

**Amendment to the Land Use Plan Element and  
Circulation Plan Element of the  
Township of Morris Master Plan**

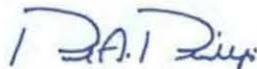
**RE: Block 9101, Lot 4**

Prepared for:  
Township of Morris Planning Board

By:  
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Adopted by the Township of Morris Planning Board: June 7, 2012

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



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January 2012  
Revised June 2012

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# **I. Introduction and Planning Framework**

## ***Overview***

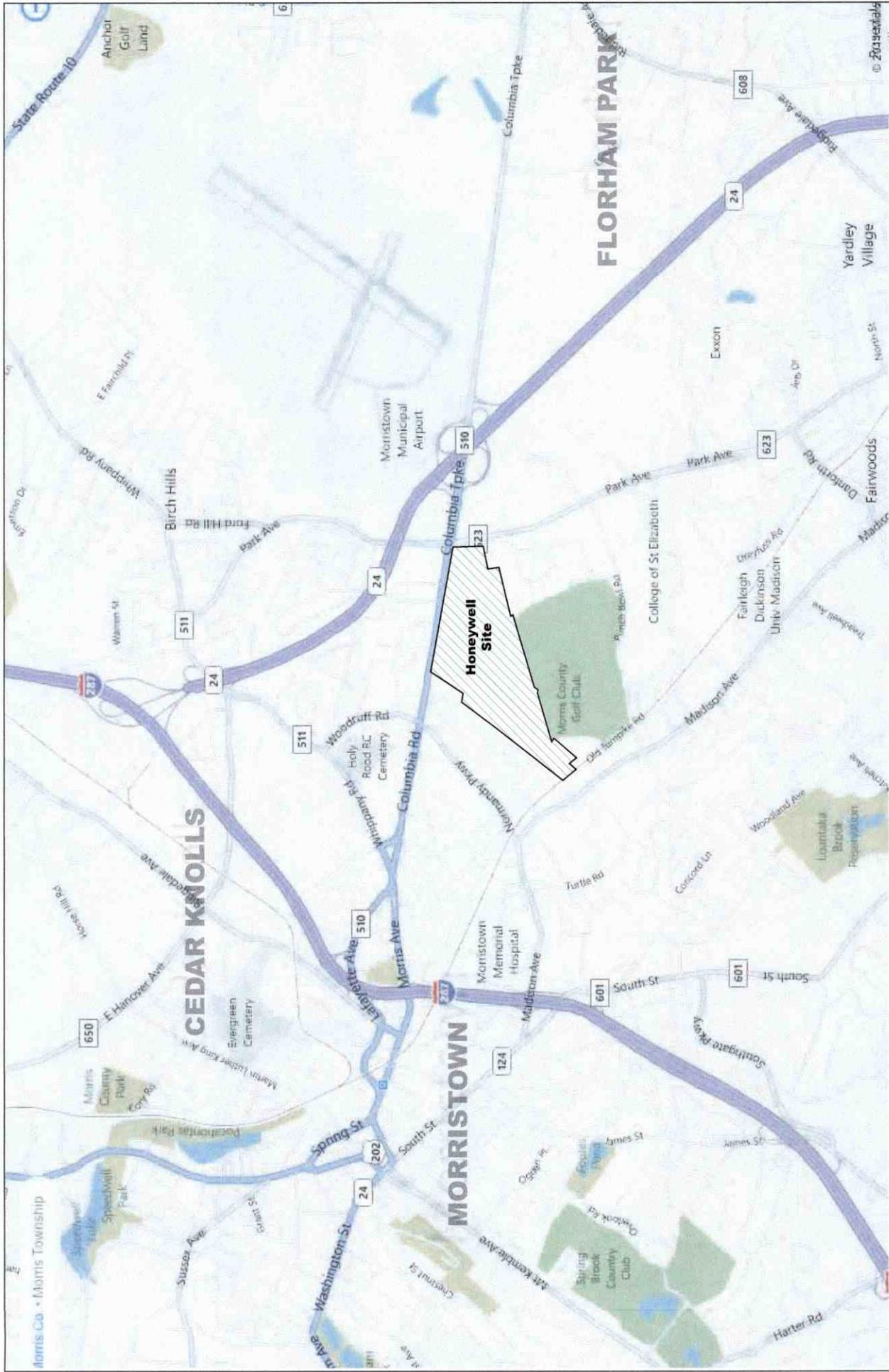
The Morris Township Planning Board is amending the Land Use Plan Element of the Township Master Plan to recommend that the existing OL-40 zone designation on Block 9101, Lot 4 on the Tax Map of the Township of Morris be modified to include planned, mixed-use development among its permitted uses. The Planning Board is also amending the Circulation Plan Element of the Master Plan at this time, focusing principally upon those intersections that will be impacted by the land use/zone change from a traffic standpoint.

The Planning Board's action is based upon review of the following: conceptual development plans and other data prepared by professionals retained by the property owner, Honeywell International, Inc.; reports and other input from the Township's professional consultants, including the Township Planner, Township Engineer, and special consultants in the areas of traffic and site remediation; and input from concerned members of the public. A summary of the process undertaken and conclusions reached by the Board during the review is set forth below.

## ***Property Description***

Block 9101, Lot 4 on the Tax Map of the Township of Morris is the current business headquarters of Honeywell International Inc. ("Honeywell"). The parcel consists of approximately 147 acres and is located at 101 Columbia Road in Morris Township at the intersection of Columbia Road and Park Avenue and extends to the southwest to Old Turnpike Road and the railroad tracks of the Morristown line of New Jersey Transit. The site is served by an extensive transportation network which includes NJ Route 24 and I-287, roadways which accommodate much of the regional traffic demand. The secondary road system consists of arterial streets such as Park Avenue, Columbia Turnpike and Madison Avenue that provide access to the region's land uses (see *Figure 1: Location Map of the Honeywell Site*).

Honeywell International, Inc. is a Fortune 100 company with a worldwide workforce of 128,000 employees. Honeywell produces products for the aerospace, automotive and specialized materials industries. The current "Honeywell International Inc." is the product of a merger in which Honeywell Inc. was acquired by the much larger Allied Chemical/Allied Signal in 1999. Prior to this merger, the site at 101 Columbia Road was operated by the Allied Chemical/Allied Signal Company as a corporate research facility beginning in 1946. Research conducted included testing polymers, metals, ceramics, and electronic materials and devices, and conducting biological and analytical science research; however the campus is now primarily used for business operations. Prior to 1946, the site was the private residential estate of Otto Kahn.



**Figure 1: Location Map**

The property itself is characterized by rolling topography which rises from Columbia Road to the higher elevations in the central area of the tract. The grade drops again before rising slightly near Old Turnpike Road. There are several ponds/stormwater basins on the property, however there are limited environmentally sensitive lands (i.e., wetland areas, regulated slopes, flood hazard areas, streams and watercourses, etc.).<sup>1</sup> Mature woodland areas do exist, mostly near the intersection of Columbia Road and Park Avenue; along the Columbia Road frontage past the existing Honeywell service entrance; and at the extreme westerly end of the property.

The Honeywell site is developed with 11 principal buildings which account for roughly 1.15 million gross square feet of office and research/lab space. Development is concentrated in the central portion of the property. The buildings are currently only 50 percent utilized. Due in part to their construction in phases over four decades, numerous buildings are outdated, inefficient, and costly to operate. Several of the buildings that were once used for lab work now stand vacant. There are currently over 2,000 parking spaces on-site. Only about one-third of the 147 acres of land is currently improved with buildings, parking areas or driveways. (See *Figure 2: Aerial Photograph of the Honeywell Site.*)

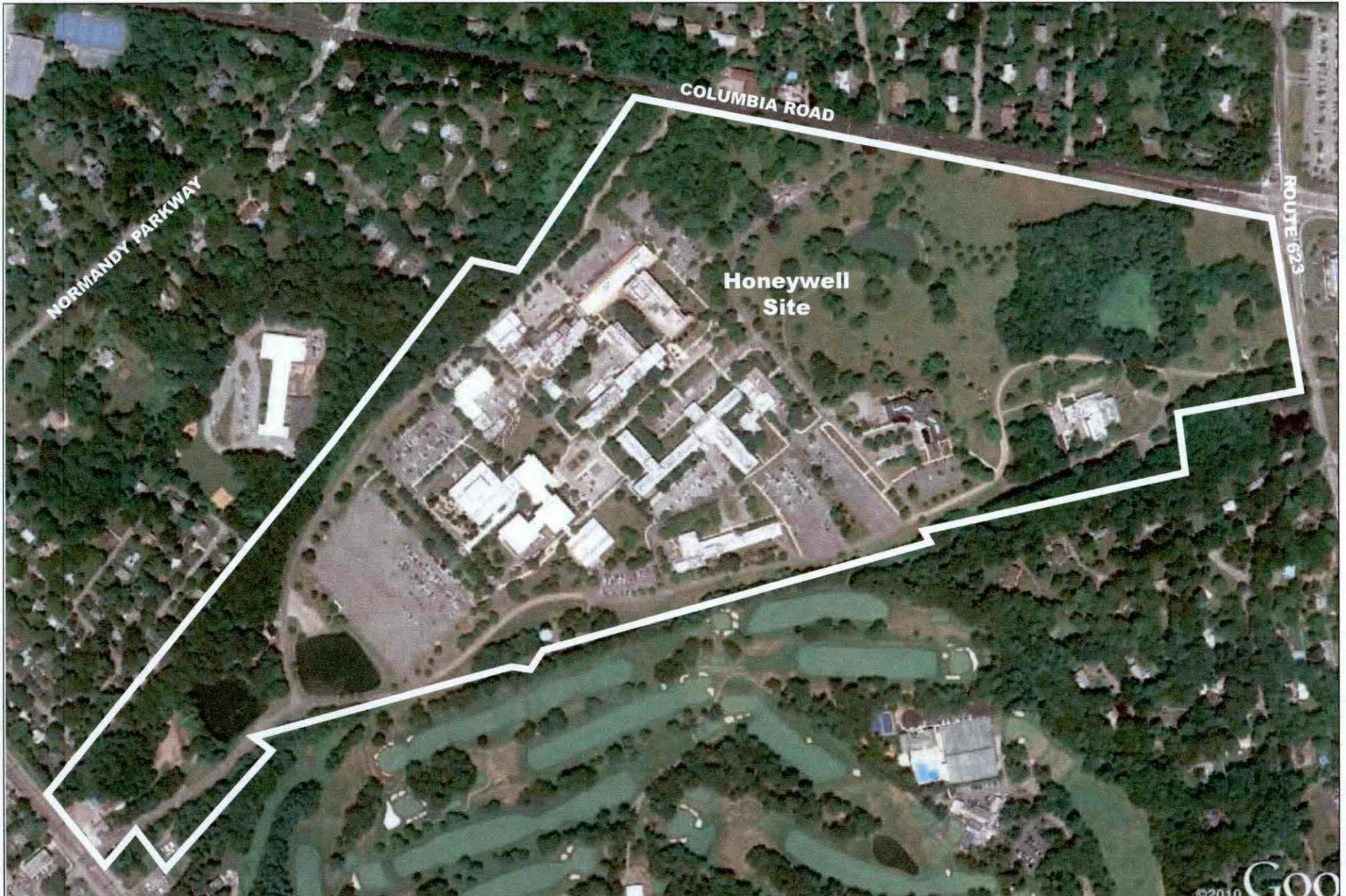
### ***Existing Zoning and Permitted Build-Out***

The Honeywell tract is currently located in the OL-40 Office and Research Laboratory Zone. This district permits the development of office and lab buildings (see Table 1). The minimum lot area of the zone is 1,742,000 square feet (~40 acres) and the maximum floor area ratio (FAR) is 0.20. The maximum impervious coverage is 50 percent and maximum building coverage is 15 percent. The minimum front yard setback requirement is 300 feet, and the side and rear yard setback requirements are 175 feet and 200 feet, respectively. The maximum building height is 45 feet.

Under current zoning, the campus could be expanded to provide well over 1.4 million gross square feet of office space. In other words, under the current zoning, Honeywell could expand substantially—with more than another quarter-million gross square feet of additional office space potentially buildable. As discussed below, such an expansion is not likely within Honeywell's future. Nevertheless, as market conditions evolve over the years, the current zoning would permit significant future expansion of office and R&D uses. As a practical matter, however, the market for new corporate office space in this type of setting in central and northern New Jersey is weak and is expected to continue to remain so for some time. Furthermore, recent trends indicate a shift away from what were formerly large, single-use corporate campuses into what are becoming mostly planned, mixed-use projects that can better respond to the demands of the marketplace.

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<sup>1</sup> Also see discussion of Critical Environmental Site (CES) designation, pages 34-35, below.



**Figure 2: Aerial Photograph of the Honeywell Site**

Phillips Preiss Grygiel LLC | 2011 | Source www.google.com Aerial Date: June 2010



**Table 1: OL-40 Office and Research Laboratory Zone: Table of Permitted Uses**

Permitted Uses	Accessory Uses	Conditional Uses
<ul style="list-style-type: none"> <li>• Buildings and uses, business, professional and executive</li> <li>• Business using structures wherein office space is combined with a warehouse and/or the distribution of a product or products wherein such warehouse and/or distribution are necessary and incidental to the main office use.</li> <li>• Business using structures wherein office space is combined with a laboratory or the equipment thereof.</li> <li>• Planned office building development groups</li> <li>• Public or private day schools.</li> <li>• Public park, playground, firehouse, library and municipal buildings.</li> <li>• Country clubs, swim clubs, golf clubs and golf courses as provided in § 95-35B.</li> <li>• Financial institutions subject to controls established in the B-11 Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Off-street parking and loading facilities as provided in the Land Development Ordinance.</li> <li>• Signs</li> <li>• Accessory storage, within a wholly enclosed permanent structure, of materials, goods and supplies intended for use on the premises.</li> <li>• Pilot plants for the testing of manufacturing, processing or fabrication methods or for the testing of products or materials, and in no case shall more than twenty-five percent (25%) of the total floor area be devoted to such uses. No materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory research, design or experimental work. No manufactured or commercial explosives shall be kept, maintained or stored on said premises, except in small quantities for laboratory research, design or experimental use, and then only in compliance with all applicable federal, state or local safety statutes.</li> </ul>	<ul style="list-style-type: none"> <li>• Essential services</li> <li>• Wireless technologies</li> </ul>

***The State of Traditional Corporate Campuses: Shifting Trends***

As noted, the OL-40 district zoning encourages development of the type of traditional suburban office campus that epitomized corporate America in the last quarter of the 20<sup>th</sup> century. As the 21st century enters its second decade, however, many companies that once concentrated large numbers of workers at a single location are now decentralizing. Global firms are spreading employees around the country and the world as they try to

tap into emerging markets and clusters of skilled workers. As a result, workforces at a corporate campus have contracted in recent years rather than expanded. This makes it difficult to find new occupants for sprawling headquarters complexes built to the specifications of a single corporate user.

This trend is especially evident in central and northern New Jersey, where many property owners/office developers are struggling to find new tenants and/or new uses for such campuses following the corporate exodus. This has caused owners and municipalities alike to look “outside the box” and seek viable development alternatives to the single-user corporate office/research campus. Prime examples include the former Bell Labs facility in Holmdel, the former Exxon Corporation in nearby Florham Park, and the Lucent campus in Whippany (i.e., Hanover Township), each of which is considering or has already put in place a redevelopment alternative that includes an appropriate mix of uses. Significantly, all of these reuse options also include or are contemplating a residential component.

The Honeywell situation is similar. Because of changing business needs coupled with the multitude of outdated and/or obsolete buildings on-site, Honeywell considered leaving New Jersey, but indicated a willingness to stay after Governor Chris Christie introduced incentives to boost the company’s tax credits. The company is seeking to establish a more modern campus that responds to current operational and technological demands, however it does not need all 147 acres in order to accomplish this goal. The hard truth is that the Honeywell site has limited appeal as a single-use, corporate headquarters site. Vacancy rates in Morris County for Class A office space have remained above 20 percent for the past ten years or more and there are millions of square feet of space available for leasing and a significant amount of land zoned for office use within the regional marketplace. One must also consider that it is more efficient and less expensive for companies to tenant the available space in modern buildings rather than invest capital retrofitting decades-old buildings on the Honeywell campus.

With that background, Honeywell approached the Morris Township Planning Board with several design concepts that involved redeveloping the tract to create a state-of-the-art global corporate headquarters within a larger, mixed-use environment. Recognizing that the existing OL-40 Office and Research Laboratory Zone does not permit this type of mixed-use development, the Planning Board conducted a series of informal public meetings with presentations by Honeywell and wide-ranging public comment on use and design alternatives and other concerns. In May 2011, the Planning Board voted to consider revisions to the master plan to allow for zoning changes on Block 9101, Lot 4. Given the unlikelihood of reuse of and/or new corporate tenancy at the Honeywell campus, the Planning Board determined that the zoning of Block 9101, Lot 4 should be amended to allow for mixed-use development that includes continued office use, as well as residential development that responds to changing demographics and lifestyle preferences.

The overarching goals of the master plan amendment are to transform the Honeywell tract into a viable, state of the art, 21<sup>st</sup> century corporate headquarters site with mixed-use zoning that (1) is contextual and compatible with the neighboring uses; (2) diversifies the Township's tax base; (3) offers appropriate new housing opportunities for Morris Township residents and others; and (4) generates less impact on an already congested roadway system as compared with a largely, single-use district devoted to office and laboratory use. Furthermore, such zoning should encourage a more productive use of a key parcel of land which is not fully developed, and where half of the buildings are not presently in use.

## **II. Honeywell's Efforts to Date and the Planning Board's Response**

### ***Initial Concept Plans***

In November 2010, Honeywell presented two concept plans to the Morris Township Planning Board and public at large for possible mixed-use development of the 147-acre site (see Table 2). Both scenarios involved Honeywell retaining its headquarters on the site and occupying approximately 545,000 square feet of office space. A learning center, childcare center, and cafeteria would remain on the site for Honeywell employees. Honeywell proposed tearing down a number of the older buildings and constructing modern, more energy efficient office buildings, together with a hotel as well as residential and senior care uses.

Under Plan A, approximately 348,000 square feet of new office space would be constructed in addition to Honeywell's existing space for a total of nearly 900,000 square feet of office/lab floor area. Under Plan B, approximately 294,000 square feet of new office space would be constructed for a total of about 840,000 square feet of office/lab space. In both plans, the new office space was anticipated to be leased to other corporations. The office uses would also be consolidated in the center of the site adjacent to the existing Honeywell office buildings. Both plans included up to 12,500 square feet of new space that was proposed as service retail for building employees. Both scenarios further included a 250-room, 5-story hotel with a prominent location at the southwest corner of Columbia Road and Park Avenue.

Both plans had a residential component which included townhouses and stacked townhouses. Plan A called for 129 townhouses and 184 stacked townhouses, (for a total of 313 units). Plan B called for 79 townhouses and 160 stacked townhouses, (for a total of 239 units). In both plans, the new housing was located in the northeast section of the site, adjacent to the proposed hotel, at the intersection of Columbia Road and Park Avenue, as well as in the southwestern portion of the site adjacent to Old Turnpike Road. Townhouse and stacked townhouse units were also located in the central portion of the site bordering the southerly property line. In Plan B, there were no new dwellings in this southerly location. Instead, a 415-unit continuing care retirement community (CCRC) was proposed in this vicinity. The CCRC also accounted for a reduction of approximately 54,000 square feet of new office space as compared to Plan A.

Both plans included an "open" campus, 50 percent of which would be "green" or uncovered by impervious surfaces, with a new 3.3-mile walking path system. This would be open to the public, with paths connecting to the nearby Traction Line Recreation Trail.

**Table 2: Development Yield: Plan A and Plan B**

	<b>Plan A</b>	<b>Plan B</b>
Honeywell Corporate Headquarters	545,327 s.f.	545,327 s.f.
New Office/Lab Space	348,000 s.f.	294,000 s.f.
<i>Total Office/Lab Space</i>	<i>893,327 s.f.</i>	<i>839,327 s.f.</i>
Hotel	250 rooms	250 rooms
Residential		
• Townhouses	129	79
• Stacked Townhouses	184	160
<i>Total Residential Units</i>	<i>313 dwelling units</i>	<i>239 dwelling units</i>
CCRC	N/A	415-units
Impervious Coverage	50%	50%
Length of Walking Trails	3.3 miles	3.3 miles

***Public Process and Planning Board Directive***

In conducting its review of the property, the Planning Board considered plans, reports and related submissions by Honeywell, the Township's professionals, objectors and interested members of the public. While not required by statute or Township ordinances, in the interest of providing a full dialogue and discussion on the merits of the proposal at an early stage in the planning process, the Planning Board conducted public meetings on November 29, 2010, February 7, 2011, March 14, 2011, and May 2, 2011. At those meetings, the Planning Board directed Honeywell to present its plans and then entertained extensive comments from the public, including input from citizens opposing and favoring the proposal.

As a result of that process, the Morris Township Planning Board determined it appropriate to further consider the proposed modifications to the zoning of Block 9101, Lot 4 to allow for a mixed-use development to include residential development (townhouses and independent/assisted living units as part of a CCRC) in the front and rear portions of the site, and offices (i.e., retention of existing buildings and/or proposed new space) in the property's central core. At the public meeting on May 2, 2011, following deliberation, the Planning Board by majority vote directed the Technical Coordinating Committee (TCC) to prepare a draft master plan amendment incorporating permitted uses for the campus to include (1) office and laboratory, (2) a hotel, and (3) townhouses with densities modeled on the TH-4 Townhouse Residential Zone, a district abutting an R-35 single family residence zone, and limiting townhouse use density to 4 units per acre. The Board further directed that the hotel be "pushed back" from Columbia Turnpike and Park Avenue.

***Revised Concept Plans***

The Planning Board and Township residents raised concerns about the initial plan concepts. Chief among them related to traffic impacts during peak hours, and particularly at the intersection of Park Avenue and Columbia Road near Route 24. Other concerns re-

lated to the overall number, type and density of housing units proposed, and also the 50-foot heights associated with stacked townhouses. The Planning Board also expressed concerns regarding the intensity of the hotel and general nature of such use (i.e., 24/7 operation). In addition, it was noted that there were already several hotels in the area, including the Hyatt Summerfield Suites directly across Park Avenue. Other concerns expressed related to the adequacy of buffering to adjacent residential uses, and ensuring that any development be sensitive to the natural features of the site.

In August 2011, Honeywell presented revised alternative concept plans that were intended to address many of the concerns voiced by residents and the Planning Board in relation to the initial concept plans. Both plan updates removed the hotel and also one of the two proposed new access drives from Columbia Road. In addition, stacked townhouses were eliminated from the plans. The number of residential units was also reduced in both concept plans, as were the number of CCRC units (see Table 3).

Updated Plan A proposed 259 townhouses. In addition, Honeywell proposed to retain approximately 558,000 square feet of office and/or lab space within existing buildings, as follows: 356,750 square feet in NMS; 186,600 square feet in CTC; 2,000 square feet in HPL; and 12,800 square feet in the fitness center. Updated Plan A included 335,000 square feet of new office/lab space with up to 12,500 square feet of such space proposed as service retail for building employees. The total lab/office space in Updated Plan A was about 893,000 gross square feet, or roughly the same amount as in initial Plan A.<sup>2</sup> Updated Plan A divided the 147-acre site into three development sub-zones or overly zones: the easterly and westerly portions of the site would accommodate townhouse units, while the central (i.e., largest) portion of the site would accommodate the existing and new office space.

Updated Plan B included fewer townhouses (i.e., 202 units in total) and less area for new office development (i.e., up to 200,000 square feet of new office space). Honeywell proposed to occupy the same 558,000 square feet of office space as in the Updated Plan A. As with the Updated Plan A, this plan included no stacked townhouses and no hotel. Updated Plan B proposed a CCRC with between 250 to 300 independent living units and from 60 to 100 assisted living units, which represented a slight reduction in the total number of CCRC units (400 units maximum compared to 415 units maximum in original Plan B). Updated Plan B further divided the 147-acre site into four development sub-zones: one for the CCRC as well as those for office/lab use and the easterly and

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<sup>2</sup> In both alternatives, Honeywell indicated that it planned to refurbish the buildings it intended to retain for energy-efficiency and demolish those that were no longer needed. Any new office space would be leased to other companies. The new campus would also be planned to be a certified Leadership in Energy and Environmental Design (LEED) development. LEED is an internationally recognized green building development certification system developed by the U.S. Green Building Council.

westerly residential areas (with two of the three zones having reduced land areas to accommodate the CCRC).

As with the initial plans, the revised concepts would allocate approximately 50 percent of the campus as “green” or non-impervious with walking trails open to the public.

**Table 3: Development Yield: Updated Plan A and Updated Plan B as Compared to Initial Plan A and Plan B Concepts**

	Plan A	Updated Plan A	Plan B	Updated Plan B
Honeywell Corporate Headquarters	545,327 s.f.	558,156 s.f.	545,327 s.f.	558,156 s.f.
New Office/Lab Space	348,000 s.f.	335,000 s.f.	294,000 s.f.	200,000 s.f.
<i>Total Office/Lab Space</i>	<i>893,327 s.f.</i>	<i>893,156 s.f.</i>	<i>839,327 s.f.</i>	<i>758,156 s.f.</i>
Hotel	250 rooms	N/A	250 rooms	N/A
Residential				
• Townhouses	129	259	79	202
• Stacked Townhouses	184	N/A	160	N/A
<i>Total Residential Units</i>	<i>313 dwelling units</i>	<i>259 dwelling units</i>	<i>239 dwelling units</i>	<i>202 dwelling units</i>
CCRC	N/A	N/A	415 units	
Independent Living Units				250-300
Assisted Living Units:				60-100
Impervious Coverage	50%	50%	50%	50%
Length of Walking Trails	3.3 miles	3.3 miles	3.3 miles	3.3 miles

Upon its review of Honeywell’s revised concept plans, and except with regard to hotel use, the Planning Board’s directive to the TCC relative to the drafting of a master plan amendment was reaffirmed at its meeting of October 3, 2011.

***Draft Master Plan Amendment: Public Comment and Planning Board Response***

In response to the Planning Board directive, a draft Master Plan Amendment was prepared in January 2012 and a series of public hearings were subsequently held on March 5, 2012, April 2, 2012, April 19, 2012, May 17, 2012, May 31, 2012 and June 7, 2012. On the first four hearing dates, the Planning Board listened to extensive comments from the public and at the conclusion of the May 17, 2012 meeting, the Board directed the TCC to prepare responses to key issues raised prior to considering the Draft Amendment further. At the May 31, 2012 meeting, the Planning Board heard from the TCC, which had prepared and submitted a written response dated May 30, 2012, and then the Board deliberated on the draft document. The Board determined that changes should be made to the proposed Master Plan amendment (a) eliminating a CCRC as a permitted use in the PUD, (b) calling for an increase in open space within the PUD, and (c) increasing setbacks from public streets for townhouses within the PUD. At the conclusion

of the meeting, the Board directed the TCC to make those changes to the Draft Amendment, which are incorporated herein.

### **III. Land Use Considerations**

#### ***Introduction***

In determining appropriate land uses for the site, the Planning Board focused on both existing development and alternative uses that would be suitable for the land, viable from a market point of view and compatible with immediately adjoining areas. In addition, the Board considered the property's environmental characteristics, traffic concerns, the availability of utility infrastructure, and also the juxtaposition of uses within the tract and the development parameters for same.

#### ***Surrounding Uses and Zoning***

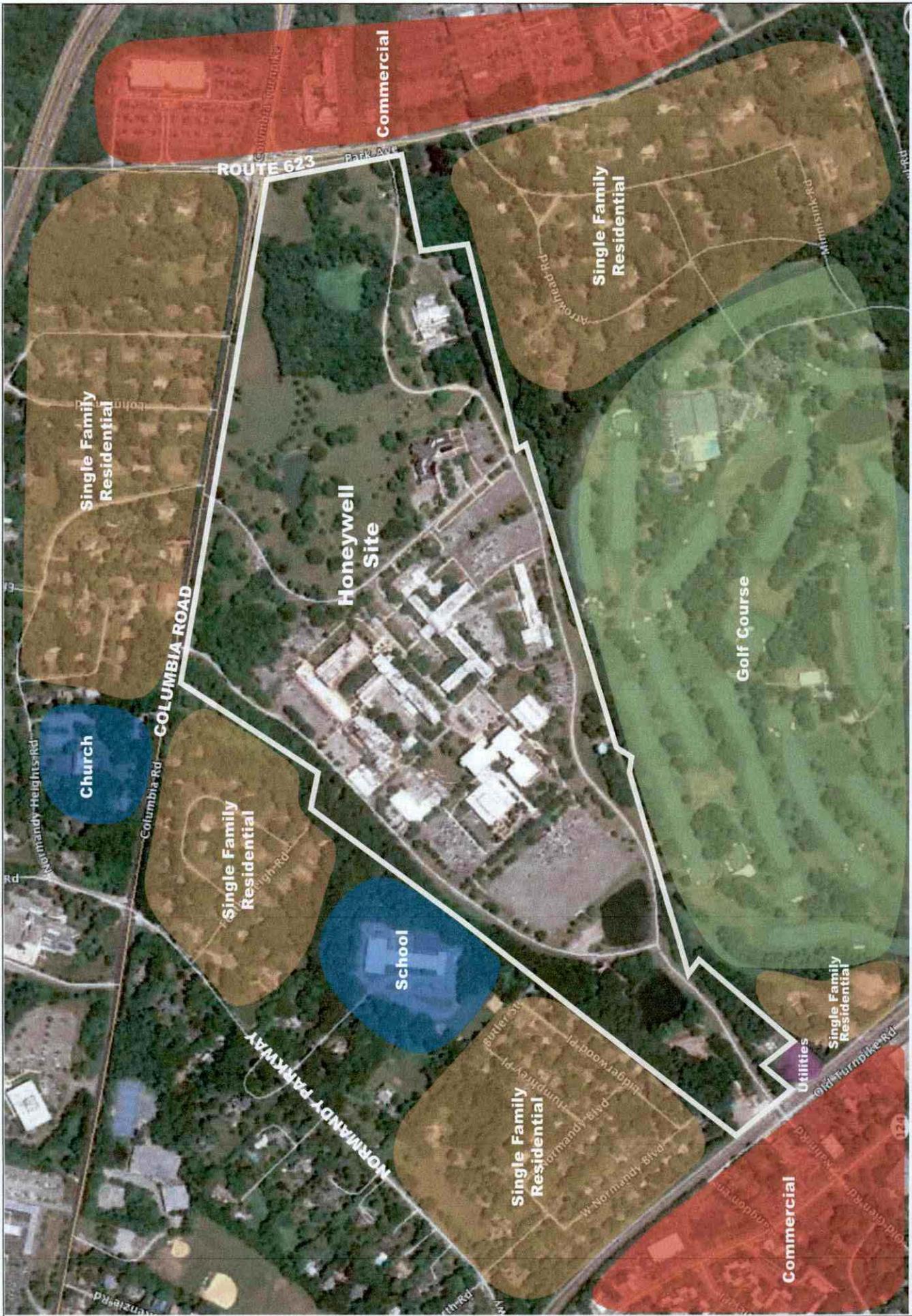
The land immediately surrounding the campus is developed for largely residential, educational and recreational purposes (see *Figure 3: Surrounding Land Uses*). The Morris County Golf Club borders the southern property boundary. The Arrowhead single-family residential community is to the southeast, and single-family residential neighborhoods are to the west and to the north off of Normandy Parkway and Columbia Road, respectively. Normandy Park School is directly to the west. Lands across Park Avenue are commercially developed, as are properties across Old Turnpike Road, which comprise mostly office uses.

Figure 4 depicts the zoning of the immediately adjacent lands in Morris Township. Lands along the westerly boundary are zoned for single-family residential use (RA-15 and RA-25) but for the Normandy Park School, which is zoned OS/GU. Meanwhile, to the east the Arrowhead residential neighborhood is zoned RA-35. The abutting Morris County Golf club also lies within the limits of the OS/GU zone. Lands across Columbia Road are zoned RA-25, while the area on the opposite side of Old Turnpike Road is zoned B-11.

Access to the property is currently provided by two signalized driveways on Columbia Road, a controlled access drive along Park Avenue and a driveway from the intersection of Old Turnpike and Kahn Roads which connects with Madison Avenue at a signalized intersection. As described, the site is located in close proximity to Routes 24 and I-287. The property is also within one mile of Convent Station on the NJ Transit Morristown Line (which provides train access to midtown Manhattan). The rail line runs along Old Turnpike Road at the property's southwestern boundary.

#### ***Environmental Issues***

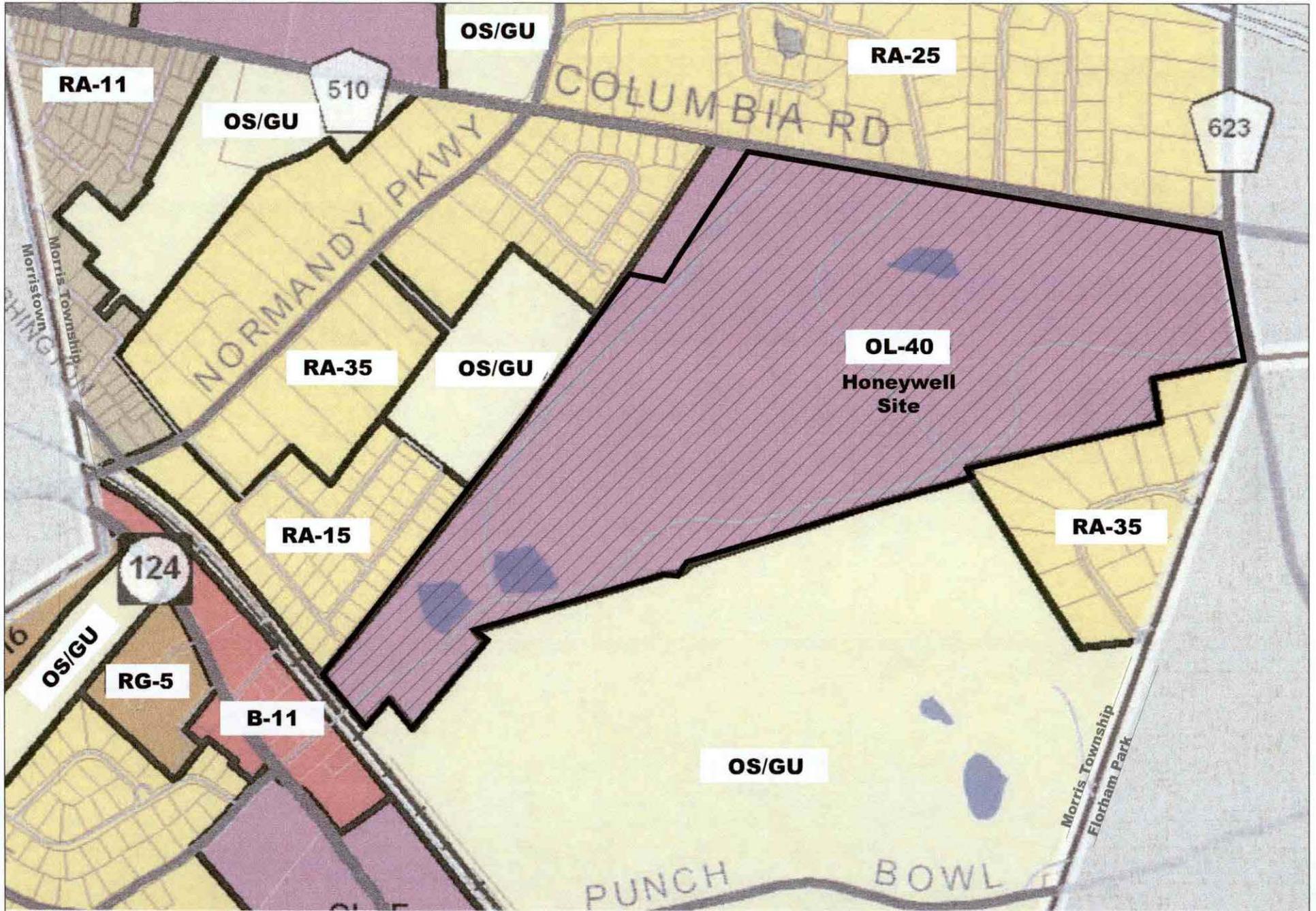
While remediation of environmental contaminants is the responsibility of NJDEP, the Planning Board has taken into consideration the status of remediation efforts on the Honeywell site in connection with this master plan amendment. To facilitate the under-



**Figure 3: Surrounding Land Uses**

Phillips Preiss Grygiel LLC | 2011 | Source [www.google.com](http://www.google.com) Aerial Date: June 2010





**Figure 4: Adjacent Zoning**



standing of these issues, the Board retained a qualified independent expert to render advice. The expert, Marie Raser, P.E., LSRP, of the firm of EcolSciences, Inc., issued a report dated December 15, 2011, a copy of which is attached to this Master Plan Amendment as Appendix 1.

Based on its review of this report, the Board is satisfied that those portions of the site proposed for residential development are suitable for residential use, so long as the property owner conforms to the applicable requirements of NJDEP, as outlined therein. The Board has no plans to intervene in the site remediation process, and no plans to substitute its judgment on remediation matters for that of NJDEP. It does, however, deem it appropriate that Honeywell, as the proponent of zoning for residential use on its property, confirm to the Township of Morris its commitment to conform to applicable NJDEP requirements as outlined in the report, and to submit to the Township proof of conformance (by way of a determination of an NJDEP-approved Licensed Site Remediation Professional, or LSRP) with those requirements prior to the start of any residential construction on the property. Honeywell's confirmation of these commitments should be by way of a written agreement with the Township, binding on successors and assigns, and executed and delivered before any ordinance is adopted implementing this Master Plan Amendment.

### ***Traffic Concerns***

Surrounding roadways are heavily traveled. At the intersection of Columbia Road and Park Avenue, traffic volume exceeds 4,500 vehicles during the morning peak hour and reaches 5,000 vehicles during the evening peak hour. Traffic volume at Madison Avenue and Kahn Road (just south of the southwest entrance to the Honeywell Campus) exceeds 2,200 vehicles during the morning peak hour and is approximately 2,000 vehicles during the evening peak hour. At Columbia Road and Normandy Parkway morning peak hour volume exceeds 2,000 vehicles and the evening peak hour volume is nearly 2,500 vehicles. Given general background traffic growth, and anticipated traffic growth associated with both approved but unbuilt development projects and vacant office space in the surrounding area, these heavily traveled intersections are all anticipated to be operating at a failing ("F") level of service by the year 2020 or sooner.

In light of the substantial development potential remaining within the Honeywell campus, discussions as to future land uses – including a decision to do nothing and maintain the status quo – will have significant long term consequences for the surrounding roadway system. In order to better understand the potential impacts of development on adjacent roadways, and especially critical intersections, the Planning Board retained a qualified independent expert to render advice on such matters. The expert, Gordon Meth, P.E., P.P., PTOE, PTP of the RBA Group, Inc. issued a report dated December 22, 2011, a copy of which is attached to this Master Plan Amendment as Appendix 2.

Based on its review of the referenced traffic report, the Board finds that within the context of an already congested roadway system, mixed-use development (as proposed by Honeywell based on its revised concept plans for offices and townhouses) results in an overall reduction of traffic generation as compared to a full build-out of the property under the current OL-40 zoning (on the order of 376 trips or more during the morning peak hour and 459 trips or more during the evening peak hour). Meanwhile, mixed-use development as proposed will produce a net increase in peak-hour traffic as compared to a re-population of the existing, underutilized Honeywell campus. In fact, any incremental traffic generated at the Honeywell property will impact several intersections that are anticipated to be at failing conditions in the near future. As a result, the Planning Board is of the opinion that fair share contributions for the necessary improvements should be assigned as part of the plan review process.

The Planning Board further recognizes that the westerly access to the Honeywell tract from Kahn Road is via an at-grade railroad crossing. Access therefrom has been restricted by Honeywell to certain hours of the day (i.e., peak employee travel times). At all other times such access has been closed (i.e., by a security gate). In contrast, no such restrictions are likely to be in place in connection with mixed-use development. However, as compared to "No Build" conditions with existing on site buildings being simply reoccupied, the projected increase in traffic from mixed-use development as proposed by Honeywell at the intersection of Kahn Road and Madison Avenue, which is just west of the railroad crossing, is only 10 vehicles in the AM peak hour and 15 vehicles in the PM peak hour. The increase in traffic crossing the railroad is expected to be correspondingly small. In addition, the TCC contacted the Police Department to obtain accident records for both the Honeywell at-grade crossing and the at-grade crossing serving the St. Elizabeth College property, and no accidents had been reported at these locations over the last 3 years. Nevertheless, the Board recognizes that crossing protection should be state-of-the-art and recommends that the Township reach out to the NJDOT Commission studying railroad safety for recommendations.

### ***Water and Sewer Infrastructure***

The existing water supply for the Honeywell site is provided by a combination of on-site wells and the local water purveyor, which is the Southeast Morris County Municipal Utility Authority (SMCMUA). Any new development on the property will be serviced by SMCMUA. SMCMUA has the ability to provide water service to the property and has sufficient capacity to accommodate office and townhouse development as proposed by Honeywell.

Sanitary sewer flows from the site are processed by the Woodland Sewer Treatment Plant. The existing Honeywell property maintains a sanitary sewer allocation of 70 million gallons per year. The existing allocation provides sufficient capacity to support office and townhouse development as proposed by Honeywell.

## ***Mix and Locations of Uses within the Tract***

### Office Use

As discussed, there is a glut of office space on the market in central and northern New Jersey reflecting the economic conditions generally and corporate consolidation particularly. Notwithstanding these trends, office use should continue to be permitted on the site, although at a lower intensity, and as part of a mixed use campus. With a critical mass of infrastructure and buildings already in place and with the advantage of being proximate to Morristown Airport and having convenient access to the regional highway network, the site is reasonably well positioned in terms of attracting new office users. As evidence of this, Honeywell intends to retain a corporate headquarters presence at the site and renovate existing space which satisfies its needs.

Honeywell's buildings should remain in the central portion of the site and new office construction can be accommodated within this area as well, as has been the case historically. The office uses should continue to be set back large distances from Columbia Road. Access to the central office core can be from the same two driveways which now service Honeywell off Columbia Road. The total office square footage should also be less than what exists today, which will result in fewer peak hour vehicular office use trips than what the site has generated in the past. The total office build-out should also be significantly less than what is permitted under current zoning.

### Townhouse Use

The Planning Board has determined that in lieu of a full build out of "by right" office space under OL-40 zoning certain undeveloped portions of the Honeywell site which directly abut single-family neighborhoods can be suitably devoted to residential use. The Planning Board has also concluded that with appropriate safeguards in place, including adequate setbacks and buffering, low-density townhouses will be compatible with the established single-family neighborhoods that directly adjoin the tract (e.g., Arrowhead, Normandy Estates).

Zoning for townhouses should call for setbacks that exceed the rear and side yard setbacks required in the adjoining single family residential zones. Importantly, a cluster townhouse scenario should require that perimeter buffers to existing residential neighborhoods be maintained, and if appropriate, enhanced with supplemental landscaping and screening where needed. Townhouses will further serve as a good transition between the neighboring single-family residences and the more intensive office development within the site's central core. In that regard, any townhouses developed on the Honeywell site should be restricted to overall densities that are no greater than what is now permitted in the Township's TH-4 town-

house district. At this location, townhouses should appeal to the growing population of “empty nester” households in the Township and County seeking an alternative to detached single-family housing.

#### Open Space

The Planning Board has further determined that in addition to the proposed walking trail system a greater portion of the tract should be set aside for open space purposes. Recognizing that the property itself comprises over 147 acres, the bulk of which remains undeveloped, the Board believes that more of this acreage can and should be reserved for usable open space as part of the overall development scheme (i.e., for a new mixed-use corporate campus).

#### ***Development Parameters***

In order to (a) promote orderly planned development, with each component having sufficient contiguous land area to create a sense of community; (b) efficiently use existing campus infrastructure to serve a scaled back office/laboratory component with substantial setbacks from adjoining streets and properties; and (c) provide for compatible transitions between adjoining uses, the site should be separated into a number of distinct overlay zones, each with its own set of development standards for FAR/density, building heights, setbacks, coverage, etc. These overlay zones reflect the proposed locations of the mix of land uses, as follows: a “Residential West Zone” in the southwesterly quadrant of the site near Old Turnpike/Kahn Roads; an “Office/Lab Zone” within the campus core that has been used historically for corporate offices/research facilities; and a “Residential East Zone” in the northeast quadrant near the intersection of Columbia Road and Park Avenue.

The primary access points to the overlay zones would be as follows: from the “Residential West Zone” the primary access would be via the existing entrance on Old Turnpike Road; from the “Office/Lab Zone” the primary access would be via two existing driveways on Columbia Road; and from the “Residential East Zone” the primary access would be via a new driveway off Columbia Road and from the existing entrance on Park Avenue. The only new access drive would be from Columbia Road into the Residential East Zone. As such, traffic is not anticipated to directly impact local residential streets.

In order to accommodate the mix of uses, there will be some disturbance in areas of the tract previously undeveloped. As a result, appropriate limitations, including adequate setbacks and buffering, are necessary to preserve as much of the historic site context as practical and assure that neighboring residences and properties are protected from any substantial adverse impacts of new development. In addition, building heights and development intensities should be sensitive to existing site conditions as well as surrounding development patterns. Finally, as noted, provision should be made for additional

lands to be set aside for open space within one or more of the overlay districts described above.

## **IV. Land Use Plan Element Amendment and New Zone Designation**

### ***Introduction***

The Planning Board recommends that the Land Use Element of the Master Plan be amended and that a new OL-40/PUD designation and zoning be created for Block 9101, Lot 4. This is depicted in Figure 5. This new district classification would permit all uses allowed by the existing OL-40 zoning subject to OL-40 bulk regulations. Thus, the property could be built out under existing use and bulk standards in the event current circumstances change. The Board further recommends that a "planned unit development," or a PUD, be added to the list of principal permitted uses within the OL-40/PUD zone. Per §40:55D-6 of the Municipal Land Use Law (MLUL), a "planned unit development" is defined as:

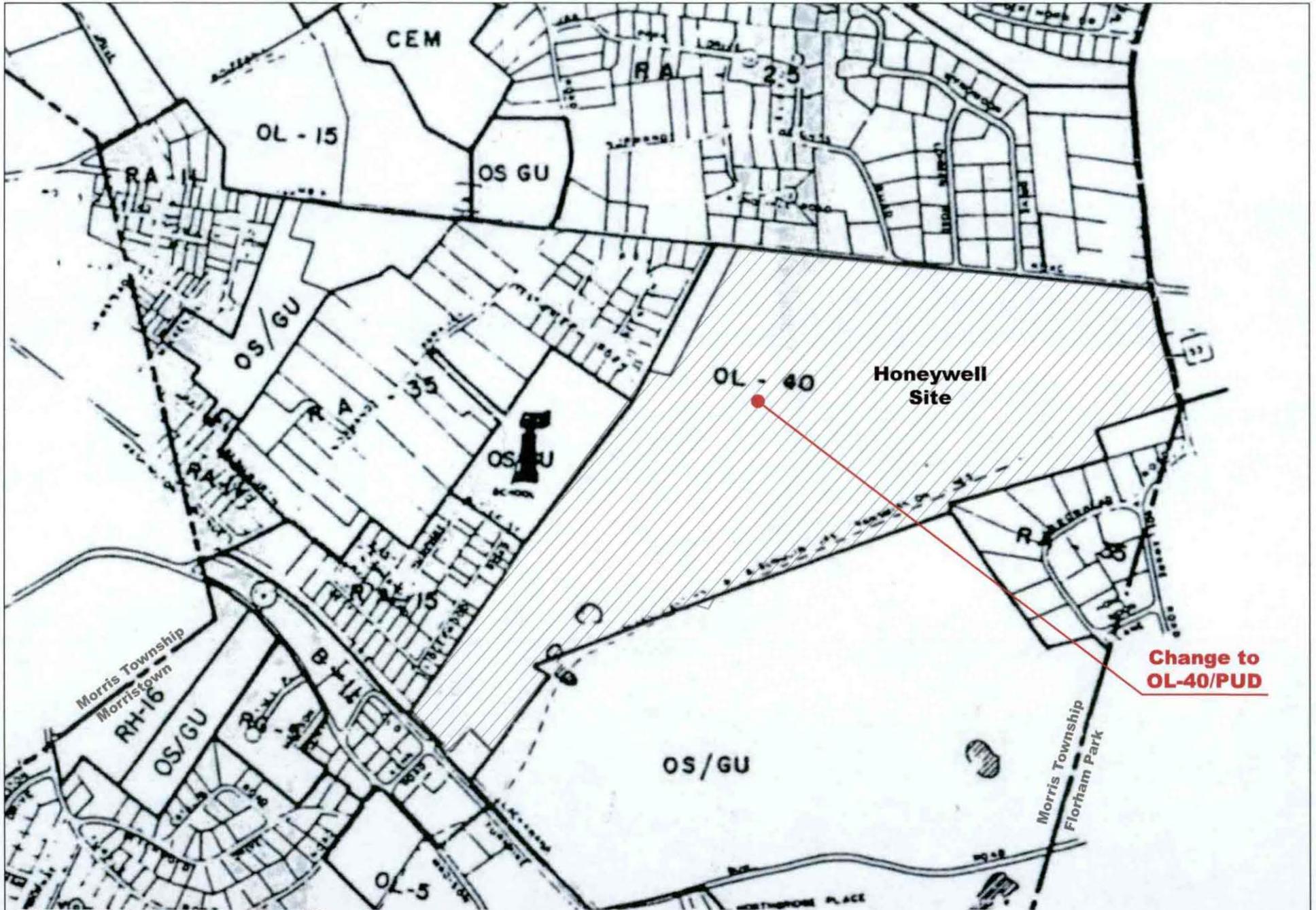
*An area with a specified minimum contiguous or noncontiguous size as specified by ordinance to be developed as a single entity according to a plan, containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of non-residential uses to residential uses as shall be specified in the zoning ordinance.*

A PUD would permit the use mix described above (i.e., office, laboratory and townhouse) subject to a series of development standards outlined in the ensuing section. It would be further required that a developer seeking to pursue a PUD obtain general development plan ("GDP") approval as provided for under the Municipal Land Use Statute, and as further described at the end of this chapter, before obtaining any individual site plan or subdivision approval.

### ***Permitted Uses in the PUD***

Permitted uses in the PUD should include certain uses currently allowed in the OL-40 zone, i.e., "business, professional and executive offices" and "combined office and laboratory uses," as well as "townhouses," as defined in §57-3 of the Township Zoning Ordinance, and open space.

Permitted accessory uses in the PUD should include parking, loading, and other uses customary and incidental to any permitted PUD use. In addition, a minimal amount of accessory service retail uses (such as eating establishments, banks, etc.) designed to serve on-site office/laboratory employees and visitors (as opposed to the general public) should also be allowed. In this way, employees will not have to leave the campus and further burden surrounding roadways to obtain such ancillary services.



**Figure 5: Land Use Plan Map Change**



### ***Overlay Districts in the PUD***

As part of the PUD, overlay district boundaries shall be established so as to define the locations within the overall tract where permitted uses may be developed. Appropriate development standards shall also be put in place for each overlay district. This will insure that the property is developed in a manner that reflects the desired mix and juxtaposition of uses and protects adjacent property owners and the general public from potentially adverse land use impacts. The boundaries of the overlay districts should also be established in part based on existing topographic conditions. For example, there is a grade differential that provides for a logical separation between the office/lab campus core (which is located on a plateau) and the proposed westerly residential area below (generally in the area that connects the parking lot and the Nichols complex). Similarly, an elevation change exists between the easterly residential area and the office/lab core campus, with the latter at a higher elevation as one transitions inward from Columbia Road. Meanwhile, the lands in the vicinity of the Bossidy Learning Center constitute the highest elevation on the property. The Planning Board determined that this portion of the tract should be used for residential use rather than office/lab uses because of its proximity to residences and the golf course.

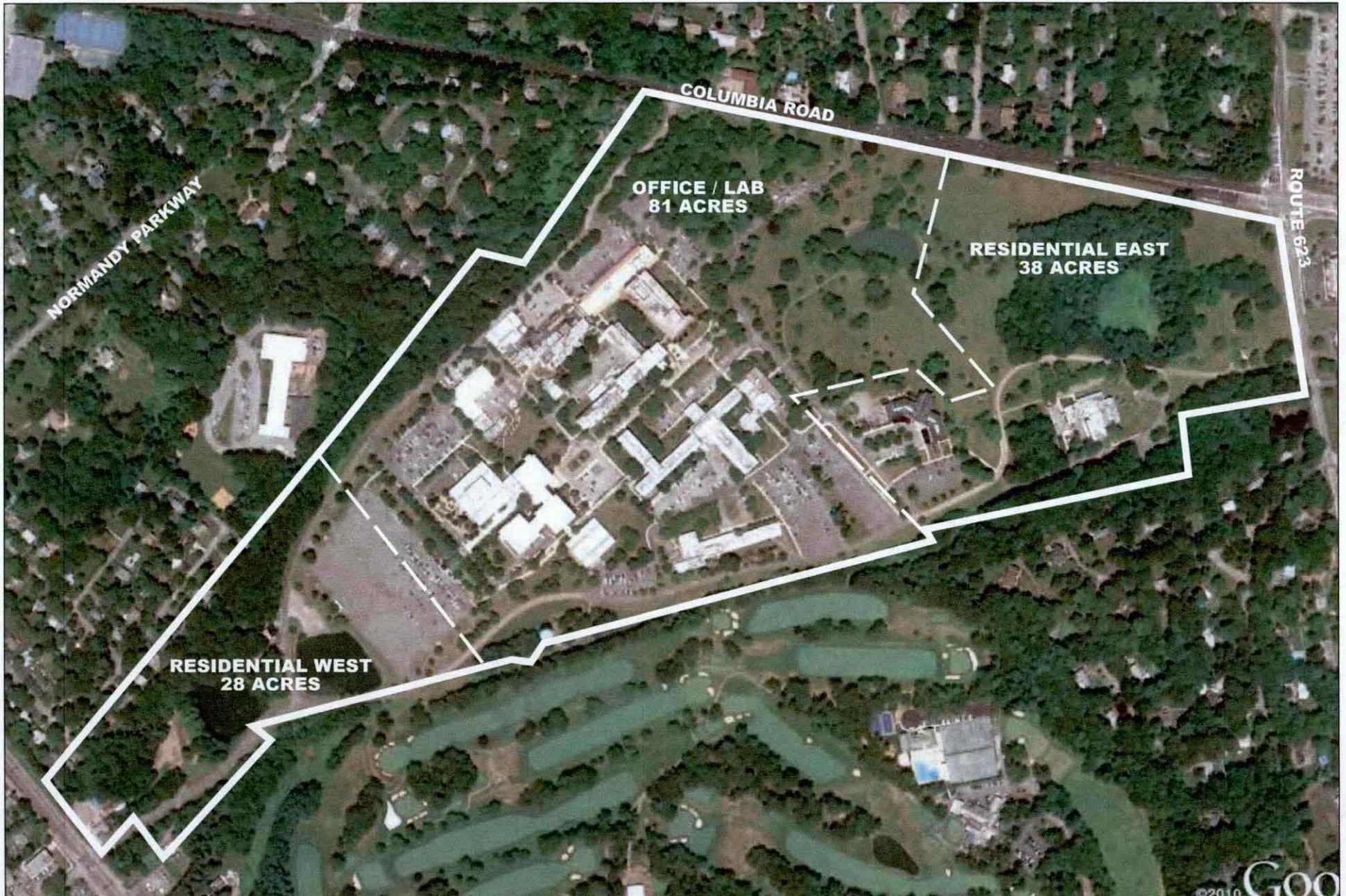
The overlay districts are depicted in Figures 6 and are further described below.

#### Office/Laboratory District

The Office/Laboratory District shall be located in the central core of the campus and shall comprise approximately 81 acres.

#### Townhouse Districts

There shall be two (2) Townhouse Districts, one in the easterly quadrant of the tract and one in the westerly quadrant (i.e., "Residential East" and "Residential West"). The Residential East District shall consist of approximately 38 acres is developed). The Residential West District shall consist of approximately 28 acres.



**Figure 6: Overlay Districts**

### ***General Development Plan (GDP)***

As discussed above, PUD regulations shall require that a developer seeking to develop a PUD obtain General Development Plan ("GDP") approval. Sections 40:55D-45.1 through 40:55D-45.8 of the MLUL provide for GDPs for planned developments greater than 100 acres in size. The GDP is to be submitted to and approved by the Planning Board prior to the grant of any preliminary subdivision or site plan approval. The principal advantage of a GDP to the municipality is that the entire tract can be planned with the basic development parameters (e.g., density, floor area ratio) and locations of uses having been established prior to the build-out of the tract. This would not otherwise be the case if the property were developed through a series of piecemeal site plan and/or subdivision applications under a conventional zoning scenario.

A GDP for the Honeywell site should include, but not be limited to, the following:

- A general land use plan indicating the tract area, the land uses proposed and the location of those uses, and the tract area to be devoted to each use. The total number of dwelling units should be indicated along with total floor area of nonresidential uses. The overall residential density and floor area ratio for nonresidential uses should also be set forth;
- A circulation plan showing all vehicular transportation facilities and pedestrian circulation improvements that will serve the PUD, including those intended to discourage thru-traffic from using the campus as well as those designed to make the campus more pedestrian-accessible, together with off-tract improvements;
- An open space plan including the location of any parks or lands to be set aside for conservation or recreation purposes, including walking trails and associated public parking areas, together with any proposed improvements to such lands, as well as a plan for operation and maintenance of those areas;
- A utility plan for water, sewer, and drainage lines, solid waste disposal, and a plan for their operation and maintenance;
- A stormwater management plan;
- An environmental inventory providing a general description of site conditions, including vegetation, soils, topography, geology, hydrology, climate and cultural resources, as well as manmade structures, and the probable impact of development on the environment;
- A community facility plan describing public and quasi-public uses associated with the development;
- A housing plan that shows the general development plans' relationship to the municipality's need for low- and moderate-income housing, and how the developer will satisfy any affordable housing obligation imposed on the Township as a result of the GDP;
- A local service plan that describes public services to be provided to the development;
- A fiscal report describing the anticipated demand on services provided by the municipality and other bodies, such as school districts and projected tax revenues to be generated by the PUD;
- A proposed schedule for phased projects; and
- The "municipal development agreement" which is the contract between the developer and municipality regarding development of the PUD.

### ***Quiet Zone Designation***

To insure the suitability of the Residential West Overlay zone for its intended use, an ordinance establishing PUD zoning for the site should address the need for a "quiet zone" designation for existing railroad grade crossings on Old Turnpike Road between Punch-

bowl Road and Kahn Road; and at Old Turnpike Road and Kahn Road. The latter grade crossing is located at the westerly entrance to the Honeywell campus, which would serve as one of the access points to the PUD, and particularly the Residential West Overlay district. More than 75 New Jersey Transit trains pass through these grade crossings on a weekday, beginning at 4:30 AM and continuing until 2:30 AM the following day.

A "quiet zone" is a section of a rail line where alternative safety measures have been put in place, waiving the requirement that locomotives blow their horns when approaching grade crossings. This does not preclude the use of horns at times when safety dictates their use. In 1994, Congress directed the Federal Railroad Administration (FRA) to issue regulations requiring that trains approaching street-level crossings sound their horns for 15 to 20 seconds (four times) between 96 and 110 decibels. Congress further mandated that the FRA develop procedures whereby a community could implement a quiet zone without compromising safety. The final rule (Title 49 Code of Federal Regulation, Parts 222 and 229, effective June 2007) provides national standards and a uniform process for communities seeking quiet zone designations.

Under this rule, the entity with jurisdiction over the road that crosses the tracks can apply for the quiet zone. Under this definition, all communities, counties and special districts with roadway authority can apply. To obtain a quiet zone designation, the applicant typically bears the cost of improvements to the crossing that, in the FRA's judgment, make the crossing at least as safe as it would be if locomotives continued to sound their horns. The improvements can include physical barriers called supplementary safety measures (four quadrant grates, median barriers) and/or alternative safety measures (programmed enforcement, public education). Each roadway approach to the crossing must be equipped with an advance warning sign advising drivers that trains do not sound their horns at the crossing. To be considered for a quiet zone designation, crossings must, at a minimum, be equipped with automatic gates and flashing lights that conform to the standards contained in the Federal Highway Administration's Manual on Uniform Traffic Control Devices (FHWA-under Title 23 CFR, Part 655, Subpart F).

Criteria for obtaining the quiet zone designation include the following:

- The crossing must be at least ½-mile from the nearest adjacent crossing not being considered for quiet zone designation.
- The crossing must be upgraded to include prescribed baseline criteria (flashing lights, gates, power-out indicators, etc.).

There is no source of state or federal funding expressly designated to assist in establishing quiet zones. The applicant seeking to establish the zone is responsible for the cost of installation, maintenance and upkeep for the supplemental safety devices.

## **V. Recommended Development Standards**

The minimum tract area for a PUD in the proposed OL-40 PUD district should be 145 acres. The recommended standards for density or FAR, height, setbacks from tract perimeter, coverage, etc. for each overlay district are outlined below and shown in Table 4. These requirements are based in part on the current OL-40 zoning for the site, as well as an evaluation of existing zones in Morris Township where townhouses are presently permitted, and especially the TH-4 district. The standards also reflect both the particular physical conditions of the Honeywell tract itself and the established character and zoning of adjoining properties.

Although the property has been extensively studied, up-to-date metes and bounds information for the overall tract and proposed overlay districts (discussed below) is not currently available. This information will be needed before any ordinance is adopted to implement these recommended standards. All recommendations should therefore be subject to appropriate adjustment in light of more accurate tract data at the time of ordinance adoption.

### ***Office/Laboratory Overlay District***

#### Floor Area Ratio (FAR)

The FAR of the office/laboratory overlay district shall be 0.25. This is a 0.05 increase in the ratio over what is currently permitted in the OL-40 zone. The higher FAR reflects in large part the fact that almost half of the tract which would have otherwise been available for new office development will now be designated for less intensive residential use(s) with lower associated traffic impacts. Significantly, because office use will now be confined to the center of the tract, the maximum potential office yield will be approximately a half million square feet less than under the current OL-40 zoning. In addition, as described below, the large setback area required along the Columbia Road portion of the Office/Lab Overlay district will insure that the attractive viewshed to this office component is suitably maintained.

As part of the permitted FAR in the office/laboratory overlay district, up to 12,500 square feet of service retail floor area shall be allowed, provided it is located within a principal building devoted to office or laboratory use, has no exterior sign and access is provided only from inside the building.

#### Height

The maximum height of buildings in the office/lab overlay district shall be 4 stories and 55 feet. Although this represents an increase of 10 feet over what is currently permitted in the OL-40 zone, existing buildings within the campus are up to 72 feet in height, and, based on current conventional floor-to-floor heights, a 4-story office

structure can no longer be accommodated within a 45-foot height limitation. Moreover, a 175-foot side yard setback will be required within the office/lab overlay zone, and this will create over 3 feet of setback for each foot of building height. This ratio of setback to building height will exceed the ratio provided in the Township's other OL zones (75-foot setback required for 45-foot tall buildings in OL-5 zone and 100-foot setback required for 45-foot tall buildings in OL-15 zone). Finally, with office and laboratory development confined to the Office/Laboratory Overlay district, it will now be largely removed from adjoining residential areas.

#### Setbacks

The front yard setback in this overlay district shall be 450 feet. As a point of reference, the current standard in the OL-40 zone is 300 feet. The side yards in this district shall apply along any tract boundary that borders properties not in the PUD other than the boundary abutting the Columbia Road right-of-way. As noted, the minimum side yard setback for the office/lab overlay district shall be 175 feet for one yard and 350 feet for both yards, which is consistent with the current OL-40 zoning.

#### Impervious Coverage

The maximum impervious coverage in this overlay district shall be 55%, which is an increase over the 50% standard included within the current OL-40 zoning. The OL-5 and OL-15 districts presently permit 65% and 60% coverage, respectively. Again, the Planning Board acknowledges that, with the exception of the expansive front lawn area that will remain, this overlay district already encompasses largely impervious surfaces in the form of buildings and parking lots. Moreover, because new office development will be concentrated in what is effectively a developed area as opposed to expanding into undeveloped portions of the property, the impacts associated with the increased coverage will largely be unnoticed.

Further, with office and laboratory development confined to the central core of the campus, and with residential overlay districts subject to more restrictive coverage limits (35% maximum, as discussed below), the PUD standards as a whole will limit total tract impervious coverage to less than 50%, and less than what is currently allowed in the OL-40 district.

#### Building Coverage

The maximum building coverage in this district shall be 15 percent, which is consistent with the current OL-40 zoning.

## ***Townhouse Overlay Districts: East and West***

### Density

The aggregate maximum permitted townhouse density shall not be more than four dwelling units per acre. This density is consistent with the Township's TH-4 Townhouse Residential Zone district, which, like the townhouse overlay districts contemplated on the Honeywell tract, abuts lands zoned for single-family residential use. However, consistent with §40:55D-39C(4) of the enabling statute, the Planning Board shall be allowed to permit density variations within the two residential overlay zones exceeding four dwelling units per acre so long as the aggregate density for the two overlay districts does not exceed four dwelling units per acre.

### Height

The maximum height of buildings in the townhouse overlay districts shall be 2.5 stories or 35 feet, whichever is less. This standard is consistent with the TH-4 zone. This is also the maximum permitted height in the RA-15, RA-25 and RA-35 zones which abut or are in the immediate vicinity of the Honeywell tract. It is also lower than the height which is currently permitted (i.e., 45 feet) under existing OL-40 zone standards.

### Setbacks

Because of the prominent and highly visible location of the Residential East Overlay district at the corner of Park Avenue and Columbia Road, the Planning Board recommends that the maximum building setback to a public street in that district be 200 feet from Columbia Road and 200 feet from Park Avenue in lieu of the corresponding 125-foot front yard setback required in the existing TH-4 zone. The 200 foot standard shall apply to Old Turnpike Road as well. It is further recommended that a minimum 75-foot setback from a lot zoned or used for a single-family residence be established, consistent with current TH-4 standards. Required setbacks in rear yards in adjoining RA-35, RA-25 and RA-15 zones are 50 feet, 35 feet and 25 feet respectively.

### Impervious Coverage

The maximum aggregate impervious coverage in these districts shall be 35 percent<sup>3</sup>, which is consistent with TH-4 zoning standards. Proposed improved coverage in these overlay districts is the same coverage allowed in the abutting RA-35 zone (35%) and is lower than the improved coverage allowed in abutting RA-25 (40%) and RA-15 (45%) zones.

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<sup>3</sup> An ordinance permitting PUD development may allow coverage variations consistent with NJSA 40:55D-39.c.(4).

### Building Coverage

The maximum building coverage in the districts shall be 15 percent, which is under the 17.5% maximum in the TH-4 zone. This proposed coverage limit is the same as the limit in the adjoining RA-35 and RA-25 zones, and is lower than the limit in the adjoining RA-15 zone (20%).

### **Additional Zone Standards**

A series of specific and comprehensive zoning standards (over and above those described herein) should be established for “planned unit development” and incorporated within an ordinance implementing this Master Plan Amendment. Such PUD standards should be consistent with the underlying objectives and recommendations of this Master Plan Amendment, and should include, but not be limited to, requirements regulating building size, orientation and design; distance between buildings; landscaping and related open space amenities; lighting; buffering; parking; and signage.

In addition to the standards cited above, the implementing ordinance should specify the size, use and location of the land area required to be set aside as open space as part of the PUD. Open space, whether dedicated to public use or not, should be counted as part of the PUD tract for purposes of compliance with all bulk and dimensional requirements. Provision should also be made to allow the developer to dedicate such open space lands to the municipality.

### **Affordable Housing**

A Planned Unit Development should be required to satisfy any affordable housing obligation that it generates, whether that occurs on-site, off-site or through a monetary contribution. The particular provisions for meeting this requirement should be established at the time an implementing ordinance is adopted.

**Table 4: Summary of Proposed Bulk Standards for the PUD Overlay Districts**

	<b>Office/Lab Overlay</b>	<b>Townhouse Overlay</b>
<b>Tract Area</b>	81 acres	66 acres
<b>Maximum FAR/Density</b>	0.25	4 units/acre aggregate
<b>Maximum Building Height</b>	4 stories/55 feet	2.5 stories/35 feet
<b>Minimum Setback to Public Street</b>	450 feet	200 feet
<b>Minimum Setback to Tract Property Line</b>	175 feet	75 feet
<b>Maximum Impervious Coverage</b>	55 percent	35 percent
<b>Maximum Building Coverage</b>	15 percent	15 percent

## VI. Circulation Plan Element Amendment

As discussed, a number of intersections will be impacted if the Honeywell campus is re-developed consistent with the land use plan/zone recommendations described above. Based on the analysis prepared by the Board's traffic consultant, attached as Appendix 2, increased trips resulting from the mixed-use development scheme (i.e., as compared to a re-population of the existing underutilized campus), together with general background growth of traffic in the area, will produce failing operational conditions at four key area intersections. As such, the Master Plan recommends that the following intersection improvements be undertaken, with fair share contributions for such improvements assigned as part of the plan review process.

### Columbia Turnpike and Park Avenue

There will be a net increase in trips through this intersection in the morning and evening peak hours. Intersection operations are anticipated to be at failing conditions, with additional delays resulting from development, during both peak hours. Traffic problems associated with this intersection can be mitigated via construction of the proposed Route 24 bypass ramp.

### Columbia Road and Normandy Parkway/Normandy Heights Road

There will be a net increase in trips through this intersection in the morning and evening peak hours. Intersection operations are anticipated to be at failing conditions in the evening peak hour, and nearly failing conditions in the morning peak hour. Overall delays will increase in both the morning and evening peak hours as a consequence of development. Given the volumes expected at this intersection, left-hand turn lanes on Columbia Road will need to be added and traffic signal phasing will have to be adjusted.

### Route 124 (Madison Avenue) and Normandy Parkway

This intersection was identified as a problem area at the time of the 1994 Morris Township Master Plan, which recommended that it be analyzed and improved for traffic control and safety. Moreover, the 2007 Master Plan Reexamination Report recommended that the signal timing at this intersection be reviewed to reduce congestion on Madison Avenue.

There will be a net increase in trips through this intersection in the morning and evening peak hours. Intersection operations are anticipated to be at failing conditions in both peak hours. Overall delays will increase in both the morning and evening peaks as a result of development. Morris County previously identified a need to add a westbound through lane at this intersection and eliminate protected

left-hand turns. These, or even higher level improvements, will be needed in the future at this intersection.

Route 124 (Madison Avenue) and Kahn Road/Old Glen Road

There will be a net increase in trips through this intersection in the morning and evening peak hours. Intersection operations are anticipated to be at failing conditions in the morning peak hour, and nearly failing conditions in the evening peak hour. Overall delays will increase southbound during the evening peak hour as new residential traffic generated by mixed-use development is expected to use this intersection. Morris County previously identified the need to add lanes to this intersection. The Board's traffic consultant further finds that adding a southbound right-hand turn lane to the intersection would mitigate impacts associated with mixed-use development. This improvement would, however, benefit the Honeywell property almost exclusively, as opposed to all the other intersection improvements, where fair share contributions would otherwise be in order.

Since impacted intersections are also under the jurisdiction of the State and/or County, final determinations as to both required improvements and fair share responsibilities shall be subject to approval by the authority having ultimate jurisdiction.

## **VII. Relationship to State Development and Redevelopment Plan and Adjacent Municipalities**

### ***Relationship to State Development and Redevelopment Plan (SDRP)***

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Honeywell property is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The Planning Board believes that the proposed OL-40/PUD zoning on the Honeywell campus is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the Board is satisfied that the OL-40/PUD zoning will promote redevelopment needed to transform an underutilized single-user corporate campus into a state-of-the-art mixed-use campus with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. The SDRP further advocates for the provision of a full range of housing choices in PA-1 through redevelopment, new construction and the introduction of new housing in appropriate nonresidential settings. Consistent with this, the OL-40/PUD zoning will permit attached townhouses, which is intended to specifically address a growing segment of the local and regional housing market (i.e., empty-nester households).

The OL-40/PUD zoning will also promote private sector investment and economic development by providing opportunities for improved utilization of the existing office/laboratory or core area of the property. In accordance with the objectives for PA-1, the OL-40/PUD zoning places compact, redevelopment in a location well served by existing transportation networks including Routes 287 and 24, as well as Convent Station on the New Jersey Transit line.

Although the Honeywell site is largely unconstrained by freshwater wetlands, contains no category C-1 waterways, and no flood hazard areas, the SRDP designates the property as a Critical Environmental Site (CES), as it does the adjacent Morris County Golf Club. In that regard, it should be emphasized first that the Plan acknowledges that growth and economic development will occur in environmentally sensitive areas. Second, the Plan states that it is up to the individual communities to determine exactly how

to accommodate beneficial growth while preserving those features.<sup>4</sup> Finally, notwithstanding these State Plan policy directives, the TCC attempted to determine the source of the CES designation on the Honeywell tract. The investigation included communications with the former Township Planner, State Planning Commission, the Morris County Planning Board and the New Jersey Department of Environmental Protection. Historical Morris Township Master Plan documents were also reviewed. The research effort failed to disclose a basis for the CES designation.

For example, while the Buried Valley Aquifer underlies the Honeywell tract, it also underlies many of the surrounding properties in the area which have not received the CES designation. Moreover, while two small portions of the property were identified as potential habitat for threatened and endangered species in or about 2006, this could not have formed the basis for the CES designation itself, since it occurred in 1992. Furthermore, Morris Township's Land Use Ordinance already requires (a) that applicants provide for no net reduction in average annual groundwater recharge, see Ordinance Section 57-164, and (b) that applicants complete a Threatened and Endangered Species Analysis for development sites, which must identify any on-site habitats and provide measures to permanently protect identified habitat areas.

The Planning Board is satisfied that the proposed OL-40/PUD zoning on the Honeywell campus is consistent with the guiding policies and policy objectives of the adopted SDRP for Critical Environmental Sites. OL-40/PUD zoning encourages compact development which allows for the preservation of significant buffers around the perimeter of the site. This furthers relevant SRDP goals by establishing greenbelts around the boundaries of development; by protecting the existing character of stable communities; by promoting efficient, compact development patterns; and by creating opportunities for open space linkages which provide corridors for wildlife movement throughout a community or region. OL-40/PUD zoning is consistent with SRDP goals for a full range of housing choices at appropriate densities, and goals supporting appropriate locations for economic development while maintaining the scenic and natural features of the site.

Finally, the Board is convinced that PUD zoning achieves the appropriate balance between beneficial growth and protection of the environment because, as compared to current OL-40 zoning, mixed-use PUD zoning will (a) result in lower overall impervious coverage, (b) create no increase in building coverage, (c) generate lower peak-hour traffic volumes, (d) create new on-site public recreational opportunities, and (e) preserve expansive setbacks at the tract perimeter.

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<sup>4</sup> The Plan recommends that communities apply the appropriate policy objectives of Environmentally Sensitive Planning Areas to these sites.

### ***Township of Hanover***

The border between Morris and Hanover Townships runs down the center of Park Avenue directly to the east of the Honeywell site. According to the Zoning Map for the Township of Hanover, lands to the east of Park Avenue are zoned I-P Industrial Park. In the vicinity of the site, the I-P zone extends just south of Columbia Road to Hanover's municipal boundary with Florham Park, and also extends east to the Morristown Airport. There are limited residential uses north of Route 24 along Park Avenue within the R-15 Residential Zone.

The I-P Zone is "designed for professional, executive or administrative office purposes, hospitals, state-licensed nursing homes and indoor physically fitness." Scientific or research laboratories, industrial and manufacturing uses, and planned industrial development are also permitted. The R-15 Residential Zone District is "designed for single-family residential dwelling units but permits other uses such as public buildings; keeping of sheep, goats, cattle or other animals; signs; accessory uses customarily incidental to above uses; private garages; swimming pools; public parks and playgrounds; doctors' offices; and other types of professional home offices."

The Township's most recent adopted Master Plan, the *Amended Report on the Reexamination of the Master Plan and Development Regulations*, (adopted by the Township of Hanover Planning Board on September 19, 2006) recommends changing the I-P zone in this area to a new O-S Office-Services zone. The proposed change was to recognize, protect and encourage office and service land use in this area, and prevent industrial development. The Master Plan proposes no changes to the R-15 zoning in the vicinity of the Honeywell site.

The Board has concluded that the proposed Master Plan Amendment is not inconsistent with the Master Plan for Hanover Township. Specifically, the Board finds that said amendment and proposed mixed-use zoning is largely compatible with the office-service and single-family residential classifications within the adjoining portions of Hanover Township.

### ***Borough of Florham Park***

The Honeywell campus directly abuts Block 9201, Lot 12, which is partially in Morris and partially in Florham Park (where it is classified as Block 1105, Lot 3). The Florham Park boundary runs through the Arrowhead Road neighborhood south of the Honeywell site but does not directly abut the project site. The residential neighborhoods in Florham Park directly to the south are located in the R-44 zone. Directly to the east, across Park Avenue, properties are located in Florham Park's C-3 zone.

The R-44 Residential Zone permits single-family residences, churches and similar places of worship, public schools, municipal buildings, parks, other municipal facilities. Clus-

ter subdivision development where overall density of housing is maintained to a maximum of one dwelling per acre is also permitted. Permitted uses in the C-3 Office, Research and Laboratory Zone include office buildings for business, professional, administrative facilities, which are not engaged in retail or wholesale sale and delivery of goods, etc.; research and laboratory uses for nonhazardous research; municipal facilities; and assisted living residences as a conditional use.

The Borough's most recent adopted *2005 Master Plan Reexamination and Master Plan Update* (adopted by the Borough of Florham Park Planning Board on September 6, 2005) recommended no changes to these zones.

The Board has concluded that the proposed Master Plan Amendment is not inconsistent with the Master Plan for Florham Park. Specifically, the Board finds that said amendment and proposed mixed-use zoning is largely compatible with the office/research/lab and single-family residential classifications within the adjoining portions of Florham Park.

## **VIII. Benefits of the Master Plan Amendment and Relationship to Master Plan Goals**

The Board concludes that the proposed land use/zoning modifications in this Master Plan Amendment will advance the public welfare by promoting:

- Transformation of an underutilized, aging, single-user corporate campus with many obsolete buildings into a viable, more productive, state-of-the-art corporate campus with mixed office, laboratory and residential uses and modern buildings and facilities.
- Opportunities for improvements in the tax base.
- Lessened traffic impacts from permitted development.
- Lower overall improved coverage.
- More compatible moderate-density residential development next to existing residentially zoned areas, with lower building heights, smaller building sizes, and lower impervious coverage than permitted office and laboratory development allowed under OL-40 zoning.
- Confinement of office and laboratory development to existing on-site areas which are already developed for such uses, and which are more remote from nearby residential neighborhoods than are other on-site lands on which office and laboratory uses are permitted by OL-40 zoning.
- Preservation of substantial open space along the Columbia Road streetscape.
- Reservation of additional open space lands within the tract, with the potential for such acreage to be dedicated to the Township for public use.
- Creation of over 3 miles of public pedestrian and bike trails.

While the recommendations in this Master Plan Amendment were not foreseen in the 1994 Master Plan or Master Plan Reexaminations in 2000 and 2007, the Board finds that these recommendations are generally consistent with Master Plan Goals Number 1 (preservation of the residential and open space character of the community) and Number 4 (preservation of the low-density single-family home character of the Township with multi-family development in carefully selected areas). These, and other current Master Plan goals, are embodied in the Township's 2007 Reexamination Report.

This Master Plan Amendment does not change the established character of the Township as a predominantly low-density single-family community. The vast majority of residentially zoned land will continue to be designated for single-family detached residences. Further, no existing single-family zoning will be rendered more intensive in character or will be changed to allow a different use. This amendment, moreover, will create new

opportunities for reservation of open space, together with over 3 miles of new public pedestrian and bike trails on what has historically been a closed corporate campus.

The need to transform the Honeywell site into a productive 21<sup>st</sup> century mixed-use campus, after careful study, has created an opportunity to allow new multi-family development in an appropriate area already zoned for more intensive office and laboratory use. The identification of such opportunities is consistent with Master Plan goals for allowing multi-family development in "carefully selected areas." See, e.g., Morris Township Master Plan Reexamination 2007, page 7.

## **IX. Conclusion**

The Morris Township Planning Board is amending the Land Use Plan Element of the Township Master Plan to recommend that the existing zoning on Block 9101, Lot 4 on the Tax Map of the Township of Morris, more commonly referred to as the Honeywell tract, be amended to create a new zone (OL-40 PUD) which will include "Planned Unit Development" among its permitted uses. It is the goal of the Master Plan to transform the tract into a viable, productive, state-of-the-art, Twenty-First Century corporate campus with a mix of office and residential uses. The PUD use shall consist of a series of overlay districts which shall designate appropriate areas of the parcel for the development of office/laboratory space, as well as townhouses, and shall further provide for certain lands to be set aside as open space. General development plan approval, consistent with applicable statutory provisions, shall also be required. The location of permitted uses within the PUD considers current development patterns and physical features of the property, and will also be contextual and compatible with surrounding uses.

## **X. Appendices**

## Appendix 1



**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

December 15, 2011

Morris Township Planning Board  
50 Woodland Ave  
Convent Station, NJ 07961

Re: ***Summary of Environmental Conditions***  
101 Columbia Road  
Morris Township, New Jersey  
NJDEP Program Interest Number G000004564  
Site ID NJDO48794986

Dear Board Members:

In accordance with your authorization, EcolSciences, Inc. has prepared the following summary of environmental conditions at the Honeywell Headquarters Site located at 101 Columbia Road in Morris Township, New Jersey (Site), in order to advise the Morris Township Planning Board (the Board) regarding the suitability of portions of the Site for residential use as part of a proposed mixed-use redevelopment including residential townhomes and office space.

EcolSciences' summary of the current environmental status is based on a review of documents provided by Honeywell, documents available through the Honeywell website, and materials presented during meetings at the Site on September 23 and December 8, 2011. In addition, EcolSciences has requested information regarding the closure of Area of Concern (AOC) D, a former UST. Honeywell advises that it has located the requested information at the New Jersey Department of Environmental Protection (NJDEP) and has requested copies. When this information is transmitted to EcolSciences, this summary will be updated.

A summary of EcolSciences' review and recommendations follows below. A listing of the available documentation is included as Attachment A. Figures showing the proposed redevelopment plans, the location of the existing Classification Exception Area (CEA) for ground water and the fourteen onsite Solid Waste Management Units (SWMUs) are also attached.

## **EXECUTIVE SUMMARY**

The rezoning of Block 1901, Lot 4, on the Tax Map of the Township of Morris (Honeywell Headquarters) is being considered by the Morris Township Planning Board to allow for a mixed-use redevelopment of the underutilized property. The proposed redevelopment, shown on the attached "Updated Plan A" and "Updated Plan B" (August 2011), includes residential development (townhomes and/or a continuing care retirement community [CCRC]) in the front and rear thirds of the Site, while the center third is to contain Honeywell and other corporate offices and a small percentage of proposed service retail space to serve employees and visitors. We are advised that water for the proposed development will be provided by a public water supply from an offsite source. Ground water is not to be used as a water supply.

Prior to its use as the headquarters for Honeywell International, Inc. in 1999, the Site was operated by Allied Chemical/Allied Signal, and was used as a research facility beginning in 1946. Prior to 1946, the Site was the private residential estate of Otto Kahn. While research activities have since been phased out, and the property has not been used for manufacturing, the property has been the subject of remedial investigation/remedial action since carbon tetrachloride was discovered in former production well PW-2 (previously used to supply potable and process water to the Site) in 1976. Allied Signal entered into an Administrative Consent Order (ACO) with the NJDEP in November 1989, and a number of SWMUs and AOCs were subsequently identified, investigated, and remediated.

The focus of EcolSciences' analysis relates to the proposed residential use. Based on our review of the remedial investigation results to date, the additional work being undertaken by Honeywell, together with the implementation of the recommendations herein, it is EcolSciences' opinion that the residential development as proposed is appropriate.

### **1.0 AFFECT OF THE SRRA ON INVESTIGATION/REMEDICATION**

In November 2009, the Site Remediation Reform Act (SRRA) was adopted in the State of New Jersey. This legislation and its implementing regulations change the process by which environmental investigations and cleanups are completed in New Jersey by allowing Licensed Site Remediation Professionals (LSRPs) to supervise the cleanup of properties and certify that they have been remediated. LSRPs will also issue the final document known as a Response Action Outcome (RAO), confirming the completion of a remediation. The RAO replaces the NFA determination, formerly issued by NJDEP. In September 2010, Honeywell retained Dakon

Brodmerkel of CH2MHill as the Licensed Site Remediation Professional (LSRP) for the Site. It is anticipated that the LSRP program will serve to speed up the closure of this case.

## **2.0 GROUND WATER: SWMU-1**

Carbon tetrachloride continues to be detected at levels above its NJDEP Ground Water Quality Standard (GWQS) of 0.4 ug/l in a number of Site wells. Trichloroethylene (TCE) and tetrachloroethylene (PCE) have also been detected in onsite wells 16P and 16S. The migration of the contaminated ground water is controlled by pumping contaminated water from well PW-10 and discharging to Black Brook via storm sewer (outfall DSN001A) in accordance with the monitoring and maintenance requirements of NJPDES Permit Number NJG0031305. Discharge Monitoring Reports (DMRs) are currently submitted to NJDEP by Honeywell on a quarterly basis. The current NJPDES permit is valid through June 30, 2015. The ground water contamination is also the subject of a Classification Exception Area (CEA), requiring annual monitoring and biennial reporting to NJDEP by Honeywell. The boundaries of the CEA are shown on the attached Figure 1-1, and include portions of the proposed residential development in both the front and the rear of the Site. The CEA will not affect residential development because the residential water source is offsite. Monitoring wells included in the CEA and permitted outfall locations must be maintained throughout the redevelopment process. Should redevelopment interfere with a well or discharge location, it will need to be abandoned and re-installed in a comparable location. At this time, Honeywell is responsible for the monitoring and maintenance of the discharge permits and CEA. Continuing future responsibility for these tasks should be confirmed by Honeywell.

## **3.0 SOILS**

Of the fourteen (14) SWMUs identified in the 1989 ACO, ten (10) have been resolved (as discussed below) and four (4) are still being investigated and/or remediated by Honeywell (See Attached Figure 1-2 for locations):

- Ground water (SWMU-1) is discussed in Section 2.0 above.
- The Nichols Complex Disposal Area (SWMU-3) is located within the center third of the Site and, according to Redevelopment Plans A and B, is not proposed for residential development. The additional investigation and remediation in this area will not affect proposed residential redevelopment areas.
- The Corporate Research Center (CRC) Neutralization Tank (SWMU-6) is located within the front third of the Site, and according to Redevelopment Plans A and B, is proposed for residential development. Honeywell has indicated that removal and off-site disposal are planned for dieldrin contaminated soils at SWMU 6 during the second quarter of 2012. The

completion of the remedial action, and the removal of the former Neutralization Tank at this SWMU, should be confirmed by the LSRP before redevelopment work commences in this area.

- The CRC Open Pipe Discharge (SWMU-12) is also located on the front third of the Site, and according to Redevelopment Plans A and B, is proposed for residential development. According to the LSRP's October 2011 Soil and Ground Water Investigation, delineation of dieldrin contaminated soils at SWMU 12 is not yet complete. Following additional delineation sampling, remedial action will be implemented in 2012. Completion of the remedial action should be confirmed by the LSRP before redevelopment work commences in this area.

On December 5, 2011, a Response Action Outcome Form and copies of individual RAO letters were forwarded to NJDEP by the LSRP, confirming the completion of the investigation and remediation for nine of the fourteen SWMUs<sup>1</sup>. SWMU 14, the Be/Cu Proposed Discharge Location (Administration Building), was never put in operation and was removed from the ACO in 1994.

Five additional AOCs were identified in the 2000 USEPA RCRA Documentation of Environmental Indicator Determination for the Honeywell Morristown Campus. Four of the five AOCs (AOCs A, B, C, and D) involve Underground Storage Tanks (USTs) and one (AOC E) is an area of petroleum-impacted soils on the former A.M. Best Parcel (which is not a part of the Site). Honeywell has furnished copies of No Further Action Letters for AOC A, B, C, and E. The closure documentation for AOC D has been requested and is to be produced once NJDEP produces a copy of this document from its records.

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<sup>1</sup> The December 5, 2011 RAO letters confirm the completion of investigation and remediation at the Surface Impoundments (SWMU-2A and 2B), the Administration Building Disposal Area (SWMU-4), the Materials Research Disposal Area (SWMU-5), the CRC Leach Field (SWMU-6A), the Materials Research Center (MRC) Neutralization Tank and Leach Field (SWMU-7 and 7A), the Corporate Research Lab (CRL) Neutralization Tank and Open Pipe Discharges (SWMU-8 and 8/9), The Development Building Neutralization Tank (SWMU-9), the Toxicology UST (SWMU-10), the CRL UST (SWMU-11), and the Permitted Waste Storage Facility (SWMU-13).

#### **4.0 BEE**

A Baseline Ecological Evaluation was submitted to NJDEP in 2008 indicating that no further ecological work is required for the Site.

#### **5.0 VAPOR INTRUSION**

A Preliminary Vapor Intrusion (VI) Assessment, based on soil gas data from the 1991 RI, was submitted to NJDEP in 2008. Additional VI sampling was completed at the Bright Horizons Child Development Center in 2009. All evaluations to date indicate that no vapor intrusion work is required.

Further vapor intrusion investigation is not required in accordance with the October 2005 NJDEP Vapor Intrusion Guidance Document if the depth to the shallowest ground water exceeds 100 feet. Ground water levels at the Honeywell Site range from 174 feet below ground surface (bgs) at well PW-10 to 249 feet (bgs) at well MW-17S. According to the recently issued July 2011 NJDEP Presumptive and Alternate Remedy Guidance Document, for parcels undergoing remediation under NJDEP oversight, a vapor mitigation system consisting of an impermeable barrier and passive subsurface depressurization system (suitable for conversion to an active system) must be installed for all new residential construction except where vapor contaminants are shown to be unlikely to enter the residential space, in which case, an equally protective alternative remedy may be proposed. Honeywell will need to address the requirements of the July 2011 Guidance Document subject to the oversight of the LSRP and NJDEP.

#### **6.0 PESTICIDES IN SURFACE SOILS**

Dieldrin has been detected in soils (at depths up to 6 feet) and sediment within SWMU areas throughout the Site including the Surface Impoundments (SWMU-2A and 2B), the Nichols Complex Disposal Area (SWMU-3), the CRC Neutralization Tank and Leach Field (SWMU-6 and 6A), the MRC Leach Field (SWMU-7A), the CRC Open Pipe Discharge (SWMU-12), and within Pond-1 (located to the north of SWMUs 6 and 12). With the exception of SWMU-3, these areas are all within portions of the Site proposed for residential development.

According to documentation submitted by Honeywell to NJDEP, the presence of dieldrin is not due to historic Site operations but is likely the result of historical pesticide spraying at the Site. To address the possibility that dieldrin may be found in surface soils in areas that have not yet been sampled (outside of defined SWMUs), the LSRP will need to make a determination that the soils in the area slated for residential redevelopment comply with the NJDEP Site Remediation Standards for residential use with respect to dieldrin.

## **7.0 CONSTRUCTION DEBRIS AND CONCRETE REUSE**

While there is the potential to unearth construction waste and/or historical debris during Site redevelopment, these materials are not likely to constitute an additional AOC, based on past remedial investigation. Should any additional AOCs be identified during Site demolition, they shall be investigated by the LSRP and remediated by Honeywell in accordance with the NJDEP Technical Requirements for Site Remediation. For any concrete materials intended to be reused onsite or taken offsite, sampling and management of the materials must be conducted in accordance with NJDEP's Guidance for the Characterization of Concrete and Clean Material Certification for Recycling (January 12, 2010) and the NJDEP Fill Guidance at SRP Sites (August 11, 2011).

## **8.0 CONCLUSIONS**

The rezoning of Block 1901, Lot 4, on the Tax Map of the Township of Morris (Honeywell Headquarters) is being considered by the Morris Township Planning Board to allow for a mixed-use redevelopment of the underutilized property, including residential development in the front and rear thirds of the Site. Based on our review of the remedial investigation results to date, the additional work being undertaken (and to be undertaken) by Honeywell, together with the implementation of the recommendations herein, it is EcolSciences' opinion that the residential development as proposed is appropriate.

This opinion is contingent upon:

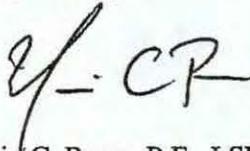
- Honeywell continuing its monitoring and maintenance of the discharge permits and groundwater CEA. Should redevelopment interfere with a well or discharge location, it will need to be abandoned and re-installed in a comparable location.
- Completion of the investigation and remedial action at SWMUs 6 and 12 before redevelopment work commences in these areas.
- Honeywell confirming the closure of AOC D (by producing copies of a NJDEP closure letter) before redevelopment work commences in this area.
- Honeywell addressing the requirements of the July 2011 Vapor Intrusion Presumptive and Alternate Remedy Guidance Document for the proposed residential development, subject to oversight by the LSRP and NJDEP.
- The LSRP making a determination that the soils in the area slated for residential redevelopment comply with the NJDEP Site Remediation Standards for residential use with respect to dieldrin.

- Should any additional AOCs be identified during Site demolition, they must be investigated by the LSRP and remediated (if necessary) by Honeywell in accordance with the NJDEP Technical Requirements for Site Remediation.
- Sampling and management of any concrete materials (generated during building demolition or unearthed during redevelopment) intended to be reused onsite or taken offsite, shall be conducted in accordance with applicable NJDEP's Guidance for the Characterization of Concrete and Clean Material Certification for Recycling (January 12, 2010) and the NJDEP Fill Guidance at SRP Sites (August 11, 2011).

I look forward to discussing our findings with you at your January 9, 2012 meeting.

Yours truly,

EcolSciences, Inc.



Marie C. Raser, P.E., LSRP  
Assistant Vice President

Cc: James R. Slate, P.E. – Morris Township Engineer  
Brian D. Burns – Burns and Schaffer  
Kenneth Paul

#### ATTACHMENTS

##### Attachment A Documents Reviewed

Figures      Figure 1-1 Extent of Ground Water CEA  
                  Figure 1-2 Site Layout and Location of SWMUs  
                  Updated Plan A – August 2011  
                  Updated Plan B – August 2011

## **ATTACHMENT A**

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**Honeywell Headquarters Redevelopment  
101 Columbia Road  
Morris Township, New Jersey  
Documents Included in this Review**

**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

ATTACHMENT A

**Honeywell Headquarters Redevelopment  
101 Columbia Road  
Morris Township, New Jersey  
Documents Included in this Review**

Bluestone Environmental Services, L.L.C. Addendum to Classification Exception Area (CEA) Application, Honeywell Corporate Center, Morris Township, KCSL # NJD982179350, Administrative Consent Order Executed November 3, 1989, March 30, 2005.

Bluestone Environmental Services, L.L.C., Classification Exception Area (CEA) Application, Honeywell International, 101 Columbia Road, Morris Township, KCSL # NJD982179350, Administrative Consent Order Executed November 3, 1989, February 2005.

Booz, Allen & Hamilton, Documentation of Environmental Indicator Determination, RCRA Corrective Action, Environmental Indicator (EI) RCRIS Code (CA 750) Migration of Contaminated Ground Water Under Control, Allied Signal Incorporated, Columbia Road and Park Avenue, Morristown, New Jersey, NJD048794986, September 2000.

CH2M HILL, Response Action Outcome Submittal for Honeywell Headquarters Site Morris Township, NJ Site ID NJD048794986, SWMUs: 2A/2B, 4, 5, 6A, 7, 7A, 8, 8/9, 9, 10, 11, and 13, December 5, 2011.

CH2M HILL, Soil and Ground Water Investigation Report for Honeywell Headquarters Site, Morris Township, New Jersey, October 2011.

CH2M HILL, Biennial Certification Monitoring Report for a Ground Water Classification Exception Area (CEA) – Honeywell Corporate Headquarters Site, 101 Columbia Road, Morristown, New Jersey, May 5, 2011.

CH2M HILL, Baseline Ecological Evaluation, Honeywell International, Inc., Morristown, New Jersey Facility, January 2008.

CH2M HILL, Preliminary Vapor Intrusion Assessment, Honeywell International, Inc., Morristown, New Jersey, January 30, 2008.

## ATTACHMENT A

Geraghty & Miller, Remedial Investigation Conducted at the Allied Signal Inc. Facility, Morris Township, New Jersey, October 1991.

Honeywell, Morris Township Site Executive Summary, Presentation given at Honeywell's Offices, September 23, 2011.

John Morris of Honeywell, 2009 Public Notification, August 14, 2009.

New Jersey Department of Environmental Protection, Surface Water GPA Renewal, Category: BGR General Remediation Cleanup, NJPDES Permit No. NJG0031305, Honeywell International Inc., Morris Township, New Jersey, May 28, 2010.

New Jersey Department of Environmental Protection, Allied Signal Aviation Services (Honeywell), 101 Columbia Road, Morristown, Morris County, PI# 002428, KCSL # NJD982179350, Classification Exception Area (CEA) Application – Dated February 24, 2005, March 1, 2005.

New Jersey Department of Environmental Protection, Allied Signal Aviation Services (Honeywell), 101 Columbia Road, Morristown, Morris County, PI# 002428, KCSL # NJD982179350, Classification Exception Area (CEA) Application – Dated March 30, 2005, April 7, 2005.

New Jersey Department of Environmental Protection, Closure Certification for Hazardous Waste Storage Facility, Honeywell International Inc., Morris Township, Morris County, Facility ID No.: NJD048794986, Permit No. HWP030001, March 24, 2004.

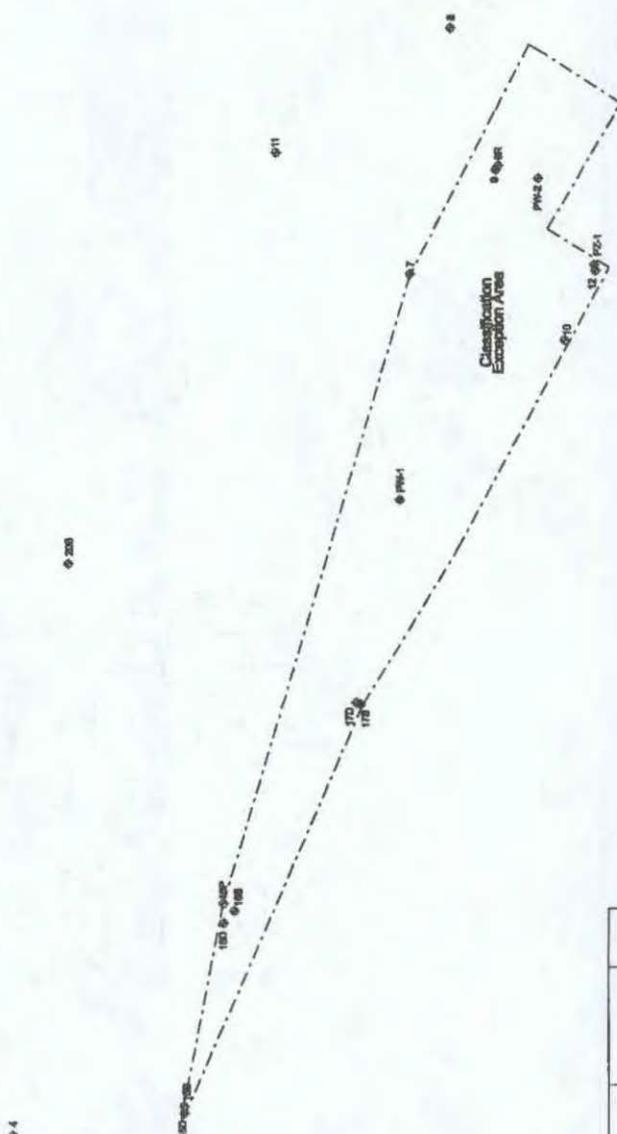
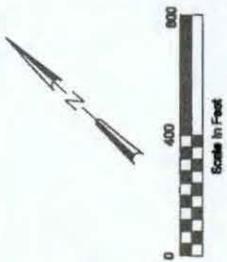
Susan Stucker of Honeywell, 2011 Public Notification, August 29, 2011.

## FIGURES

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Environmental Management & Regulatory Compliance

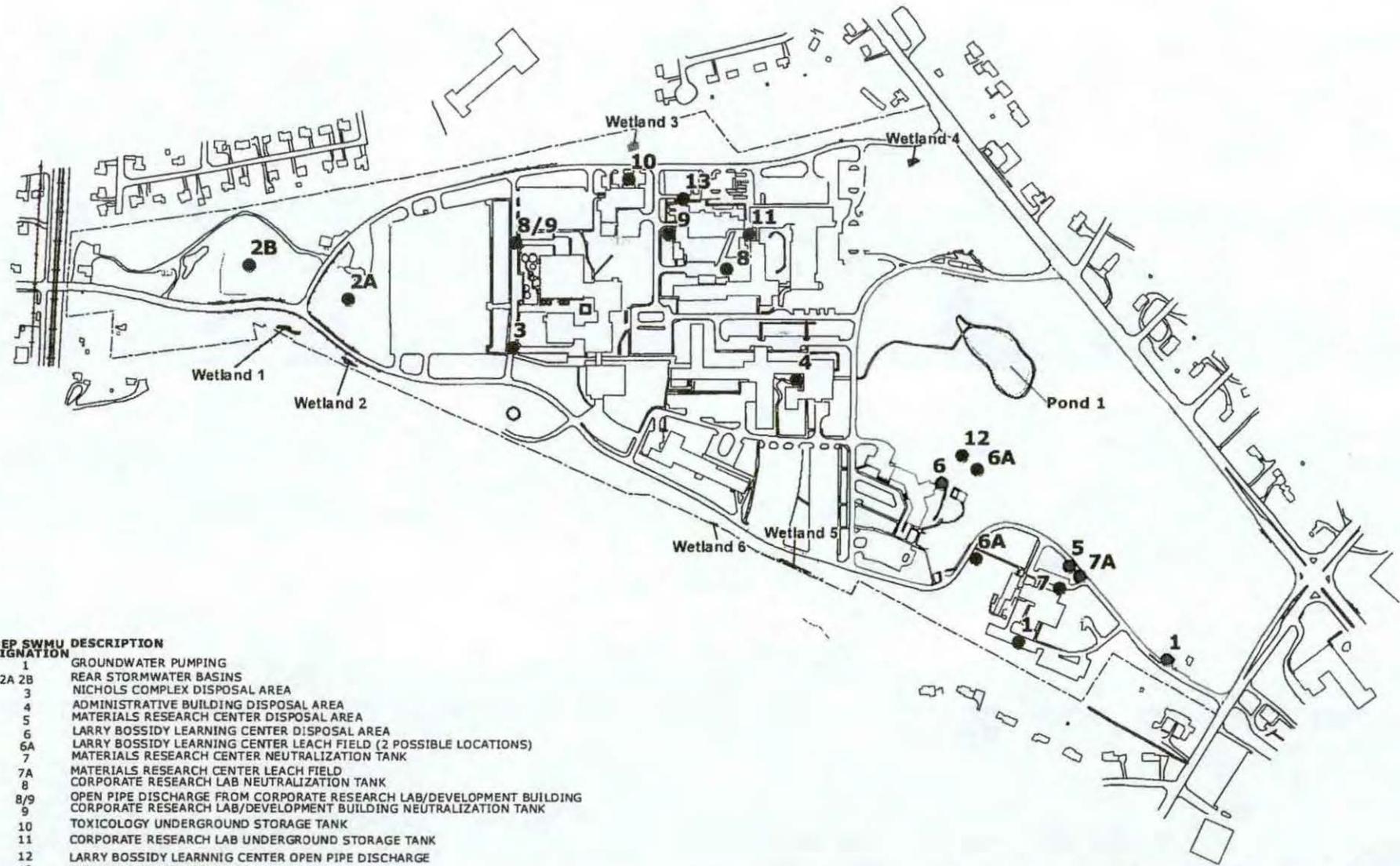
NUDEP KNOWN CONTAMINATED SITE ID: NU0040794586  
 SITE AVERAGE: 147 ACRES ±



MONITORING POINT LOCATIONS AND WELL IDENTIFICATION

Well Designation	Well Number	Well Diameter (inches)	Total Depth (Feet BGS)	Screen Setting (Feet BGS)		Pumping Rate (GPM)	Elevation of Monitoring Point (Feet AMSL)	Total Depth Elevation (Feet AMSL)	Screen Elevations (Feet AMSL)		Screen Lengths (in Feet)
				Top	Bottom				Top	Bottom	
1	2442529	8	215	183.5	172.3	80	464.83	335.13	173.92	143.12	26.8
2	2442530	12	165	183.5	172.3	260	312.42	132.42	173.92	143.12	19
3	2442531	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
4	2442532	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
5	2442533	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
6	2442534	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
7	2442535	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
8	2442536	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
9	2442537	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
10	2442538	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
11	2442539	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
12	2442540	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
13	2442541	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
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24	2442552	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
25	2442553	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
26	2442554	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
27	2442555	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
28	2442556	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
29	2442557	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
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32	2442560	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
33	2442561	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
34	2442562	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
35	2442563	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
36	2442564	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
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38	2442566	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
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70	2442598	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
71	2442599	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19
72	2442600	8	253	183.5	172.3	260	312.42	132.42	173.92	143.12	19

Figure 1-1  
 Classification Exception Area  
 Map Scale: 1 inch = 400 feet  
 CH2MHILL



**NJDEP SWMU DESCRIPTION DESIGNATION**

1	GROUNDWATER PUMPING
2A 2B	REAR STORMWATER BASINS
3	NICHOLS COMPLEX DISPOSAL AREA
4	ADMINISTRATIVE BUILDING DISPOSAL AREA
5	MATERIALS RESEARCH CENTER DISPOSAL AREA
6	LARRY BOSSIDY LEARNING CENTER DISPOSAL AREA
6A	LARRY BOSSIDY LEARNING CENTER LEACH FIELD (2 POSSIBLE LOCATIONS)
7	MATERIALS RESEARCH CENTER NEUTRALIZATION TANK
7A	MATERIALS RESEARCH CENTER LEACH FIELD
8	CORPORATE RESEARCH LAB NEUTRALIZATION TANK
8/9	OPEN PIPE DISCHARGE FROM CORPORATE RESEARCH LAB/DEVELOPMENT BUILDING
9	CORPORATE RESEARCH LAB/DEVELOPMENT BUILDING NEUTRALIZATION TANK
10	TOXICOLOGY UNDERGROUND STORAGE TANK
11	CORPORATE RESEARCH LAB UNDERGROUND STORAGE TANK
12	LARRY BOSSIDY LEARNING CENTER OPEN PIPE DISCHARGE
13	PERMITTED WASTE STORAGE FACILITY
14	Be/Cu (AM BEST) PROPOSED DISCHARGE LOCATION

**Legend**

- SWMU
- Building
- - - Property Boundary
- Water
- Railroad
- Wetlands

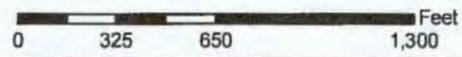
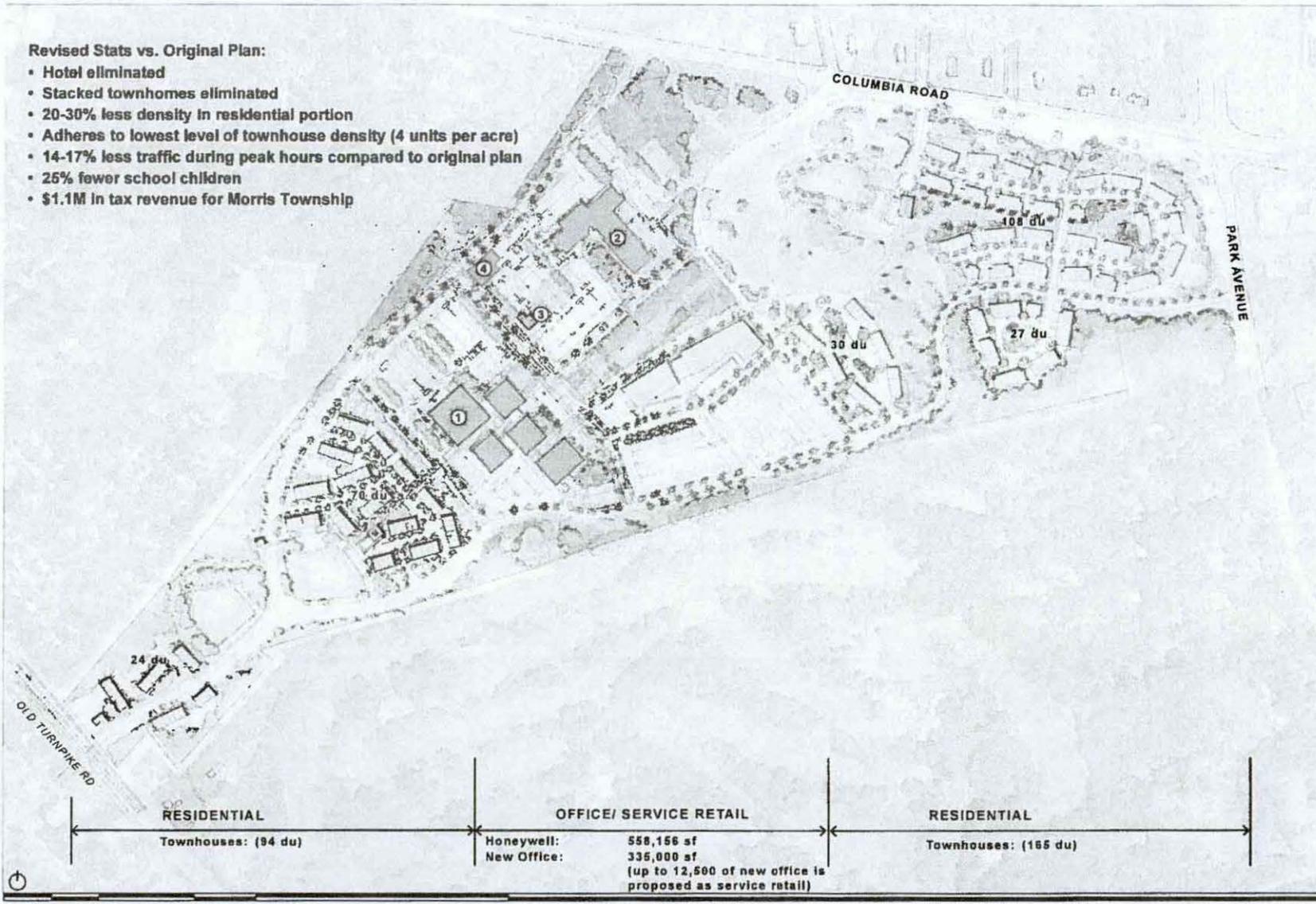


Figure 1-2  
Location of SWMUs and ESAs  
Honeywell International Headquarters  
Morristown, New Jersey

**Revised Stats vs. Original Plan:**

- Hotel eliminated
- Stacked townhomes eliminated
- 20-30% less density in residential portion
- Adheres to lowest level of townhouse density (4 units per acre)
- 14-17% less traffic during peak hours compared to original plan
- 25% fewer school children
- \$1.1M in tax revenue for Morris Township



**HONEYWELL  
MAIN CAMPUS**

10000 Old Turnpike Road  
Morris Township, NJ

**New Office/Lab:**

	<b>335,000 sf</b>
<b>Honeywell:</b>	<b>558,156 sf</b>
<b>Exist. Honeywell Bldgs:</b>	
1. NMS	356,748 sf
2. CTC	186,616 sf
3. HPL	1,961 sf
4. Fitness	12,831 sf

**Total Lab/Office:**  
**893,156 gsf**

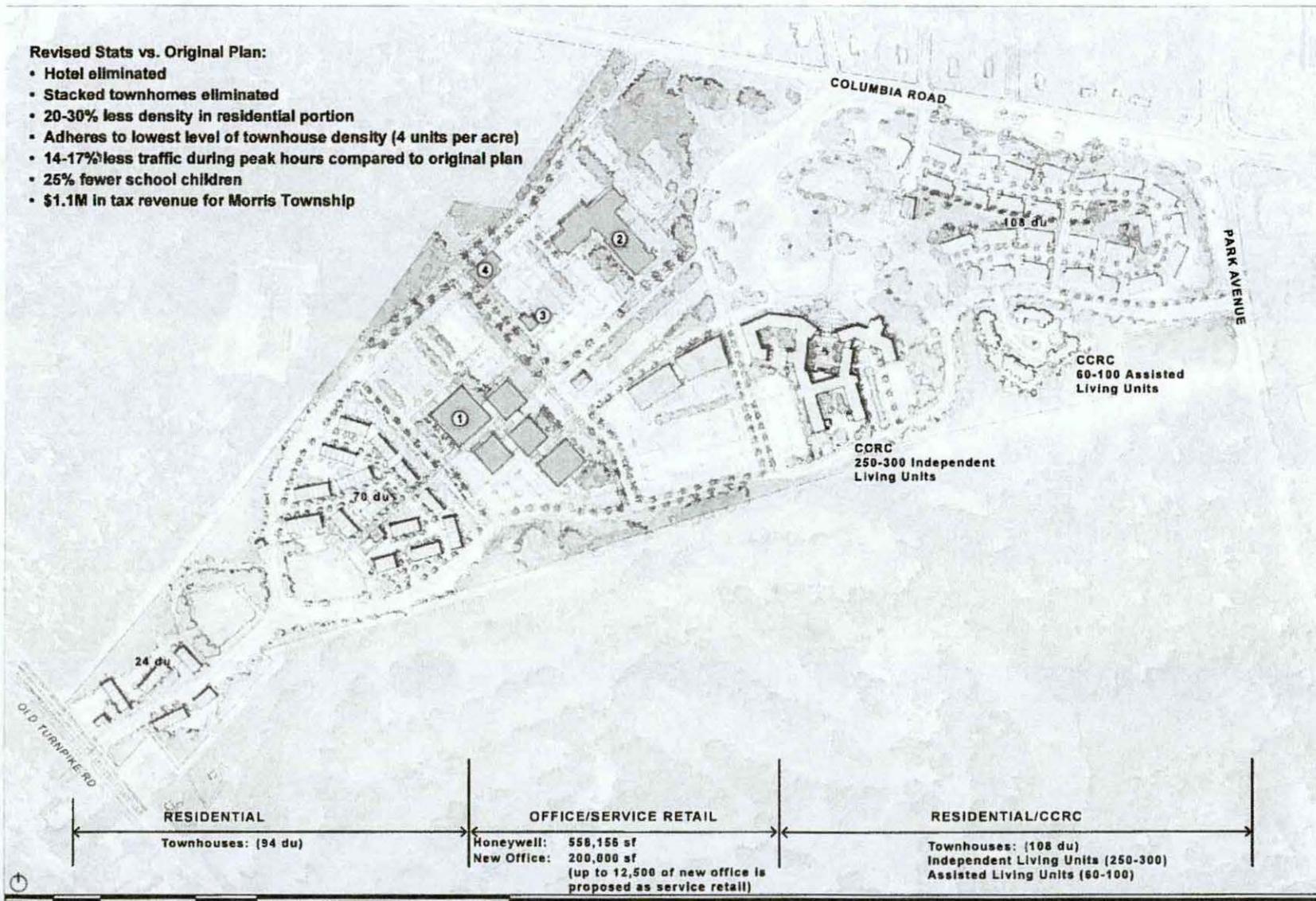
**Residential:**  
**Unit Count: 259 du**

**UPDATED PLAN A - AUGUST 2011**

August 9, 2011  
 SF Morris Realty Advisors, LLC  
 Kropf, Robinson & Partners  
 Architects, Urban Design

**Revised Stats vs. Original Plan:**

- Hotel eliminated
- Stacked townhomes eliminated
- 20-30% less density in residential portion
- Adheres to lowest level of townhouse density (4 units per acre)
- 14-17% less traffic during peak hours compared to original plan
- 25% fewer school children
- \$1.1M in tax revenue for Morris Township



**HONEYWELL  
MAIN CAMPUS**

Arlington Blvd  
Morris Township, NJ

**New Office/Lab:**  
200,000 sf

**Honeywell:** 558,156 sf

**Exist. Honeywell Bldgs:**

- |            |            |
|------------|------------|
| 1. NMS     | 356,748 sf |
| 2. CTC     | 186,616 sf |
| 3. HPL     | 1,961 sf   |
| 4. Fitness | 12,831 sf  |

**Total Lab/Office:**  
758,156 gsf

**Residential:**  
Unit Count 202 du

**CCRC:**  
Independent Living  
Units: 250-300  
Assisted Living Units:  
60-100

August 9, 2011

SP Morris Realty Advisors, LLC

Cooper, Robertson & Partners  
Architectural / Interior Design

## Appendix 2

December 22, 2011

Mr. James Slate, P.E.  
Morris Township Planning Board Engineer  
50 Woodland Avenue  
Morristown, NJ 07960

Re: Traffic Review for  
Rezoning Proposal  
Honeywell International, Inc.  
Block 9101, Lot 4  
Case PB-43-11  
RBA Project #J4507

Dear Mr. Slate:

At your request, we have reviewed the following documents in relation to the above matter:

- Traffic Impact Study (TIS) for Concept Development Plan for Honeywell, prepared by Langan Engineering and Environmental Services, revised November 16, 2011.
- Concept Plans A and B for Honeywell Main Campus redevelopment, prepared by Cooper, Robertson & Partners, dated August 9, 2011.

The scope of our efforts has included reviewing all information presented with regards to accuracy and completeness, and to advise the Board of any issues that should be further considered. We have also reviewed the information provided in order to determine if any further or independent study would be required. Towards that end, we find the scope of analysis to be complete, and the information provided to be accurate for the most part. We have compared the traffic volume data collected for this proposal to previous traffic collection efforts in the area, and find little variation.

With regard to the submissions, we offer the following specific comments:

Re-Zoning Analysis:

1. Based on a review of permitted uses in the OL-40 zone and the size of the lot in question, it is evident that the property in question could reasonably be developed as an office complex containing approximately 1,420,927 square feet. This would yield the highest trip generation of all permitted uses in the zone. Under case law, this intensification of the site could take place irrespective of off-tract traffic issues (although fair share costs of reasonable and necessary off-tract improvements could be assessed for any new development). Consequently, this level of development should be the basis of comparison for zoning purposes – not the existing development and utilization of the site. Accordingly, we find Tables 1 and 4 of the TIS are not relevant to the analysis of the impacts of re-zoning.
2. For the proposed development program, we do not believe that the retail will produce any additional traffic. Specifically, we understand the retail will be incorporated into buildings containing other uses such as office or laboratory, and will not have any exterior signage on public roads or elsewhere. Accordingly, all peak hour trips from retail can be expected to be

7 Campus Drive, Suite 300, Parsippany, NJ 07054-4495 ■ [www.rbagroup.com](http://www.rbagroup.com) ■ T: 973.946.5600 ■ F: 973.898.9472

internal to the campus. We would, however, leave the retail square footage in the office space to account for employees.

- Below is a comparison of the trip generation per current zoning when compared to the first development program (Concept Plan A), with the above noted changes. As shown, the first development program will yield to a net reduction of 376 trips in the morning peak hour (24% reduction) and 459 trips in the evening peak hour (27% reduction).

Component	Morning Peak Hour			Evening Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
As of right (1,420,927 sf office)	1380	189	1569	284	1387	1671
259 townhomes	19	92	111	88	44	132
893,000 sf office	952	130	1082	184	896	1080
Total Proposed, Development Plan 1	971	222	1193	272	940	1212
change versus existing zoning	-409	33	-376	-12	-447	-459

- The table below summarizes the trip generation comparison for the second development scheme (Concept Plan B). As shown, this scheme further reduces trip generation versus the previous alternative (Concept Plan A).

Component	Morning Peak Hour			Evening Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
As of right (1,420,927 sf office)	1380	189	1569	284	1387	1671
202 townhomes	16	76	92	72	36	108
400 unit CCRC	46	26	72	56	60	116
758,000 sf office	835	114	949	158	771	929
Total Proposed, Development Plan 2	897	216	1113	286	867	1153
change versus existing zoning	-483	27	-456	2	-520	-518

- Given the above information, we find that the proposed rezoning will have a positive impact on peak hour traffic versus an as of right development.

Area Intersection Traffic Analysis:

- Although we find that the proposed rezoning will reduce trip generation from a full as of right build out, it should be noted that there are several traffic concerns that will be an issue for any development on the Honeywell site, including repopulating the existing buildings.
- For analysis purposes, provided that there is no change in use, we assume that Honeywell can reoccupy the existing buildings at any time without the need for approval from any board. We believe that for a no build situation, Honeywell should be treated as a 1,099,689 research and development center. This produces less trips than reflected in Table 1 of the TIS. Within Table 1, the existing site was divided into two components – a general office building and a research and development facility (which includes some laboratory space, but substantial office space as well). It is noted that the marginal trip generation rates for both offices and research

and development facilities decline as sites get larger, meaning that two smaller sites will generate more trips than one larger site, even if square footage is the same. We are of the opinion that the existing campus should be treated as a research and development facility of 1,099,689 square feet instead of partially an office and partially a research and development facility. This would reduce existing potential trip generation for the site to 1,046 vehicles (instead of 1,329) in the morning peak hour and 929 vehicles (instead of 1,274) in the evening peak hour (i.e. 283-345 vehicles per hour less than shown in Table 1). This is in comparison to approximately 400 existing trips per hour into and out of Honeywell.

8. While we generally concur with the capacity analysis conducted (other than the changes in volumes noted above), we note that there will be several intersections that will have operational challenges in the future as a result of the proposed project and other background traffic in the area. In this instance, adding traffic in the off-peak direction actually appears to cause additional traffic problems, due to the traffic signal phasing in the area. We have re-computed future traffic operations with the changes noted above assuming the first development scenario (Concept Plan A). Within this analysis, we have assumed that traffic signal timings will be adjusted in the future to the best extent possible, since traffic signal timing adjustments are part of on-going maintenance of traffic signals. Our findings by location are summarized below:

A. Columbia Turnpike and Park Avenue

- We anticipate a net increase of 76 and 101 respectively trips through this intersection in the morning and evening peak hours between the no build condition and build condition.
- Intersection operations are anticipated to be at failing conditions in both peak hours.
- The build condition increases overall delay by 3.2-4.1 seconds per vehicle in the morning and evening peak hours respectively versus the no build condition
- Problems at this intersection can be mitigated through the potential Route 24 bypass ramp. However, Morris County has presently deferred advancing this project.

B. Columbia Road and Normandy Parkway/Normandy Heights Road

- We anticipate a net increase of 59 and 75 trips respectively through this intersection in the morning and evening peak hours between the no build condition and build condition.
- Intersection operations are anticipated to be at failing conditions in the evening peak hour, and nearly failing conditions in the morning peak hour.
- The build condition increases overall delay by 4.2-10.7 seconds per vehicle in the morning and evening peak hours respectively versus the no build condition
- Given the volumes anticipated for this intersection, left turn lanes on Columbia Road will be required to be added, and traffic signal phasing adjusted.

C. Route 124 (Madison Avenue) and Normandy Parkway

- We anticipate a net increase of 16 and 26 trips respectively through this intersection in the morning and evening peak hours between the no build condition and build condition.

- Intersection operations are anticipated to be at failing conditions in both peak hours, largely as a result of anticipated traffic growth on Route 124 (which will be 25-50% higher than that which can be accommodated by a single lane of traffic).
- The build condition increases overall delay by 1.2-3.9 seconds per vehicle in the morning and evening peak hours respectively versus the no build condition
- We note that a Morris County study identified the need to add a westbound through lane through this intersection, and eliminate protected left turns at this location. These or higher level improvements will be required in the future.

D. Route 124 (Madison Avenue) and Kahn Road/Old Glen Road

- We anticipate a net increase of 10 and 15 trips respectively through this intersection in the morning and evening peak hours between the no build condition and build condition.
- Intersection operations are anticipated to be at failing conditions in the morning peak hour, and nearly failing conditions in the evening peak hour, largely as a result of anticipated traffic growth on Rout 124 (which will be 10-30% higher than that which can be accommodated by a single lane of traffic).
- The build condition will have no impact on the morning peak hour, but will lead to an increase of southbound delay by 6 seconds per vehicle in the evening peak hour versus the no build condition (since a higher portion of residential traffic is anticipated to use this driveway versus the existing Honeywell traffic).
- We note that a Morris County study identified the need to add lanes to this intersection. However, we find that adding a southbound right turn lane to this intersection would mitigate any impacts to this intersection created by the proposed development, and would benefit virtually exclusively traffic from the Honeywell campus (since they are the primary user of Khan Road).

E. Columbia Road and both signalized site driveways

- Level of service at both signalized driveways will be at acceptable levels of service.
- However, projected left turn volumes at both driveways warrant the addition of left turn lanes for traffic safety and efficiency. We would recommend that a left turn lane be added to both intersections, and that arrows be made leading lefts instead of lagging lefts. We further recommend that left turns be permitted into Normandy Heights Road as part of this change and that a left turn lane be created for access to Normandy Heights Road. We note that creating these left turn lanes can be accomplished largely through restriping the road.
- We also recommend that traffic signals be set for free-float operation, so that they may be more efficient.
- These improvements are on-tract improvements (since they are access related), and are entirely the responsibility of the applicant.

Except where the improvements benefit the Honeywell Property virtually exclusively, fair share contributions toward necessary improvements at the intersections identified under subsections A through D above should be provided at the time of the site plan approval.

9. We find that the second development alternative that includes a Continuing Care Retirement Facility will have less of an impact on the above intersections, due to the fact that the increase in traffic will be smaller.

Summary:

10. We have found that the rezoning of the campus for mixed use, including office, residential and limited retail will lead to an overall reduction of traffic generation versus a full build-out of the site under current zoning. We also find that the proposed redevelopment of Honeywell will lead to a net increase in traffic versus a re-population of the existing under-utilized Honeywell campus. The incremental traffic will have measurable impacts at several intersections that are anticipated to be at failing conditions in the future. This would be the case for any new development on the Honeywell campus or in the area. Consequently, fair share contributions for these improvements should be assigned as part of the site plan process for the various development components proposed in this instance.

Should you have any questions or would like additional information, please do not hesitate to call me.

Very truly yours,



Gordon Meth, P.E., P.P., PTOE, PTP  
Board Engineer

GM

**RESOLUTION OF THE MORRIS TOWNSHIP PLANNING BOARD**  
**RE: ADOPTION OF AMENDMENT TO**  
**THE LAND USE PLAN ELEMENT AND CIRCULATION PLAN ELEMENT**  
**OF THE TOWNSHIP OF MORRIS MASTER PLAN**  
**IN REGARD TO TAX BLOCK 9101, LOT 4**

WHEREAS, the Morris Township Planning Board (the "Board") is authorized to prepare, adopt and amend a master plan to guide the use of lands within the Township of Morris in accordance with the purposes of the Municipal Land Use Law; and

WHEREAS, the current Morris Township Master Plan (the "Master Plan") was adopted on June 20, 1994 and, since its adoption, has been the subject of a series of amendments and periodic re-examinations; and

WHEREAS, at a public hearing held on March 5, April 2, April 19, May 17, May 31, and June 7, 2012, the Board has duly considered adoption of an amendment to the Master Plan regarding a 147 acre parcel (the "Property") zoned OL-40 and designated as Block 9101, Lot 4 on the Official Tax Map of the Township of Morris, which Property has a street address of 101 Columbia Road, and which is commonly known as the Honeywell Tract; and

WHEREAS, public notice of the hearing on this Master Plan amendment has been given in accordance with the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, the Master Plan amendment as originally proposed would place the Property in a new OL-40 PUD District in which, in addition to permitted OL-40 uses, a planned unit development ("PUD") containing a mix of office, laboratory, townhouse and continuing care retirement community ("CCRC") uses would be allowed; and

WHEREAS, at the hearing on May 31, 2012, the Board determined that changes should be made to the proposed Master Plan amendment (a) eliminating a CCRC as a permitted use in the PUD, (b) calling for an increase in open space within the PUD, and (c) increasing setbacks from public streets for townhouses within the PUD; and

WHEREAS, the changes called for by the Board have been incorporated into the Master Plan amendment, which (a) is entitled "Amendment to the Land Use Plan Element and Circulation Plan Element of the Township of Morris Master Plan re: Block 9101, Lot 4," (b) has been prepared by Paul A. Phillips, AICP, PP, and (c) is dated "January 2012 revised June 2012" (the "Master Plan Amendment"); and

WHEREAS, during the course of the hearing, the Board has carefully considered all expert and other testimony, and all comments, exhibits, reports, and/or other evidence submitted (a) by or on behalf of members of the public, including the Citizens for Better Planning in Morris Township, Inc., and (b) by the Board's professionals, including the Township Planner, Township Engineer, the Board's Traffic Engineer, and the Board's Environmental Engineer; and

WHEREAS, the Board hereby adopts as findings and conclusions all findings and conclusions (whether or not identified as such) (a) in the Master Plan Amendment and (b) in the May 30, 2012 report of the Technical Coordinating Committee ("TCC") entitled "Technical Coordinating Committee Responses to Public Comments in Regard to Amendment to the Land Use Plan Element and Circulation Plan Element of the Township of Morris Master Plan re Block 9101, Lot 4;" and

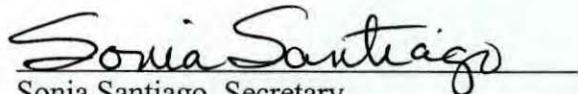
WHEREAS, the Board has determined that the Master Plan Amendment should now be adopted.

NOW, THEREFORE, BE IT RESOLVED by the Morris Township Planning Board that the following be and hereby is adopted as an amendment to the Land Use Plan Element and Circulation Plan Element of the Morris Township Master Plan:

"Amendment to the Land Use Plan Element and Circulation Plan Element of the Township of Morris Master Plan re: Block 9101, Lot 4," prepared by Paul A. Phillips, AICP, PP, dated January 2012, revised June 2012.

IT IS FURTHER RESOLVED that the Secretary of the Board shall, not more than thirty (30) days after the date of adoption of this resolution, transmit to the Morris County Planning Board a certified true copy of this resolution, together with a certified true copy of the Master Plan Amendment adopted herein, in satisfaction of the notice requirements set forth in N.J.S.A. 40:55D-13(3).

I hereby certify that this is a true copy of a resolution duly adopted by the Morris Township Planning Board at a special public meeting held on June 7, 2012.

  
Sonia Santiago, Secretary  
Morris Township Planning Board