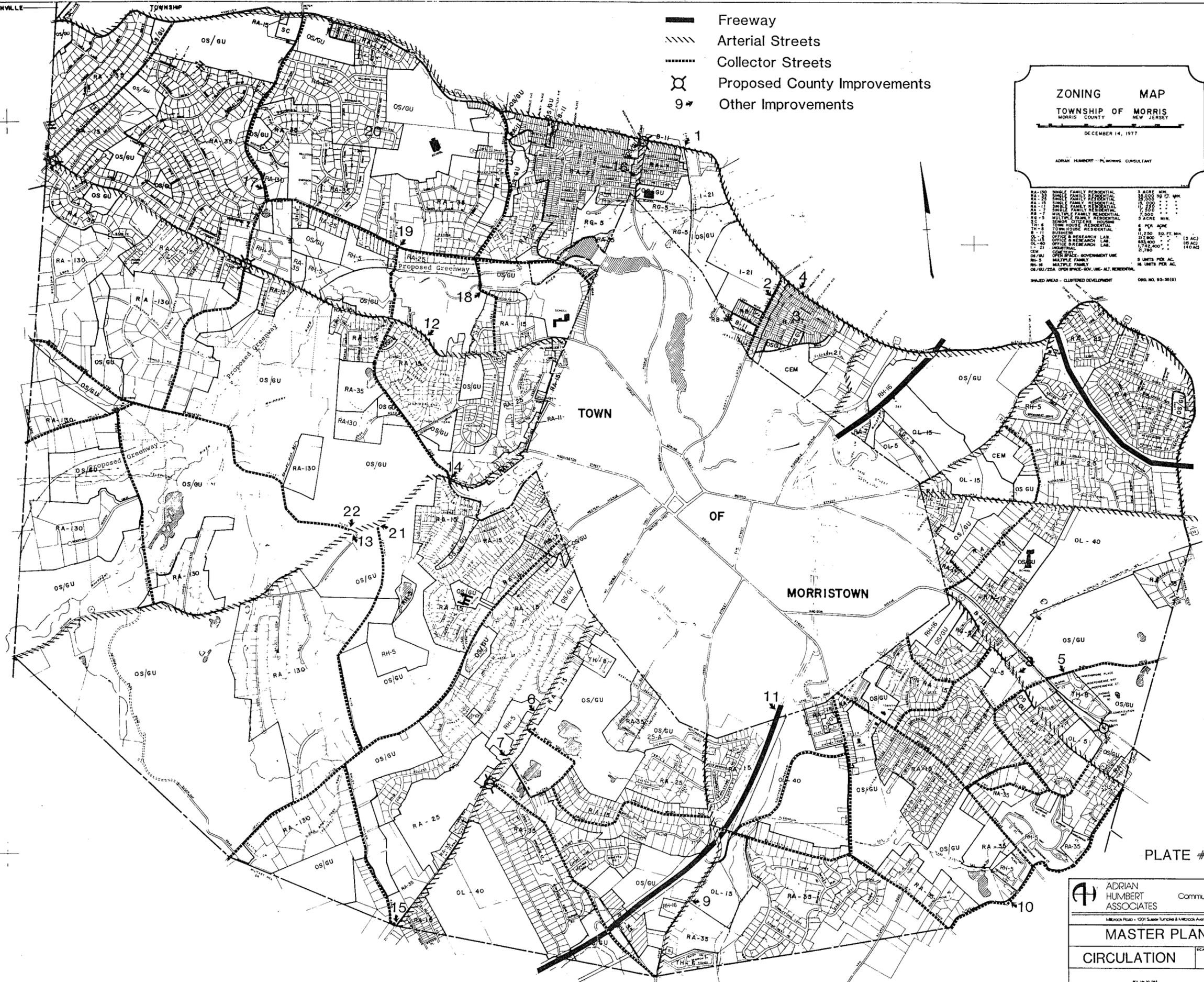


PLATE #6

ADRIAN HUMBERT ASSOCIATES Community & Land Planners
 1001 S. 10th Street, Suite 1000, Pittsburgh, PA 15222
 (412) 526-1234

MASTER PLAN - 1994

CIRCULATION		SCALE	DRAWN BY
			REVISED

BASE MAP PREPARED BY AMERICAN AIR SERVICE, PITTSBURGH, PA.

because of the locations of the interchanges with the Route 24 Freeway. However, according to the volume/capacity ratios for these arteries, there is adequate capacity available. Traffic counts are needed to confirm to what degree the arterials in the western section of the Township such as Hanover Avenue, Sussex Avenue, and Mendham Road have experienced significant traffic volume increases since the completion of the Route 24 Freeway to I-287. In this regard it should be stressed that the Township favors the concept of Route 10 as an express through route to distribute regional traffic west of Route 287. This Master Plan strongly recommends against the extension of Route 24 or other express highway routes beyond I-287. It further recommends the deletion of the Route 24 Freeway right-of-way/alignment from County and Township Maps beyond its now completed construction and substitution of an open space greenway for that route alignment.

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 § 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 § 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:

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

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

VALUES FOR ACCELERATING FROM OR DECELERATING TO A SPEED OF 15 mph (50' curb radius).

Legal Speed Limit(mph)	Acceleration Lanes (Feet)		Deceleration Lanes (Feet)	
	Full Length	Taper	Full Length	Taper
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 56-60 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 Planning Board can review future development proposals in the context of an overall traffic and transportation plan and a unified approach can be adopted in the Township's dealings with regional and State transportation agencies.

VII

OPEN SPACE ELEMENT

Open Space as defined in the State Development and Redevelopment Plan (SDRP) 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".

Similarly, the Municipal Land Use Law has definitions relating to open space and recreation:

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. 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 and for groundwater recharge
- * serves as a wildlife preserve
- * provides opportunities for recreational activities
- * increases project amenity
- * is an important factor in creating quality developments with lasting value

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 are included in the Open Space Element report. The NRPA also recommends standards for the development of various recreational facilities. 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. 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 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.

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 1990 Census count for the Township indicated a resident population of 18,815 persons exclusive of the 1,049 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 developed open space inventory total (106.16) acres) shows a slight shortfall of about 11.34 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 34.0 acres of recreational space. Eleven (11+) plus 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. 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.

To facilitate the analysis of open space and parkland in the Township, the four Master Plan sectors are used.

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 Freelan 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 but the Township Committee decided not to expand Frelinghuysen Field due to expressed public concerns and the Planning Board supports this decision.

Population factors in Sector I include 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. This 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 had a dichotomous age structure in 1980. 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

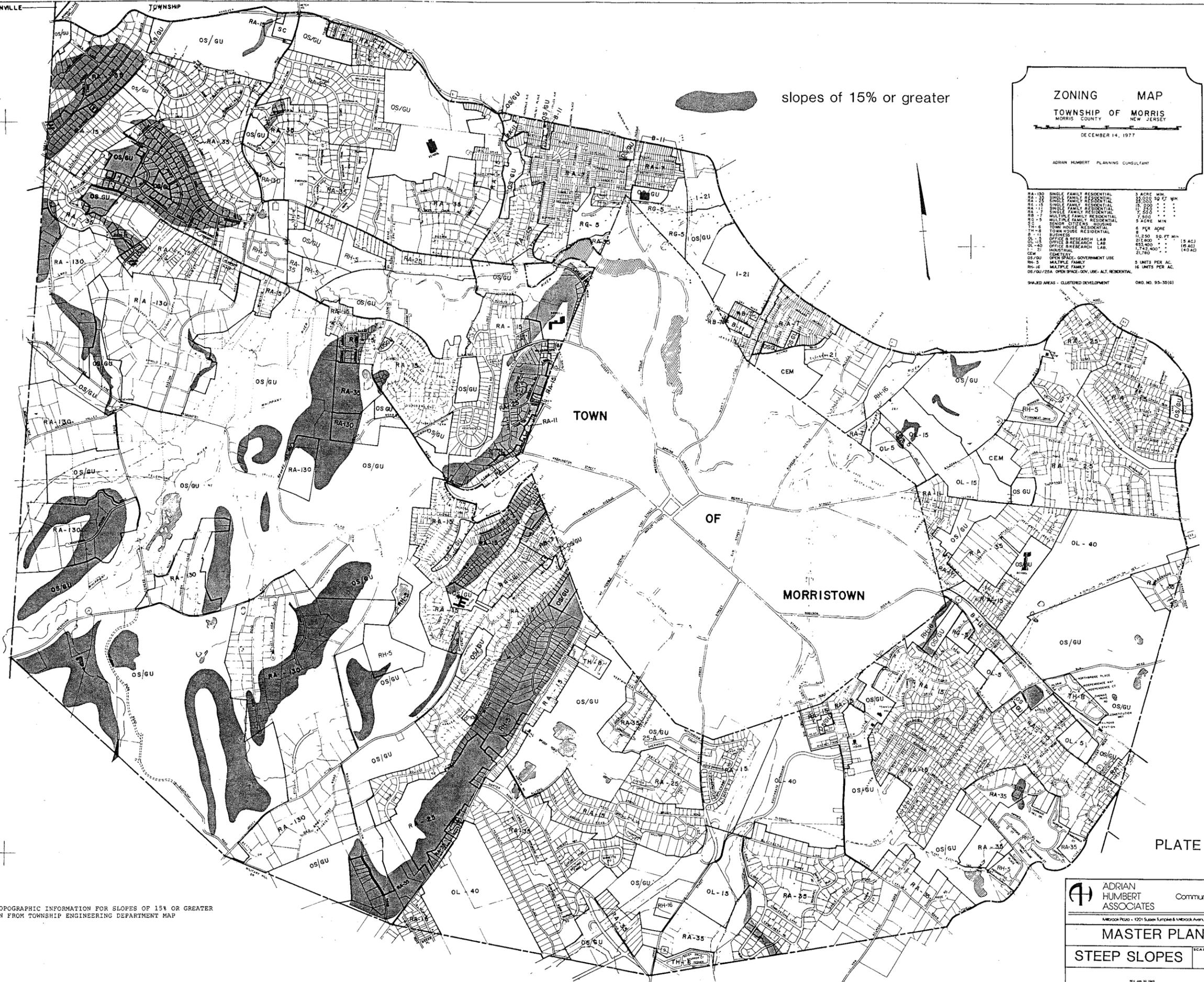
TOWNSHIP OF DENVILLE

TOWNSHIP

slopes of 15% or greater

ZONING MAP
TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY
 DECEMBER 14, 1977
 ADRIAN HUMBERT PLANNING CONSULTANT

RA-130	SINGLE FAMILY RESIDENTIAL	3 ACRE MIN.
RA-125	SINGLE FAMILY RESIDENTIAL	25,000 SQ. FT. MIN.
RA-115	SINGLE FAMILY RESIDENTIAL	15,000 " "
RA-111	SINGLE FAMILY RESIDENTIAL	11,200 " "
RA-7	SINGLE FAMILY RESIDENTIAL	7,500 " "
RA-5	MULTIPLE FAMILY RESIDENTIAL	2,500 " "
RA-35	MULTIPLE FAMILY RESIDENTIAL	2 ACRE MIN.
TH-6	TOWN HOUSE RESIDENTIAL	6 PER ACRE
TH-8	TOWN HOUSE RESIDENTIAL	8 " "
B-11	BUSINESS	11,250 SQ. FT. MIN.
OL-15	OFFICE & RESEARCH LAB	21,000 " "
OL-40	OFFICE & RESEARCH LAB	653,400 " " (15 AC)
OL-15	OFFICE & RESEARCH LAB	1,743,400 " " (40 AC)
CEM	INDUSTRIAL	21,780 " "
OS/GU	CENTRAL GOVERNMENT USE	5 UNITS PER AC.
RH-5	MULTIPLE FAMILY	16 UNITS PER AC.
RH-16	MULTIPLE FAMILY	16 UNITS PER AC.
OS/GU/CEM	OPEN SPACE, GOV. USE, ALT. RESIDENTIAL	
SHADED AREAS - CLUSTERED DEVELOPMENT		ORD. NO. 95-35(6)



TOWN

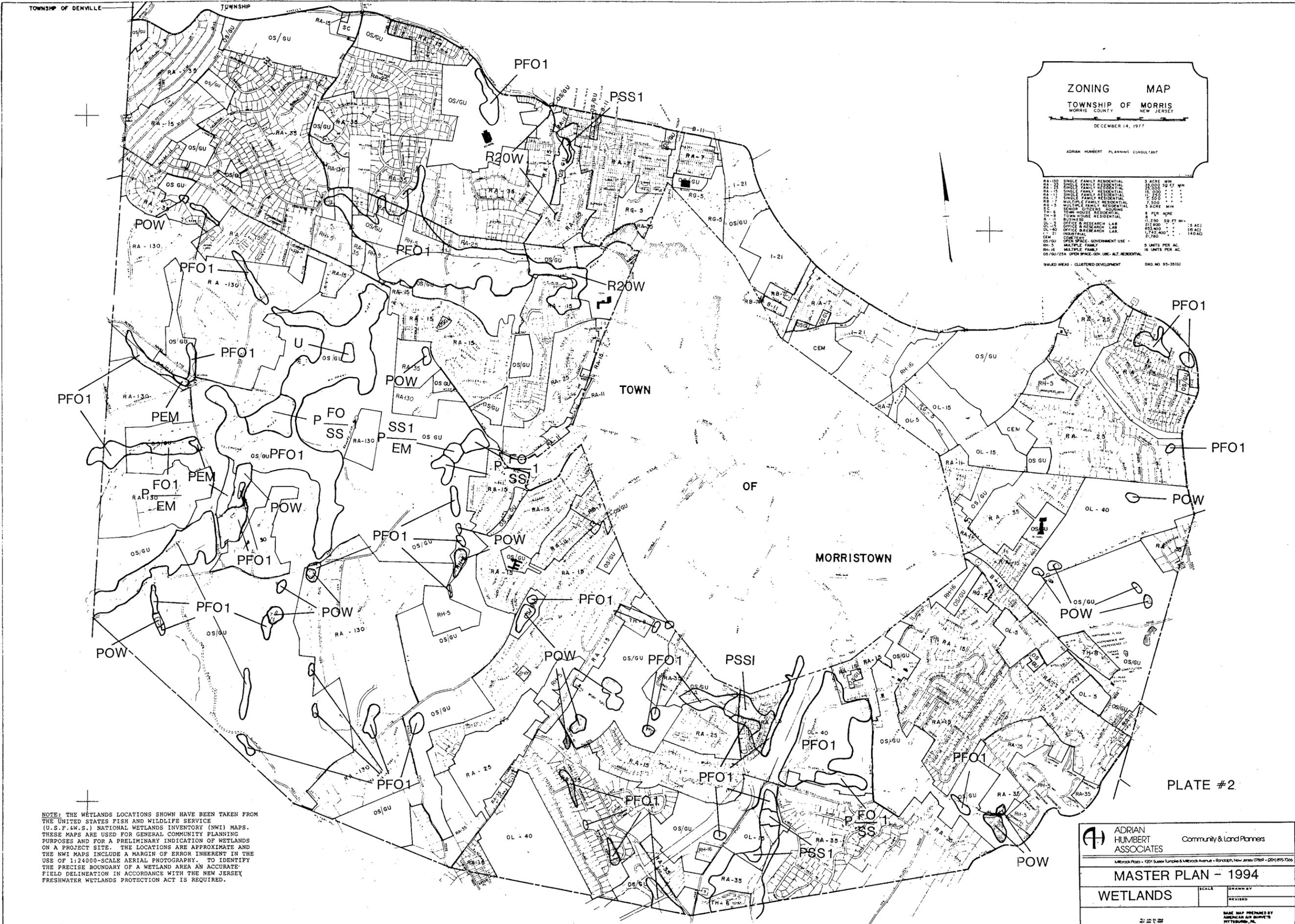
OF

MORRISTOWN

PLATE # 1

NOTE: TOPOGRAPHIC INFORMATION FOR SLOPES OF 15% OR GREATER WAS TAKEN FROM TOWNSHIP ENGINEERING DEPARTMENT MAP

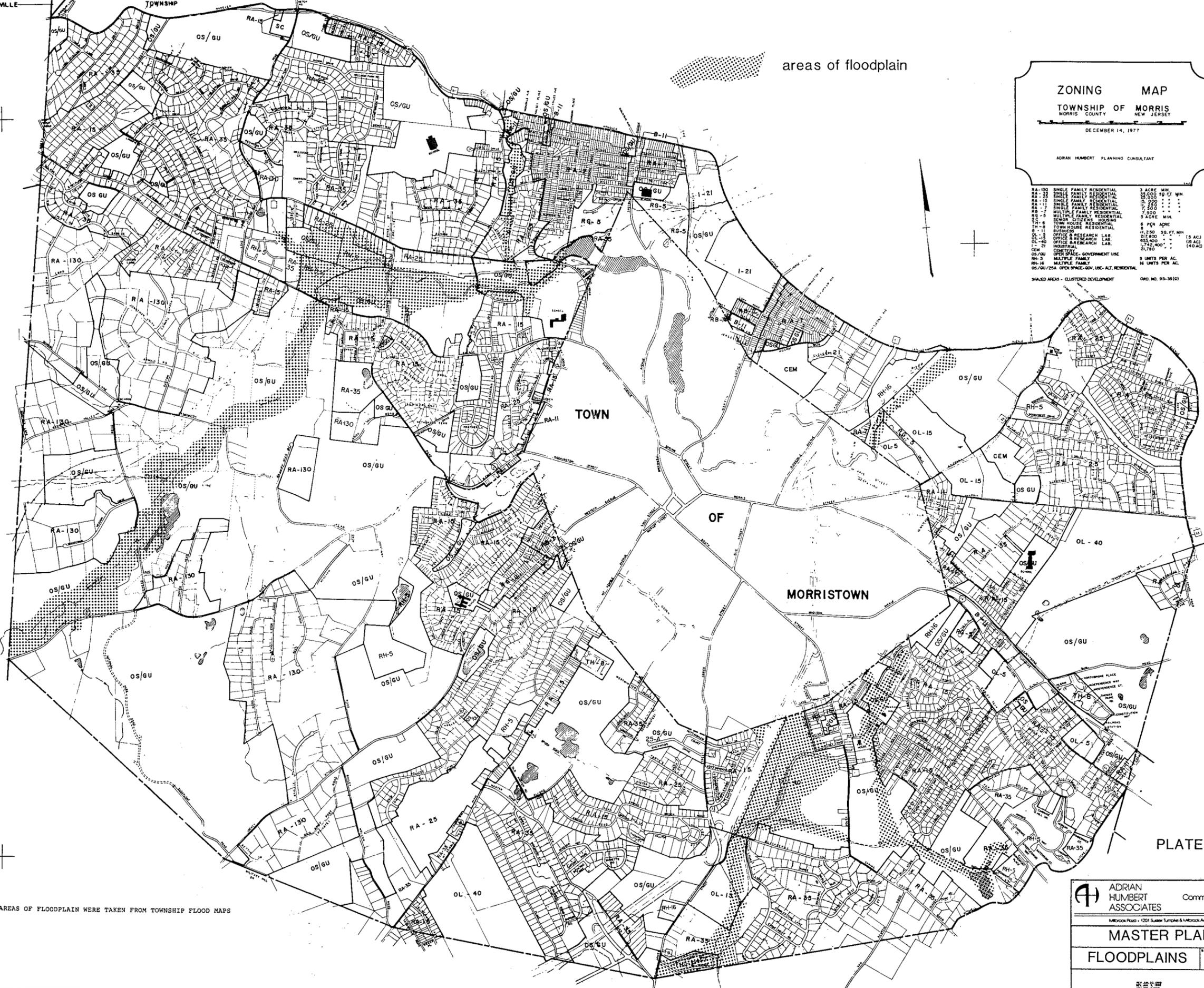
ADRIAN HUMBERT ASSOCIATES Community & Land Planners
 1201 Susan Turpin & Mirbrook Avenue - Dorset, New Jersey 07069 - (201) 895-7300
MASTER PLAN - 1994
STEEP SLOPES SCALE DRAWN BY
 REVISIONS
 BASE MAP PREPARED BY AMERICAN AIR SURVEYS, PITTSBURGH, PA.



pg 36c

TOWNSHIP OF DEVILLE

TOWNSHIP



areas of floodplain

ZONING MAP
TOWNSHIP OF MORRIS
 MORRIS COUNTY
 NEW JERSEY
 DECEMBER 14, 1977
 ADRIAN HUMBERT PLANNING CONSULTANT

RA-130	SINGLE FAMILY RESIDENTIAL	3 ACRE MIN.
RA-35	SINGLE FAMILY RESIDENTIAL	35,000 SQ. FT. MIN.
RA-15	SINGLE FAMILY RESIDENTIAL	15,000 " "
RA-11	SINGLE FAMILY RESIDENTIAL	11,000 " "
RA-7	MULTIPLE FAMILY RESIDENTIAL	7,000 " "
RA-5	MULTIPLE FAMILY RESIDENTIAL	5,000 " "
TH-6	SENIOR CITIZENS HOUSING	6 PER ACRE
TH-8	TOWN HOUSE RESIDENTIAL	8
B-11	BUSINESS	11,250 SQ. FT. MIN.
OL-15	OFFICE & RESEARCH LAB.	217,800 " (15 AC)
OL-40	OFFICE & RESEARCH LAB.	852,400 " (40 AC)
I-21	INDUSTRIAL	1,742,400 " (80 AC)
I-25	INDUSTRIAL	2,178 " "
OS/GU	OPEN SPACE - GOVERNMENT USE	5 UNITS PER AC.
RH-5	MULTIPLE FAMILY	16 UNITS PER AC.
RH-16	MULTIPLE FAMILY	16 UNITS PER AC.
OS/GU/25A	OPEN SPACE-GOV. USE-ALT. RESIDENTIAL	

SHADED AREAS - CLUSTERED DEVELOPMENT ORD. NO. 95-35(6)

NOTE: AREAS OF FLOODPLAIN WERE TAKEN FROM TOWNSHIP FLOOD MAPS

PLATE #3

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 11000 Road - 1201 Sassafras & Merriam Avenue - Rockledge, New Jersey 07869 - (201) 895-7300

MASTER PLAN - 1994

FLOODPLAINS SCALE DRAWN BY
 REVISED

BASE MAP PREPARED BY AMERICAN AIR SURVEYS PITTSBURGH, PA.

years. The final 1990 data are not available as yet. For 1990 the preliminary figures for the Census indicate that there are 3104 total households in Sectors I and II.

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. With construction now underway, the Moore Estate has a projected growth of 292 households when development is completed. Likewise, the Village at Convent Station (formerly Sentry Morris) will add 123 households to the sector upon completion.

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 Three 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 Moore property at Madison Avenue, Block 392, Lot 29 (5.28 acres) which has recently been approved for ten (10) single-family homes. It is located 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 water supply 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. Within the Burnham Park neighborhood there are six (6) acres of passive municipal 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) have recently received preliminary development approvals before the Planning Board. A Green Acres funding application to the State of New Jersey was rejected in 1990 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 former Adamo Homes property, Block 336, Lot 62-66, 68-74, 76-81 (11.97 acres), now known as Surrey Park between Western Avenue and Mountainside Drive is being developed for single-family lots.

In addition to the 1875 households which lived within the Sector in 1990, up from 1626 in 1980, park and open space planning must take into consideration potential future growth from several new housing developments. These include the Cortese property (157 units approved), Jockey Hollow Top subdivision (23 units approved, 25 units proposed), the Mount Kemble Avenue Mount Laurel site (85 units) and the proposed Ranney subdivision of six lots. This represents a projected growth of 296 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 football field, 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 1990 Census discloses that Sector IV has a total of 2123 households living within it. This is an increase from 1680 households in 1980. Recent growth, particularly the Summit and Rolling Hill subdivisions, is adding families to the Sector. Growth will continue in 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 in 1980. This was the second youngest for the Township but it also had the second highest amount of population over age 65 (13.4 percent). These figures will be reevaluated when the complete 1990 data are available.

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 was recently approved as part of a subdivision for ten (10) new homes. The Evans property is located directly across from Kiwanis Park and does not appear worthy of consideration due to this proximity.

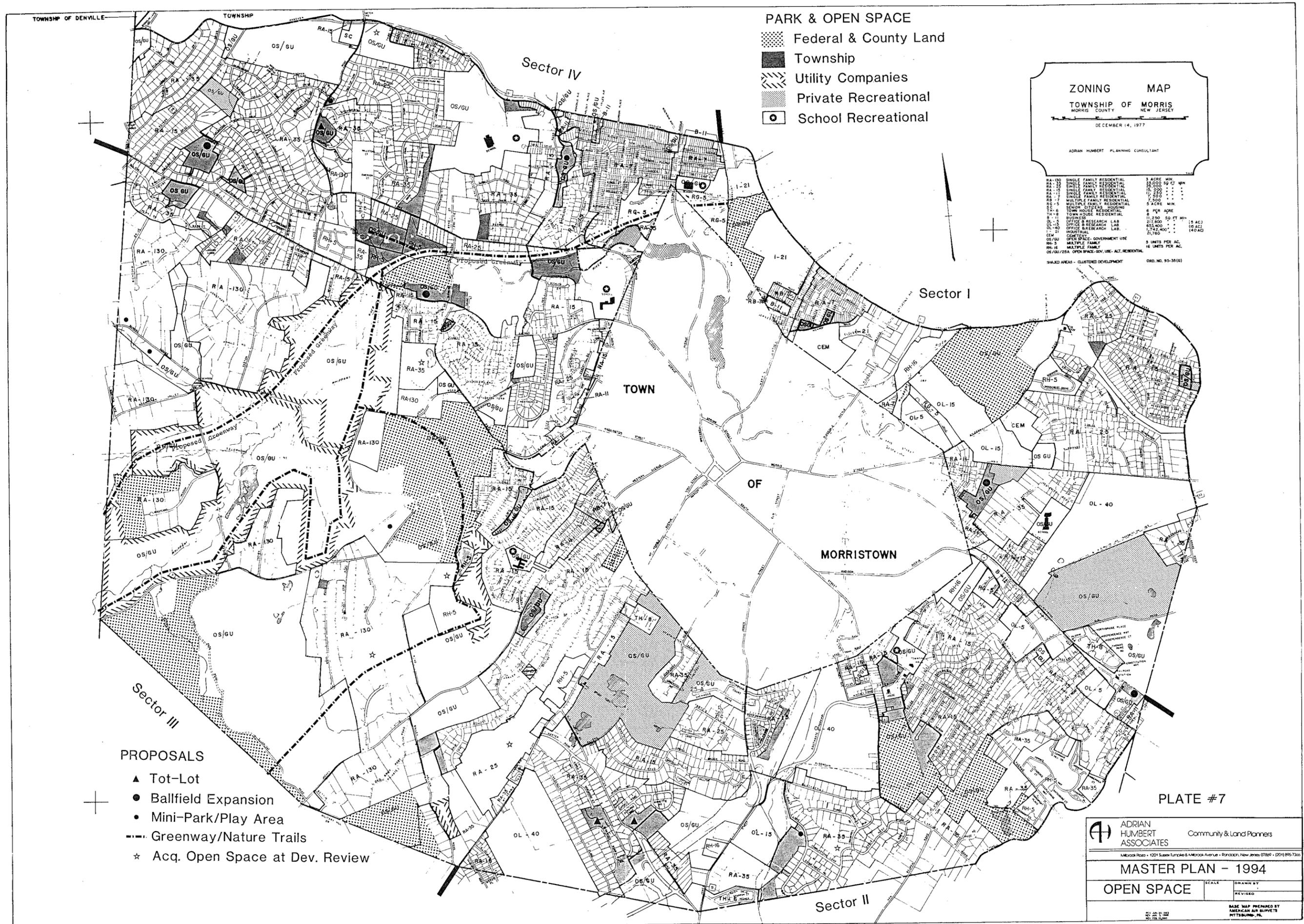
In Sector IV it is recommended that the emphasis during the 1994-2000 planning period be on the expansion/improvement of existing facilities on Township lands if demand warrants. In this connection, space for an additional playfield exists at the Butterworth Field site and for a new small field or play 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.



PARK & OPEN SPACE

- ▨ Federal & County Land
- Township
- ▨ Utility Companies
- ▨ Private Recreational
- School Recreational

ZONING MAP
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY
 DECEMBER 14, 1977
 ADRIAN HUMBERT PLANNING CONSULTANT

RA-100	SINGLE FAMILY RESIDENTIAL	3 ACRE MIN.
RA-35	SINGLE FAMILY RESIDENTIAL	35,000 SQ FT MIN.
RA-17	SINGLE FAMILY RESIDENTIAL	15,000
RA-7	SINGLE FAMILY RESIDENTIAL	7,500
RB-16	MULTIPLE FAMILY RESIDENTIAL	5 ACRE MIN.
SC-5	SENIOR CITIZEN HOUSING	5 ACRE MIN.
TH-8	TOWN HOUSE RESIDENTIAL	4 PER ACRE
TH-11	TOWN HOUSE RESIDENTIAL	6
TH-12	TOWN HOUSE RESIDENTIAL	8
OL-5	OFFICE & RESEARCH LAB.	21,000 (5 AC)
OL-15	OFFICE & RESEARCH LAB.	600,000 (10 AC)
OL-40	OFFICE & RESEARCH LAB.	1,742,000 (40 AC)
OL-100	INDUSTRIAL	50,000
CEM	CEMETERY	
OS/GU	OPEN SPACE - GOVERNMENT USE	5 UNITS PER AC.
RH-16	MULTIPLE FAMILY	16 UNITS PER AC.
OS/GU/20A	OPEN SPACE - GOV. USE - ALT. RESIDENTIAL	

SHADED AREAS - CLUSTERED DEVELOPMENT ORD. NO. 95-35(6)

- PROPOSALS**
- ▲ Tot-Lot
 - Ballfield Expansion
 - Mini-Park/Play Area
 - Greenway/Nature Trails
 - ☆ Acq. Open Space at Dev. Review

PLATE #7

ADRIAN HUMBERT ASSOCIATES Community & Land Planners
 1200 S. 10th St. 1201 S. 10th St. & 4th Ave. Parsippany, New Jersey 07654 (201) 895-7300

MASTER PLAN - 1994

OPEN SPACE

SCALE	DRAWN BY
REVISIONS	REVISIONS

BASE MAP PROVIDED BY AMERICAN AIR SERVICE, PITTSBURGH, PA.

PRESERVATION OF OPEN SPACE SITES

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 Open Space Committee and concurrence in those recommendations by the Planning Board and the Township Committee, sites can be formally 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.

The following table summarizes the existing open spaces and the other public, quasi-public and private recreational resources in the Township:

**TABLE 5
SUMMARY TABULATION
EXISTING OPEN SPACE & RECREATIONAL RESOURCES
WITHIN THE TOWNSHIP OF MORRIS**

	<u>ACRES</u>	
WATERSHED & UTILITY LANDS		
MCMUA	718.00	
SMCMUA	46.51	
		SUBTOTAL 764.51
TOWNSHIP LANDS		
DEVELOPED PARK LAND	106.16	
UNDEVELOPED OPEN SPACE	187.74	
		SUBTOTAL 293.90
SCHOOL PROPERTIES		
FRELINGHUYSEN	58.42	
SUSSEX AVENUE	27.50	
ALFRED VAIL	9.00	
HILLCREST	12.78	
WOODLAND	11.60	
BD. OF ED. - HARTER RD.	33.06	
NORMANDY PARK SCHOOL	15.40	
		SUBTOTAL 167.76
PRIVATE FACILITIES*		
SPRING BROOK COUNTRY CLUB	159.51	
MORRIS COUNTY COUNTRY CLUB	140.80	
TWIN OAKS TENNIS CENTER	8.65	
STARDUST SWIM CLUB	14.00	
MENNEN FIELD	8.50	
CROMWELL HILLS SWIM CLUB	1.03	
		SUBTOTAL 332.49
FEDERAL PARKLAND		
JOCKEY HOLLOW		25.00
COUNTY PARKLAND		
FOSTERFIELDS	225.00	
FRELINGHUYSEN ARBORETUM	99.89	
LOANTAKA BROOK RES.	128.83	
LEWIS MORRIS PARK	121.10	
MENNEN SPORTS ARENA	15.00	
PATRIOTS' PATH	37.00	
WASHINGTON VALLEY & PICATINNY RD.	69.00	
		SUBTOTAL 695.82
		TOTAL 2,279.48
		TOTAL LAND AREA OF TWP. 9,765.00
OPEN SPACE AND OTHER RECREATIONAL RESOURCES AS % OF TOTAL AREA		23.34%

**In addition to the private recreational facilities noted the various institutional campuses within the Township contain not only on-site recreational facilities but also large open space areas e.g. Villa Walsh, Delbarton, Morristown Beard School, St. Elizabeth's, Rabbinical College and Seeing Eye Institute. Private institutional acreage comprises a total of 687.59 acres.*

VIII

COMMUNITY FACILITIES PLAN/PROGRAM

During a period of relative population stability in the Township, when population not in group quarters increased only slightly from 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 1973-1994

SECTOR I

<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1994</u>
1. Sewer Collinsville area	Accomplished	
2. Retain existing public schools	Normandy School was closed	Used as Morris School District offices and for other school district functions.

SECTOR II		
<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1994</u>
1. Sewer Springbrook Rd. area as needed.	Majority of area sewerred; difficulties were encountered in obtaining some easements.	Springbrook area completed (1986) 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; Police H.Q. expanded and upgraded.
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 of STP per NJDEPE completed
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 & being developed for Mt. Laurel housing.

SECTOR III		
<u>Recommendations</u>	<u>Actions Taken</u>	<u>Continuation</u>
<u>1973</u>	<u>1973-1982</u>	<u>1983-1994</u>
1. Sewer a portion of Gaston Rd. area.	Accomplished- additional improvements planned.	Pumping station replacement proposed for 1995
2. Sewer Valley View St & other areas as needed.	Accomplished	Sewer lower Skyline Drive (1985)
3. Retain public school facilities.	Retained	Retained
4. Retain All Soul's Hospital.	Retained as part of Morristown Memorial Hospital.	Retained

<u>SECTOR IV</u>		
<u>Recommendations</u> <u>1973</u>	<u>Actions Taken</u> <u>1973-1982</u>	<u>Continuation</u> <u>1983-1994</u>
1. Sewer Fairchild, Whitebirch & other areas as needed.	Accomplished	North Star Drive area being planned
2. New fire station @ Sussex Ave. & Lake Rd.	New fire station under construction @ W. Hanover & Burnham Rd. (alt.)	Accomplished; further review of long-range fire protection needs for Sector IV along Sussex Ave./Hanover Ave. corridors is recommended.
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 of STP per NJDEPE completed; parking area improvement completed; chlorine building roof repairs 1994.
7. Retain Twp. DPW garage	Retained & expanded; further expansion recommended	Expansion & improvements continue; additional land to support DPW activities recommended

(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 - (1986-1999)

Sewer Improvements

- Washington Valley Sewer studied and deleted because of environmental constraints (Wastewater Management Plan Adopted 1992)

- Lateral sewers:

- Footes Lane (1987)
- Normandy Heights Road (sewer replacement) (1989)
- James St. & Harter Rd. (1990)
- Mt. Kemble Avenue & Harter Road (1991)
- Western Avenue sewer reconstruction (underway)
- Winding Way, Barnstable & Kitchell (1994)
- Egbert Hill area (future)
- Knox Hill Road (future)
- Pond Hill Road & Columbia Road (future)
- Rolling Hill Drive (future)
- Sussex Ave. & Egbert Ave. (future)
- Sussex Place (future)
- Upper Skyline Drive area (studied and deleted for lack of need)
- School House Lane (deleted in WMP)
- North Star Drive area (under design for 1995 construction)

Recreational Improvements

- Ginty Tennis Courts (1986)
- Saunders Field Parking (1988)
- Ginty Field (1988)
- Streeter Tennis Courts (1989-1990)
- General Improvements and equipment-Fields/Playgrounds (1989-1993)
- Swimming Pool Reconstructions - Phases I-V (1987-1991)
- Collinsville Park (1991-1993)
- Streeter Football Field (1991)
- Sussex Avenue Field (1992)
- Butterworth Field (1992)
- Convent Road - Soccer field (1992)

Western Avenue Park/Open Space (1993)
Ketch Road - Soccer field and playground area - underway

<u>Fire Vehicles</u>	-	\$411,000 (1993-1994)
<u>Fire Station Improvements</u>		
1992	-	\$34,000
<u>Police Facility Improvements</u>		
1992	-	\$33,000 Headquarters
1993	-	\$16,700 Radio replacement
1993	-	\$100,000 Underground storage tank
<u>Road/Drainage Improvements</u>		
Continuing Basis:		
Roadways	-	\$300,000 (1994)
Drainage	-	\$ 90,000 (1994)
Traffic signal upgrade	-	\$15,000 (1994)
<u>Major Vehicle & Equipment Replacement</u>		
Recycling truck	-	\$50,000 (1993)
Continuing basis:	-	\$165,000 (1994)
<u>Parking Lot Enterprise</u>		
Meter replacements (1989)		
Paving (1991)		
<u>Other Improvements</u>		
Computer System & Network (1994)		

FUTURE PLANNED IMPROVEMENTS

The following levels of improvements are currently projected to extend to 1999 which would be at the beginning of the next regularly scheduled time-frame for Master Plan re-examination.

Road/Drainage Improvements
1993 - 1998 - \$1.51 million

Major Vehicle & Equipment Replacement
1994 - 1999 - \$1.00 million
1994 - Purchase of fire rescue truck - \$200,000

Sewer Extensions (1994) - \$340,000

Other areas for possible expansion/upgrading which are identified in the Open Space Element, if needed, and which may involve future long-range capital programming and budgeting are:

Sector I

Freelan M. Green Field & Frelinghuysen Field improvements and/or expansion; the Township Committee in 1991 decided not to expand Frelinghuysen Field and the Planning Board concurred in this decision.

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 the next six-year 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.

FUTURE POPULATION GROWTH AND DEMAND FOR COMMUNITY FACILITIES

In the Housing Element population growth in the Township (assuming a build-out of all approved multi-family projects and residential land under present zoning) is projected at 3,600 persons. This represents an approximate 19% increase over present levels. 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 community facilities in the Township over the next six (6) year planning period and for the decade of the 1990's.

IX

LAND USE PLAN ELEMENT UPDATE

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 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.

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 breakdown of zone districts by density group provided in the Township's Land Use Plan is as follows:

**TABLE 6
RESIDENTIAL LAND USES/DENSITIES**

Single-Family			
<u>Category</u>	<u>Zoning</u>	<u>Lot Area (sq.ft./ac.)</u>	<u>Density in d.u.'s per 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.
Multi-Family			
<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 d.u.'s/acre
		16 ac.	
RH-20	5 ac.	20 d.u.'s/acre	
	16 ac.		

* 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:

TABLE 7				
<u>NON-RESIDENTIAL LAND USES</u>				
<u>LAND USE INTENSITY</u>				
BUSINESS	LOT AREA (sq. ft/acreage)	COVERAGE	FAR	IMP. SURFACE
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 private vacant lands greater than two (2) acres in size and classified as Class 1-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 687.58 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 to 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 in that zone 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 27 acres of private vacant land which are environmentally restricted by steep slopes and wetlands in other zones. In all, about 23 percent of the total vacant land is environmentally constrained. The incidence of environmental constraints on institutional lands is 26.77 percent and on undeveloped Mt. Laurel sites and properties with preliminary subdivision approval is even higher at 49.4 percent of the land area.

As projected in the Housing Element (September 1990) this vacant land supply including the approved preliminaries and unbuilt Mt. Laurel housing, 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:

TABLE 8
PRIVATE VACANT LANDS & INSTITUTIONAL HOLDINGS
MORRIS TOWNSHIP
MASTER PLAN
(Lots 2 acres or larger)

ZONE	VACANT (acres)	Institutions (acres)	Undeveloped Mt. Laurel Sites & Preliminary Subdivisions (acres)
OS/GU	16.86	687.58	-
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	17.00	-	-
TOTAL	296.60	687.58	208.53

SOURCE: Township of Morris Assessment Records, 1990 - Lands classified as Class 1 - Vacant or Class 3b - farmland.

**TABLE 9
ENVIRONMENTAL RESTRICTIONS
PRIVATE VACANT LANDS & INSTITUTIONAL HOLDINGS**

Zone	WETLANDS (acres)			STEEP SLOPES (acres)		
	Private Vacant Land	Inst. Land	Undeveloped Mt. Laurel & Preliminary	Private Vacant Land	Inst. Land	Undeveloped Mt. Laurel & Preliminary
OSGU	6.50	11.75	-	4.75	146.00	-
RA-130	8.00	-	-	42.00	-	-
RA-35	-	-	-	1.00	-	-
RA-25	-	-	-	1.50	-	71.50
RA-15	5.25	-	-	-	-	-
RA-11	-	-	-	-	-	-
RH-16	-	-	-	-	-	2.25
RH-5	-	-	7.25	-	-	22.00
TH-6	-	-	-	-	-	-
OL-5	-	-	-	-	-	-
TOTAL	19.75	11.75	7.25	49.25	146.00	95.75

NON-RESIDENTIAL LAND

The 1990 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 analyses conducted for the Master Plan do not indicate circumstances which warrant any major shift or change in direction of the presently established standards for land use except for the OS/GU Zone.

As part of this Master Plan the Board has considered changes to the OS/GU Zone. Across the board change of OS-GU to "conservation-residential-historic preservation" zoning raises significant legal and constitutional issues including but not limited to the creation of major non-conforming uses such as Delbarton, Seeing Eye, Villa Walsh, Morristown Beard School, St. Elizabeth, Rabbinical College, golf courses and many other uses in the Township which, if so designated, would have to apply for use variances anytime they wished to expand or add facilities. In recent years such expansions or extensions have included the Seeing Eye, Delbarton, Villa Walsh, Morristown Beard School, St. Elizabeth, and Morris County Golf Course among others. To require these uses to apply for and meet the statutory proofs to grant use variances could be extremely onerous both to the institution and the Township. Second, the making of such uses non-conforming might actually encourage some of them to consider selling off portions of their land for private investment and development which would have an effect opposite to that which is intended. Unless zoning is reasonable and consistent with the character of the area as established over a long period of time in the municipality the legitimacy of such rezoning is subject to very strong legal challenge on constitutional grounds.

An overlay conservation zone is recommended to reinforce protection of the MCMUA lands in Washington Valley which are already subject to a conservation easement restricting development. Also, modification of the OS-GU permitted uses to eliminate intensive uses such as hospitals and skating rinks and vague terminology such as "non-commercial parks" is recommended.

§95-27.2 CO - Conservation Overlay Zone

The CO Zone is not a separate zone district but an overlay over portions of the OS-GU Zone which are intended to remain undeveloped except for certain enumerated uses consistent with natural open space and conservation values. The purpose of the CO Zone is to assure that the natural, scenic and open space character of the lands within it will be retained. The overlay zone boundary shall coincide with the boundary of the Conservation Easement dated September 14, 1992 and recorded between the Morris County Municipal Utilities Authority (Grantor) and the County of Morris (Grantee) as recorded in Deed Book 3648, Pages 222-233.

A. The following are permitted principal uses in the CO-Conservation Overlay Zone:

- (1) public parklands, open spaces and conservation lands of a passive recreational nature including walking and biking trails.
- (2) single-family residential uses in existence on September 14, 1992
- (3) other public uses in existence on September 14, 1992 as described in the above referenced easement.

B. Permitted Accessory Uses

- (1) Customary accessory uses and uses appurtenant to the above permitted principal uses

C. Permitted Conditional Uses

(1) None

Revise §95-27.A.(1) OS-GU Open Space-Government Use Zone to read as follows:

A. The following are permitted principal uses in the OS-GU Open Space-Government Use Zone:

(1) Public parklands, playing fields, playgrounds, open spaces, reservoirs, country clubs with golf courses (in existence January 1, 1994), tennis courts, swimming pools, government offices, first-aid and emergency squads, firehouses, libraries, and municipal buildings (not including garages and storage yards and solid waste treatment facilities).

(2) Day schools - public or private

(3) Colleges in existence January 1, 1994

Certain other minor modifications of the land use/zoning pattern presently in effect are also recommended, as shown on the accompanying map, Land Use Plan. 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.

A third land use recommendation to reflect changed circumstances at the intersection of Harter Road and James Street is the change of the OS-GU Zone to the RA-35 Zone. This carries out the long-range land use plan for this parcel established approximately twenty (20) years ago by the Planning Board and Township Committee.

Lastly, the Land Use Plan should be amended to reflect the change authorized by the Township Committee, on recommendation by the Planning Board, to rezone a small tract of RA-15 Zone on Hanover Avenue at Ketch Road to SC-Senior Citizen Zone to permit the construction of new congregate housing by the Morris County Housing Authority at Morris Mews.

With the exception of these proposed land use 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.



NON-RESIDENTIAL LAND USES

Category	Lot Area (s. f./acreage)	Coverage	F.A.R.	Impv. Surface
BUSINESS				
B-11	11,250 (0.26 ac.)	0.33	-	-
OFFICE LABORATORY				
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
INDUSTRIAL				
I-21	21,780 (0.50 ac.)	0.33	-	-

RESIDENTIAL LAND USES

Category	Zoning	Lot Area (sq. ft.)	Density in d.u.'s net acre
Very Low Density	RA-130	130,680	1 per 3.00 ac.
	OS-GU (res.alt.)	130,680	1 per 3.00 ac.
	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.
Low Density	RA-15	15,000	1 per 0.34 ac.
	RA-11	11,250	1 per 0.26 ac.
	RA-7	7,500	1 per 0.17 ac.
	RA-7 (single)	7,500	1 per 0.17 ac.
Moderate Density	RA-11	11,250	1 per 0.26 ac.
	RA-7	7,500	1 per 0.17 ac.
High Density	RH-5	5 ac.	15 d.u./s/acre
	RH-16	5 ac.	16 d.u./s/acre
Multi-Family	RH-20	5 ac.	20 d.u./s/acre
	RH-20	16 ac.	16 ac.

ZONING MAP
TOWNSHIP OF MORRIS
MORRIS COUNTY NEW JERSEY
DECEMBER 14, 1977

ADRIAN HUMBERT PLANNING CONSULTANT

RA-130 SINGLE FAMILY RESIDENTIAL	3 ACRE MIN.
RA-13 SINGLE FAMILY RESIDENTIAL	33,000 SQ. FT. MIN.
RA-15 SINGLE FAMILY RESIDENTIAL	15,000 " "
RA-11 SINGLE FAMILY RESIDENTIAL	11,250 " "
RA-7 SINGLE FAMILY RESIDENTIAL	7,500 " "
RA-7 MULTIPLE FAMILY RESIDENTIAL	7,500 " "
RA-5 MULTIPLE FAMILY RESIDENTIAL	5 ACRE MIN.
RA-5 SENIOR CITIZENS HOUSING	5 ACRE MIN.
RA-5 TOWNHOUSE RESIDENTIAL	6 PER ACRE
RA-5 TOWNHOUSE RESIDENTIAL	6 PER ACRE
RA-5 TOWNHOUSE RESIDENTIAL	6 PER ACRE
RA-5 TOWNHOUSE RESIDENTIAL	6 PER ACRE
OL-5 OFFICE & RESEARCH LAB	11,250 SQ. FT. MIN.
OL-15 OFFICE & RESEARCH LAB	21,780 " " (5 AC)
OL-40 OFFICE & RESEARCH LAB	653,400 " " (15 AC)
I-21 INDUSTRIAL	1,742,000 " " (40 AC)
CEM CEMETERY	21,780
OS/GU GOVERNMENT USE	5 UNITS PER AC.
RH-5 MULTIPLE FAMILY	16 UNITS PER AC.
OS/GU-25A OPEN SPACE-GOV. USE-ALT. RESIDENTIAL	16 UNITS PER AC.

SHADED AREAS - CLUSTERED DEVELOPMENT ORD. NO. 93-30(6)

*Floodplains and slopes in excess of 15% are excluded from gross lot acreage in the TH-6 and TH-8 zones.

----- Proposed Conservation Overlay Zone

PLATE #9

ADRIAN HUMBERT ASSOCIATES Community & Land Planners
1201 Sussex Turnpike & Morristown Avenue • Morristown, New Jersey 07960 • (908) 895-7500

MASTER PLAN - 1994

LAND USE PLAN SCALE: DRAWN BY: REVISIONS:

BASE MAP PREPARED BY AMERICAN AIR SUPPLY'S PITTSBURGH, PA.

Change to RA-35

X

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)
- 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 1993)
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 1992)

Since the Township's last review of land uses along municipal boundaries (1977 Master Plan amendment), which found no conflicts between contiguous municipalities, Morris Township has enacted a number of zoning changes along its boundaries. These are:

- SC Zoning for Morris Mews at the intersection of Ketch Road and Hanover Avenue. This change is located opposite an area designated in the Parsippany Master Plan for Public/Conservation/Recreation/Education land uses. This category is similar in many respects to the OS/GU Zone of the Township. Therefore, no conflict has been created by this change.

-RH-20 (formerly RH-16) Zoning for the Riverview Mt. Laurel project. Located opposite the County Library and Morristown Sewer Plant in Hanover Township on the north, this change also does not create an inter-municipal land use conflict. The County of Morris is contemplating the construction of a correctional facility on this site. The Township Committee by resolution has expressed its strenuous opposition to any action by the County which may result in the displacement of/or otherwise compel the relocation of the affordable housing from this site to any other location within the Township.

-RH-16 Zoning for the Village @ Convent Station (Sentry Morris) Mt. Laurel project. This site adjoins Morristown's OB (office building) Zone and does not pose a land use problem.

-RH-5 Zoning for the Moore Estate is contiguous to a small segment of Kitchell Road which forms part of the Township boundary with Harding Township. In Harding the land is zoned residential and is being considered by that municipality for Mt. Laurel housing.

In addition, Morristown was not identified in the 1977 amendments as having been reviewed as to zoning or land use conflicts. This review has been performed in this Master Plan and it is found that based on available information no conflicts exist. However, the most recent Master Plan re-examination by Morristown was done in 1982.

The land use pattern, with the above noted exceptions, has remained essentially stable along the Township's borders and is not in conflict with its neighboring towns.

County Master Plan

The Morris County Future Land Use Plan prepared in 1975 showed Morristown as a "population-employment center" of 30,000 to 75,000 people with a proposal that by 1990 it would contain between 50,000 and 70,000 people. Growth on this scale, fortunately, has not occurred. If it had, the Township would be experiencing much higher levels of traffic congestion and intensification of development pressures for much higher densities on its borders. The County Master Plan 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, was made in a document entitled CROSS-ACCEPTANCE REPORT - MORRIS TOWNSHIP dated July 20, 1989. This document is incorporated herein by reference. This report represented 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. On September 17, 1991 the State Planning Commission released the Interim State Development and Redevelopment Plan. The Township Planning Board, Cross-Acceptance Committee and professional staff, beginning in 1989 with the original Cross-Acceptance report submitted to the County Planning Board and Office of State Planning, documented in detail the environmental sensitivity of the Washington Valley area, and urged its inclusion as a Tier 7 (Environmentally Sensitive Area) using the then terminology of the Interim State Plan. Subsequent to that the Township proposed and won an expansion of Planning Area 5, Environmentally Sensitive, in the adopted SDRP beyond what the State and County had originally proposed for the Township. After further review of the Plan by the Township Cross-Acceptance Committee and Planning Consultant, the Office of State Planning agreed to certain changes proposed by the Township to more accurately reflect local planning concerns and the Township's existing zoning for the Washington Valley Area. The County Planning Board concurred in these changes and they were incorporated in the first State Development and Redevelopment Plan which was adopted in June, 1992.

2010 Planning Areas-Township of Morris

- PA1 Planning Area 1 -Metropolitan
- PA3 Planning Area 3 - Fringe
- PA5 Planning Area 5 - Environmentally Sensitive
- MUNICIPAL BOUNDARY
- CES - Critical Environmental Site

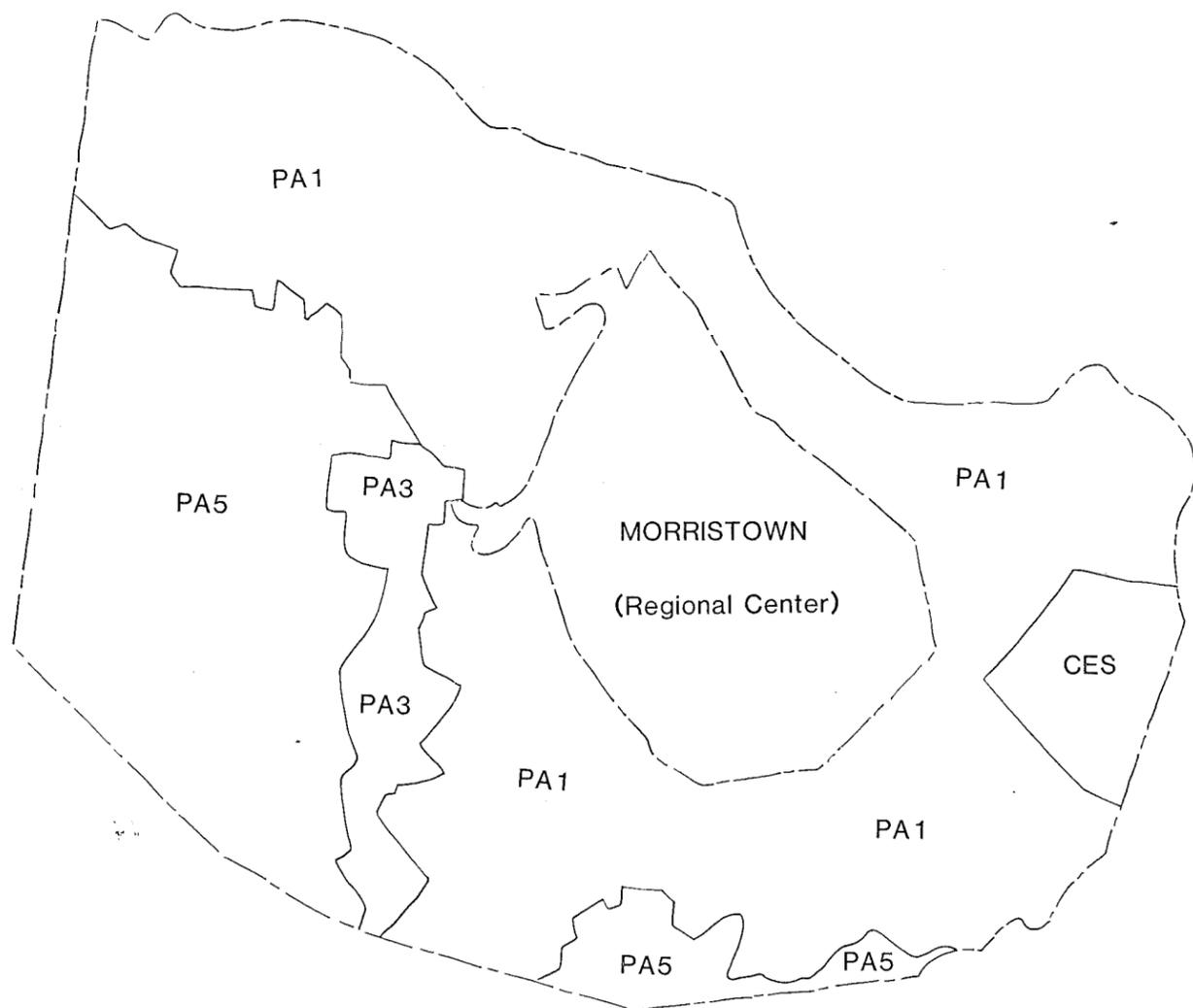


PLATE #10

	ADRIAN HUMBERT ASSOCIATES		Community & Land Planners
	<small>Microck Plaza • 1201 Sussex Turnpike & Microck Avenue • Parsippany, New Jersey 07869 • (201) 895-7366</small>		
CROSS-ACCEPTANCE - INTERIM STATE DEVELOPMENT & REDEVELOPMENT PLAN (ISDRP)			
TOWNSHIP OF MORRIS, NEW JERSEY	SCALE 1" = 2000'	DRAWN BY	REVISED
 Adrian P. Humbert, P.E.		Lic. No. 880	
DATE 11/13/91	APPROVED BY	DRAWING NUMBER	

Revised 1/9/92