

# 2006

## Development Activity Report



Prepared by the  
Morris County Planning Board

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# On the Cover:

## North Sussex Street Landfill Redevelopment

**N**orth Sussex Street Landfill Redevelopment Project is an example of an innovative way the Town of Dover leveraged the land value of a former municipally owned and operated landfill which ceased operations in the 1970's, to cover the high costs of landfill closure. With closure costs estimated into the millions of dollars, the Town of Dover declared the tract as an "Area in need of Redevelopment," and negotiated a Redeveloper's Agreement to sell the property for redevelopment at market rate less the costs of landfill closure. The agreement prohibited the value to go negative thereby insuring full landfill closure with no cost to the Town of Dover. The Town of Dover has since closed on the landfill property. The redeveloper is Woodmont Properties of Parsippany.

The approved Redevelopment Plan and site plans call for a FedEx Distribution Facility, Hilton Homewood Suites Hotel and Office Building. The FedEx Distribution Facility is open and operational, with hotel construction to begin in the spring of 2007 and the office building to follow. - Michael A. Hantson, P.E., P.P.

Town of Dover Engineer & Planner

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# 2007

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# Section I

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# Introduction

**M**ost development applications that come before municipal planning boards and boards of adjustment in Morris County are forwarded to the County for review.

The New Jersey County Planning Enabling Act provides for the review and approval of many types of development applications by the County Planning Board. All subdivision applications must be submitted to the County for review and approval. In Morris County, minor subdivisions, which do not front on County roads, are deemed exempt from formal review. In addition, all site plans which front on County roads and/or have impervious areas of one acre or more must be submitted to the County for review and approval. Site plans of less than one acre of impervious area are deemed exempt from formal review if they do not front on a County road.

## Sketch

A sketch represents a conceptual layout of a subdivision or site plan. Submission of sketches, while not required by all municipalities, are helpful to the County review process by giving a preview of formal plans that are likely to be submitted in the future. They also give an opportunity for possible design changes to be suggested before detailed engineering is undertaken.

## Preliminary Plat

A preliminary plat is a set of detailed drawings showing lot lines, road alignments, dimensions, contours, drainage systems, water lines, sanitary sewers and other details as applicable. Approval of the preliminary plat is a prelude to construction.

## Final Plat

A final plat follows the preliminary plat approval and becomes a legal record of the subdivision. It is a map of the subdivision which shows the exact dimension and direction of each lot line. The approved final plat is filed at the Office of the County Clerk where it remains a permanent legal record.

## Minor Subdivision Plat

A minor subdivision plat is generally defined as having no more than three to five lots and which does not require an extension of municipal facilities such as roads, public water or sewer services.

## Site Plan

A site plan is the construction drawing for the development and improvement of one lot or parcel, usually for single uses such as an office building, retail store or condominium housing.



# General Trends

**B**ased on the development applications submitted to the Morris County Planning Board over the last 10 years, the general trends of development activity in the residential and nonresidential sectors can be identified.

Although there was a slight increase from the year before in the number of new residential subdivision projects submitted for County review, the lot yield from those subdivisions was noticeably smaller. No new preliminary plats for subdivision projects were submitted to the County Planning Board from the N.J. Highlands Preservation Areas of Morris County. Preliminary plats for subdivisions which received municipal approvals prior to March 29, 2004 or exempted by the New Jersey Department of Environmental Protection continued to provide building lots for the Highlands Preservation Area's housing market. Before the enactment of the Highlands Water Protection and Planning Act on March 29, 2004, municipalities in the Highlands Preservation Area

had contributed the largest portion of new approved residential units over the prior 10 years. The absence of new residential subdivision projects in the Highlands Preservation Areas, the diminishing supply of approved lots, and the sluggish housing market, all contributed to the record low number of 124 lots recorded at the Office of the County Clerk for Morris County. As for minor subdivision activity, it was minimal throughout the Highland Preservation Areas. According to Highlands Applicability Determination Applications received from the New Jersey Department of Environmental Protection, exemptions were approved for lot line changes, new lots for septic systems to replace failed septic systems for lake front homes, and for new home construction on existing lots and approved subdivision lots.

New site plan activity within the Highlands Preservation areas was very limited for some municipalities

and more numerous for others. According to Highlands Applicability Determination Application exemptions received from the N.J.D.E.P., site plans which received municipal approvals prior to March 29, 2004 or exempted by the N.J.D.E.P. were permitted to build with conditions. For example, N.J.D.E.P. exempted a 16,000 sq. ft. commercial building proposed on a 12.2 acre site on Route 206 in Roxbury Township which had prior municipal approval. Also, the exempted Subaru dealership at Route 46 in Mount Olive Township had received municipal approval in 2003. Another example of N.J.D.E.P. exemption was for a small parking lot expansion for MPG Properties at Route 206 South in

Roxbury Township.

Their parking lot needed to be expanded from 29 spaces to 36 spaces. Increase in impervious surface was only 1,899 sq. ft. The existing building and parking lot expansion on the 1.1 acre site was within the 125% limit of the existing footprint of existing impervious surfaces on the site and the project did not increase cumulative impervious surface by one-quarter acre or more. In

Montville Township, the 1,452 sq. ft. addition to the Lake Valhalla Club for kitchen facilities and the 250 sq. ft. yacht club store building were given a N.J.D.E.P. exemption under the above mentioned conditions.

Other exemptions from N.J.D.E.P. were given for municipal and county road resurfacing and drainage projects, bridge and culvert replacement, expansion of a public works garage and facility in Mount Olive Twp., rehabilitation of Harrington Park in Washington Township, sewer extension by the Washington Township M.U.A. for several homes on Fawnridge Drive, water main replacement and upgrade to the existing water treatment plant filtration system for the Fayson Lake Water Company in the Borough of Kinnelon, and the new Abenaki water system connection to the Jefferson Township public water system. Also, the Dickerson Elementary School and the Bragg Intermediate School for the Chester School District received an exemption



for school alterations and additions. Lastly, cell phone companies who co-located on existing cell towers, the J.C.P&L's new substation in Mount Olive Township and the Mount Olive Baptist Church addition and parking expansion received exemptions.

Of the twelve municipalities within the Highlands Preservation Areas, Mount Olive Township (32) and Washington Township (30) had the most exemptions given by the N.J.D.E.P. followed by Chester Township (19), Borough of Kinnelon (18) and Jefferson Township (14) and Rockaway Township (14).

Map C (Section 11) highlights the New Jersey Highlands within Morris County. As can be seen by the above activity taking place within the Highlands Preservation Areas, municipalities, county and the private sector are trying to work within the framework of Highland Preservation Area rules and regulations to provide necessary infrastructure improvements for roads, water, sewer and electric conveyance systems. Also, public facilities, schools and church upgrades are being accommodated. The impact from the Act's environmental restrictions since its enactment on March 29, 2004 is becoming clearer as development proposals work their way through the N.J.D.E.P. review process.

Within the Highlands Planning Areas of Morris County which is highlighted on Map C (Section 11), new residential subdivisions submitted for County review continued to be predominately small, less than 12 lots, and occurred as infill development in established neighborhoods. In these areas, an oversized lot or combination of lots with dwellings became targets for redevelopment. Developers razed the homes and constructed short cul-de-sac roads to municipal and county roads. Often, these subdivisions required extensive clearing and grading for home sites and elaborate drainage systems to detain storm drainage entering older municipal and county drainage systems.

There was a noticeable increase in minor subdivision activity than the year before. Often, an older home on a lot became a tear down for developers seeking a two lot minor subdivision approval to construct large expensive homes, often out of scale with homes in the neighborhood. In response to this situation, several municipalities passed ordinances to limit the size of a new home on a small lot. During 2006, residential single lot tear downs were commonplace throughout Morris County and garnered a lot of publicity in local newspapers.

In the multi-family housing sector which includes apartments, townhouses, and age restricted developments, there was a 69% increase in the number of

dwelling units proposed from the year before. This trend has continued from 2004. It is anticipated that the number of dwelling units produced from the above categories will continue to increase in the coming year (s) to fill the gap in the housing market caused by the limited supply of single family detached housing from subdivisions. Redevelopment of properties formerly used for single family detached homes, office, commercial and industrial sites have become more available for conversion to keep this trend going. Also, the strong growth in age restricted housing has been the mainstay of this trend since 2003. There was no activity in senior housing and assisted living projects during 2006. What is missing from the equation and needs to be continually addressed is affordable housing for all income groups especially for our young working population.

Non-residential development which includes offices, commercial and institutional uses continued to show strength outside the Highlands Preservation Areas. In most cases, this occurred as redevelopment of old commercial and industrial sites. A trend to be watched is the redevelopment of old municipal landfill sites. The Town of Dover has redeveloped their 49 acre North Street landfill site for the FedEx distribution facility. Also, a three-story office building and 108 room hotel (Phase II) was approved for construction in 2006. In Mount Olive Township, the old Combsfill North landfill was sold to Target Corporation in 2006 for commercial development. Another interesting trend is the attraction of self storage facilities and medical office buildings to seek locations close to age restricted housing projects and visa-versa. It is curious to note that Life Time Fitness will construct a large health and fitness club at Fernwood Road in the Borough of Florham Park which is about one-half mile from the Northgate age restricted housing project presently under construction. These nodes of development common to one another are becoming more prevalent in Morris County.

More development data in support of these general trends are presented in subsequent sections of this report.

Section II of this report contains Tables I through VIII which present specific development information for Morris County's 39 municipalities. Charts A through G within Section I are based on those tables and show development activity for 2006 in contrast with the previous nine years. The observations and comments offered in Section I make frequent reference to the tables of Section II as well as the charts contained herein.

# Development Data

## Submissions

The Land Development Review Section of the Morris County Planning Board is staffed by three planners and one data control clerk. They handle all development applications which consist of subdivision plans and site plans submitted to the Morris County Planning Board for review and approval.

The Land Development Review Committee meets at least once a month, depending on the volume of applications, to review the development applications processed by the staff. The recommendations of the Committee through the "Report of Actions Taken on Development Plans" are voted on by the full Board at each regularly scheduled monthly meeting.

A combined total of 573 subdivision plats and site plans (including revisions) were submitted to the Morris County Planning Board in 2006. Of those applications submitted, 362 were reviewed and reports issued to the municipal planning boards and boards of adjustment. Another 211 applications received cursory review but were exempt from formal County review and approval.

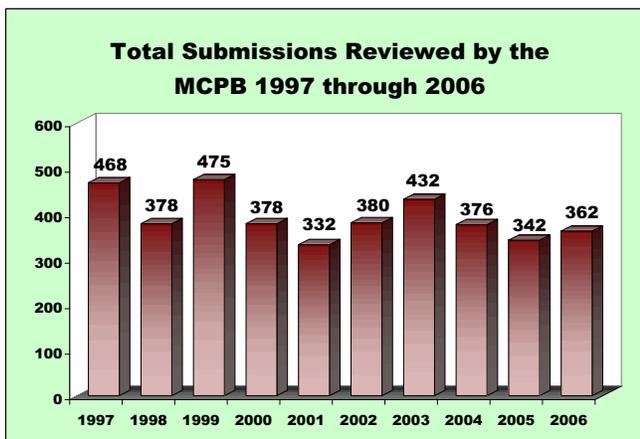


Chart A

As seen in Chart A, the total number of submissions reviewed was more than in 2005 which is at a level typical of the previous 6 years. Table I (Section II) shows that a total of 71 preliminary plats and 55 final plats (including revisions) were reviewed in 2006, compared to 52 preliminary plats and 44 final plats (including revisions) reviewed in 2005. In addition, 43 minor subdivisions fronting along County roads were reviewed in 2006 compared to 26 minor subdivisions (including

revisions) reviewed in 2005. Minor subdivisions not affecting County roads and not affecting County drainage facilities were deemed exempt from formal review.

Also, 193 site plans (including revisions) were reviewed by the County in 2006, compared to 220 site plans (including revisions) reviewed in 2005. These projects either front along County roads or consist of at least one acre of new impervious surface and therefore, potentially affect County drainage facilities. Site plans for projects not fronting along County roads which do not meet the one acre of new impervious surface criteria are deemed exempt from formal review.

## New Submissions

As a result of municipal and county planning review, many development applications are revised and resubmitted one or more times. By counting only new development applications, and not those that are revised, one can get an indication of either growth or decline in development from year to year.

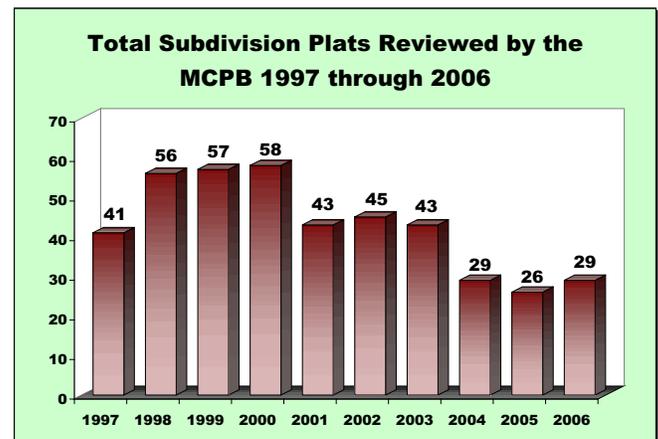
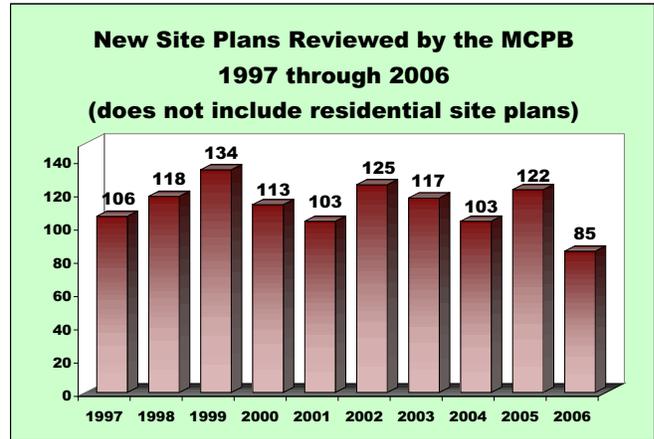


Chart B

As seen in Chart B, the total number of new residential subdivision plats submitted increased slightly from 2005 but remained at the same level as 2004. Residential activity still remained sluggish for 2006. New development activity for the year is presented in Table II (Section II). The County Planning Board received 29 new preliminary subdivision plats for 144 lots compared to 26 new preliminary plats for 191 lots submitted in 2005. This lower number is an indication of the scarcity of developable land which has become more difficult to find due to ever present environmental constraints. Small residential subdivisions continued to be common in 2006. If the number of preliminary

subdivisions does not increase more than it has, it will affect the number of lots available for residential development in the coming year(s).

years as well as between municipalities. We believe another good year would establish a trend in this housing sector which began in 2004.



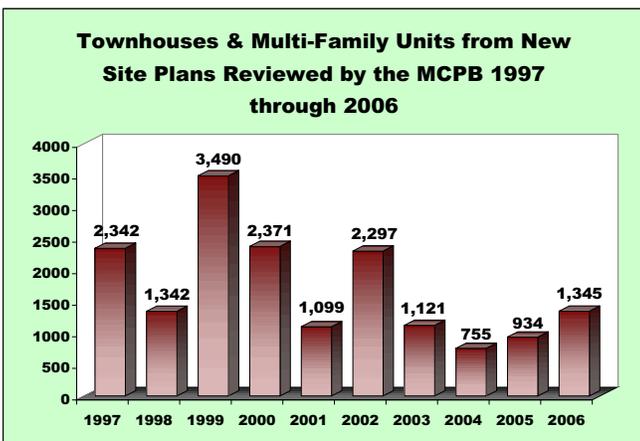
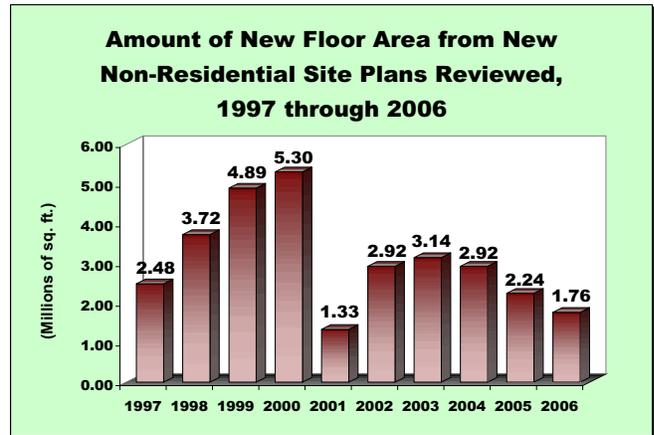
**Chart C**

**Chart E**

As seen in Chart C, the number of new residential building lots has not rebounded from the 1,215 peak level of 1999. The year 2006 saw the lowest number of lots on record produced by new preliminary subdivisions. There had been a noticeable improvement in 2003 but a dramatic decline occurred in 2004 and the decline continued in 2005 into 2006.

As seen in Chart E, the total number of new site plans submitted for 2006 dropped significantly from 2005. New development activity for the year is presented in Table II (Section II). The Morris County Planning Board received 85 new non-residential site plans, compared to 122 new non-residential site plans submitted in 2005.

In addition to single family home subdivisions, site plans for apartments, townhouses, and age-restricted adult housing were submitted to the County for review. Table II (Section II) shows that a total of 13 new residential site plans for 1,345 dwelling units were submitted during 2006 compared to 12 new residential site plans for 934 dwelling units submitted in 2005. This rise in the number of residential units is expected to continue for the coming year.



**Chart F**

**Chart D**

As seen in Chart F, non-residential floor area has not rebounded from the 5.3 million square feet that occurred during the peak year of 2000. The trend as represented by the 1.76 million square feet for 2006 will depend on availability of developable land and redevelopment of existing properties.

The previous highs and lows of this residential sector are represented in Chart D. With a large number of multi-family projects proposed in some years and not in others, a significant variation can occur between

## Revised Submissions

A significant portion of the development applications submitted to the Morris County Planning Board consist of resubmissions of revised drawings in response to municipal and county reviews. Often, development

applications will continue into the following year.

Table III (Section II) provides information on those development applications continued from the prior calendar year(s). Those development applications are only counted as new subdivision plats and site plans in the year they were first submitted to the Morris County Planning Board for review. The date when development will actually occur is difficult to predict since economic and market conditions will vary the outcome.

Table III, (Section II) shows that 28 revised preliminary subdivision plats (residential and non-residential) were submitted from the prior calendar year 2005 for 314 building lots. Thirteen (13) revised residential site plans for 1,414 units were resubmitted in 2006. Also, 53 revised site plans for non-residential development were resubmitted in 2006 for 2,592,166 square feet of floor area.



# A Closer Look

## Single Family Housing

**T**hirty-two (32) final subdivision plats consisting of 354 lots were approved by the Morris County Planning Board in 2006. The final plat data provided in Table IV (Section II) represent those subdivisions which have advanced from preliminary plat approval. At the final plat stage, it becomes likely that homes will be constructed in the very near future.

According to the data in Tables IV, final subdivision plats covered a total land area of 727.35 acres including new street area and any area set aside within developments for open space. The total linear feet of new street was 31,594 or 5.98 miles. There were 271.94 acres dedicated for open space. The average lot size was 49,641 sq. ft. and the median lot size was 20,560 sq. ft. When compared to the previous years 2003, 2004 and 2005, average subdivision lot size was steadily increasing from 60,243 sq. ft. in 2003 to 64,194 sq. ft. in 2004 and 107,587 sq. ft. in 2005. In 2006, average lot size dropped to 49,641 sq. ft.

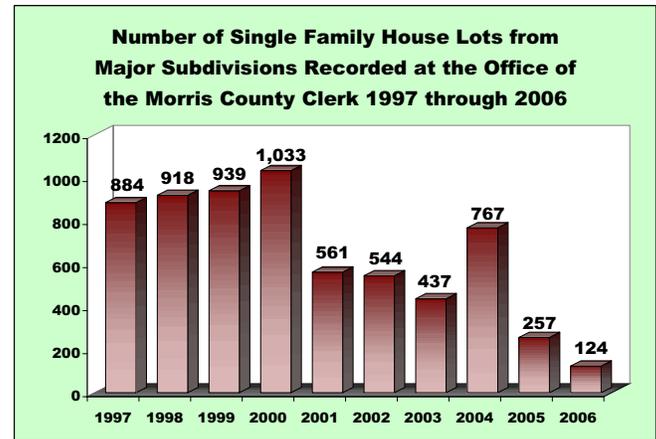
The median subdivision lot size during the same period was 24,911 sq. ft. in 2003, 35,701 sq. ft. in 2004, and 76,927 sq. ft. in 2005. In 2006, median lot size also dropped to 20,560.

The largest average subdivision lot size occurred in Harding Township at 251,123 sq. ft. and the smallest average lot size is found in the Town of Dover at 7,986 sq. ft. The median subdivision lot size for Morris County occurred in East Hanover Township at 20,560 sq. ft.

Roxbury Township led the County with the most lots at 161 followed by Denville Township with 43 lots and Chester Township with 27 lots. Municipalities in which final plat subdivisions occupy the greatest amount of area are Washington Township (230.36 acres), includes 168.0 acres of open space, Roxbury Township (179.53 acres), includes 98.0 acres of open space and Chester Township with 101.39 acres.

Shortly following final subdivision approval, final plats are filed at the Office of the County Clerk where the property descriptions become a legal record. The lots can be individually sold at that time. There can be a delay of up to 2 or more years from the time of municipal/county approval and the actual filing of the plat at the Office of the County Clerk. Table V (Section 11) provides a 5 year record of final plats recorded for each

municipality. One hundred twenty four (124) lots were filed at the Office of the County Clerk during 2006, a 48% drop from the 257 lots recorded in 2005.



**Chart G**

As seen in Chart G, except for the 767 lots recorded in 2004, there has been a steady decline in the number of lots recorded from 2001 through 2006. As a result of the economic slow down in 2001, only 561 lots were recorded that year which was a dramatic drop from the 1,033 lots recorded in 2000. The jump in recorded lots in 2004 was in response to the enactment of the Highlands Water Protection and Planning Act of 2004 as well as in response to favorable mortgage interest rates and subdivision approval time limitations imposed by the New Jersey Municipal Land Use Law (MLUL). As a result of these converging factors, developers brought their subdivisions to final approval sooner than later.

The absence of new residential subdivision development throughout the New Jersey Highlands Preservation Area of Morris County has been a contributing factor in keeping the number of new residential lots down for single family detached homes. This situation and the sluggish housing market during 2006 have not helped.

Elsewhere, many new residential subdivisions (excluding minor subdivisions) were relatively small in the range of 2 (technical major subdivision) to 12 lots, and many subdivision developments occurred as infill development in established neighborhoods.

Several larger residential subdivisions with more than 20 lots are listed by name in Table VI (Section II). The Villages at Roxbury on Shippenport Road in Roxbury Township led with 161 lots. This residential subdivision represents one of the last large residential

subdivisions in Morris County. Fairview Estates on Old Boonton Road in Denville Township with its 29 lots ranked second followed by the Cantor subdivision on Old Chester-Gladstone Road in Chester Township with 27 lots and Sky Top Estates II on Waughaw Road in Montville Township with 27 lots. The distribution of residential activity in Morris County for the year 2006 and during a five year period from 2002 to 2006 is shown on Maps A and B of Morris County following Table VIII (Section II).

### **Attached and Multi-Family Housing**

Shown on Table VII (Section II) is a list of proposed residential site plans received by the Morris County Planning Board which includes apartments, townhouses, and age restricted adult housing projects. Nine (9) residential site plans were reviewed in 2006 for 1,260 units, compared to 9 residential site plans reviewed in 2005 for 933 units.

The largest redevelopment apartment project was located in the Borough of Riverdale. Alexan at Riverwalk proposes a 424 unit project on 28.11 acres at Riverdale Road near the Pequannock River. It will consist for 147 one-bedroom units and 277 two-bedroom units in four separate five-story buildings with 819 parking spaces. Half of the units will be age-restricted (55 and older). Two clubhouses and pools and pedestrian/bicycle paths and other site amenities are planned.

In the Town of Morristown within Epstein's Rehabilitation Area A, the Morris County Planning Board reviewed the redevelopment of the Epstein's property, the Morristown Parking Authority property and the Shabsis property. The site encompasses six existing lots totaling 3.45 acres. It will consist of two seven story retail/residential structures, a seven level parking garage, a five story retail/residential structure and a four story office building. One hundred thirty-three (133) apartment units and 113 condominium units are planned. The parking garage will contain 800 parking spaces and 130 under building parking spaces are dedicated for the residential units.

The year 2006 saw significant growth in the age-restricted adult (55 and older) housing sector which has continued from the year 2003. In Roxbury Township, Woodmont Properties proposes an active adult community on a 56.91 acre tract at Route 46 near the Borough of Netcong. The project will consist of 260 condominium units within three buildings with basement level garages. These buildings will have a mix of one and two bedroom units of which 20% will be low and moderate income owner occupied units integrated with the

market units. Recreational amenities include attached community buildings, a swimming pool, and pedestrian paths and trails linking the buildings to each other and to the surrounding community. Basement level parking will provide 208 spaces for market units and surface parking will have 274 spaces.

Hovnanian Enterprises's Four Seasons at Rockaway Township proposes 188 age restricted townhouse units with recreational facility on a 51.6 acre tract at Green Pond Road.

In Mountain Lakes, Weber Homes Jubilee (Park Place) at Mountain Lakes proposes to redevelop an existing industrial site for 44 townhouse units on an 8.38 acre tract at the intersection of Fanny Road and Morris Avenue. Of the 36 age restricted units, 20 will be townhouses with individual two car garages situated in groups of three to five units (5 buildings). Sixteen (16) additional age restricted units will be constructed in two buildings of eight units (condominium style), each with 17 underground parking spaces. Eight (8) units will be affordable units constructed in a single structure (condominium style) with 11 surface parking spaces. In Mine Hill Township, Designer Homes plans to build a 37 unit age restricted garden apartment building off Hurd Street on a 6.26 acre site.

An existing office building site in Florham Park at Hanover Road and Vreeland Avenue will be razed for the Northgate age restricted housing project. It will consist of 33 townhouse units on an 8.41 acre site. Elsewhere, the Wheatsheaf townhouse redevelopment project in Morris Township at Kahdena Road/ Deborah Drive will have 23 age restricted units constructed on a 12.19 acre site previously part of the old Wheatsheaf Farms estate.

### **Commercial, Industrial and Office**

Site plans can include small building additions with minimal amount of new floor area. Building renovations may not result in any new floor area at all. To the other extreme, construction of office buildings, regional retail facilities, and industrial warehouses can result in an inordinate amount of floor area. Industrial site plans as a rule provide larger buildings than do commercial or office, at least in the case of industrial buildings which include warehouse facilities. Table VII (Section II) provides a list of the more significant site plans of non-residential development with floor areas. Only site plans of 50,000 square feet and greater are included.

Like the previous year, redevelopment projects took center stage in 2006.

In Roxbury Township, the Dell Industrial Park redevelopment project will consist of four new speculative “flex” office/warehouse buildings of 50,000 sq. ft. each with 122 parking spaces, loading facilities and storage yards on a 37.54 acre tract at Dell Avenue. Previously, the New Enterprise Stone and Lime Company and Kenvil Newcrete Products occupied this industrial property. Other flex office/warehouse projects have been submitted for this once industrial area along Dell Avenue north of Route 46.

Within Morris Corporate Center between Upper Pond Road and Cherry Hill Road in Parsippany Troy Hills Township, the former BASF Corporation property will be redeveloped for Morris Corporate Center V&VI office development. SJP Properties is planning to construct 645,272 sq. ft. of Class A office space. Morris Corporate Center V with 299,960 sq. ft. of office space will be located on a 20 acre tract and Morris Corporate Center VI with 345,312 sq. ft. of office space will occupy a 27.46 acre tract.

On the Town of Dover’s North Street landfill off Mount Pleasant Avenue, Woodmont Properties received approval to construct Phase II redevelopment on a 17.58 acre site. A three-story 58,696 sq. ft. office building with 265 surface parking spaces and a four-story 108 room hotel with 108 surface parking spaces will be built. Site construction started in 2006. Other landfill sites in Morris County may have potential for future redevelopment. In 2006, Target Corporation purchased the Combsfill North landfill in Mount Olive Township for commercial development.

The largest redevelopment project in years will occur on the 268 acre tract of the former Exxon Mobil Corporation property at Park Avenue in the Borough of Florham Park. The focus of publicity in 2006 was on the New York football Jets’ new headquarters and training facility to be built at the site. Although the Jets’ site plans have not, as yet, been submitted to the Morris County Planning Board for review, we gave this project an honorable mention since the road access plans were submitted to the County Planning Board for Park Avenue access to the Jet’s facility. Planned future tract development will include 500 age restricted housing units, a hotel, and 600,000 sq. ft. of office space.

Also, the initial phase of Phase II (West Village) redevelopment project at Novartis U.S. headquarters campus located on Route 10 and Ridgedale Avenue began with their site plan submission for a six level parking garage for 500 vehicles and expansion of existing parking lots. The parking plan is designed to accommodate the off-street parking displaced for future building con-

struction. Phase II will be a five year project for seven office buildings which will replace older buildings along Ridgedale Avenue. Also, an underground parking garage for 3,500 spaces under a proposed central park is planned.

On a smaller scale, Open Road BMW of Roxbury proposes to redevelop and construct a dealership on a 5.19 acre site at Route 46 in the Kenvil section of Roxbury Township. Formerly, Franks’ nursery occupied the site.

Like the previous year, small sites throughout the County are being redeveloped commercially for new banks, new retail stores, gasoline/ convenience stores, day care centers, and supermarkets, etc.

The tables found in the following Section II provide more development information for all 39 municipalities in Morris County.



# Section II

# Table I

## 2006 Number of Plats Reviewed, Morris County Planning Board, New/Revised/Total

Municipality	Preliminary Subdivision	Final Subdivision	Minor Subdivision	Site Plan
Boonton	3/0/3	1/0/1	2/0/2	0/1/1
Boonton Twp.	1/0/1	0/0/0	2/0/2	1/0/1
Butler	1/1/2	1/0/1	1/0/1	1/4/5
Chatham	0/0/0	0/0/0	0/0/0	1/1/2
Chatham Twp.	0/1/1	0/0/0	4/1/5	1/3/4
Chester	0/0/0	0/0/0	0/0/0	4/4/8
Chester Twp.	0/0/0	1/0/1	0/0/0	2/0/2
Denville	4/4/8	4/1/5	0/0/0	0/2/2
Dover	0/1/1	1/1/2	2/0/2	5/2/7
East Hanover	3/1/4	3/1/4	0/0/0	4/2/6
Florham Park	1/1/2	1/1/2	0/1/1	8/11/19
Hanover	4/4/8	3/3/6	2/1/3	3/2/5
Harding	0/3/3	4/1/5	1/2/3	0/1/1
Jefferson	0/0/0	0/0/0	0/1/1	3/0/3
Kinnelon	0/1/1	0/2/2	0/0/0	0/0/0
Lincoln Park	0/1/1	0/1/1	1/0/1	3/3/6
Long Hill	0/1/1	1/1/2	0/0/0	1/1/2
Madison	0/0/0	0/0/0	0/0/0	0/0/0
Mendham	0/0/0	0/0/0	0/1/1	1/2/3
Mendham Twp.	0/2/2	0/0/0	0/0/0	0/0/0
Mine Hill	2/0/2	1/0/1	0/0/0	1/0/1
Montville	6/4/10	5/2/7	2/1/3	4/5/9
Morris Twp.	1/1/2	0/0/0	3/0/3	2/1/3
Morris Plains	0/0/0	0/0/0	1/0/1	3/5/8
Morristown	1/1/2	0/0/0	0/0/0	3/4/7
Mountain Lakes	0/0/0	0/0/0	0/0/0	2/1/3
Mt. Arlington	0/2/2	0/1/1	0/0/0	0/3/3
Mt. Olive	2/2/4	2/2/4	0/0/0	3/5/8
Netcong	0/0/0	0/0/0	0/0/0	1/1/2
Par-Troy	1/0/1	2/1/3	3/0/3	2/5/7
Pequannock	1/1/2	1/0/1	1/2/3	1/0/1
Randolph	1/1/2	0/0/0	1/1/2	12/5/17
Riverdale	0/0/0	0/0/0	0/0/0	3/4/7
Rockaway	0/1/1	0/1/1	0/0/0	3/3/6
Rockaway Twp.	0/1/1	0/1/1	0/2/2	9/5/14
Roxbury	2/2/4	2/0/2	1/0/1	5/3/8
Victory Gardens	0/0/0	0/0/0	0/0/0	0/1/1
Washington	0/0/0	1/1/2	1/2/3	3/1/4
Wharton	0/0/0	0/0/0	0/0/0	3/4/7
<b>Total</b>	<b>34/37/71</b>	<b>34/21/55</b>	<b>28/15/43</b>	<b>98/95/193</b>

New Submissions = 194

Revised Submissions = 168

Total Submissions = 362

In addition, 211 minor subdivision plats and site plans not fronting on County Roads were reviewed and exempted.

## Table II

### 2006 New Submissions, Morris County Planning Board

Municipality	Subdivisions (1) Residential (Plats/Lots)	Subdivisions (1) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (2) Non Residential (Plans/Sq.Ft.)
Boonton	3/17	0/0	0/0	0/0
Boonton Twp.	1/11	0/0	0/0	1/25,167
Butler	1/7	0/0	0/0	1/2,200
Chatham	0/0	0/0	0/0	1/12,184
Chatham Twp.	0/0	0/0	0/0	1/80
Chester	0/0	0/0	0/0	4/22,555
Chester Twp.	0/0	0/0	0/0	2/2,666
Denville	4/17	0/0	0/0	0/0
Dover	0/0	0/0	0/0	5/22,720
East Hanover	3/11	0/0	0/0	4/24,220
Florham Park	0/0	1/5	1/33	7/358,104
Hanover	4/17	0/0	0/0	3/41,884
Harding	0/0	0/0	0/0	0/0
Jefferson	0/0	0/0	0/0	3/30,910
Kinnelon	0/0	0/0	0/0	0/0
Lincoln Park	0/0	0/0	1/0	2/47,412
Long Hill	0/0	0/0	0/0	1/8,122
Madison	0/0	0/0	0/0	0/0
Mendham	0/0	0/0	0/0	1/0
Mendham Twp.	0/0	0/0	0/0	0/0
Mine Hill	1/3	1/8	1/37	0/0
Montville	6/25	0/0	0/0	4/54,763
Morris Twp.	1/4	0/0	1/24	1/0
Morris Plains	0/0	0/0	0/0	3/23,705
Morristown	0/0	1/5	2/246	1/514,000
Mountain Lakes	0/0	0/0	1/44	1/0
Mt. Arlington	0/0	0/0	0/0	0/0
Mt. Olive	0/0	2/8	0/0	3/25,630
Netcong	0/0	0/0	0/0	1/0
Par-Troy	1/7	0/0	0/0	2/360
Pequannock	1/2	0/0	0/0	1/3,857
Randolph	1/4	0/0	0/0	12/45,623
Riverdale	0/0	0/0	1/424	2/9,000
Rockaway	0/0	0/0	1/4	2/5,800
Rockaway Twp.	0/0	0/0	3/273	6/14,850
Roxbury	2/19	0/0	1/260	4/316,097
Victory Gardens	0/0	0/0	0/0	0/0
Washington	0/0	0/0	0/0	3/139,260
Wharton	0/0	0/0	0/0	3/11,100
<b>Total</b>	<b>29/144</b>	<b>5/26</b>	<b>13/1,345</b>	<b>85/1,762,269</b>

- (1) Major subdivisions (Preliminary Plats)
- (2) Includes some site plans for building additions or renovations where no new floor area is being added.

# Table III

## 2006 Revised Submissions (1), Morris County Planning Board

Municipality	Subdivisions (2) Residential (Plats/Lots)	Subdivisions (2) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (3) Non Residential (Plans/Sq.Ft.)
Boonton	-	-	-	1/1,660
Boonton Twp.	-	-	-	-
Butler	-	-	2/144	1/19,666
Chatham	-	-	-	-
Chatham Twp.	1/4	-	-	3/97,921
Chester	-	-	1/9	3/12,360
Chester Twp.	-	-	-	-
Denville	2/8	-	-	2/55,423
Dover	1/3	-	-	1/0
East Hanover	1/4	-	-	1/4,952
Florham Park	-	-	1/36	7/143,867
Hanover	2/8	-	-	2/81,935
Harding	3/9	-	1/0	-
Jefferson	-	-	-	-
Kinnelon	1/4	-	-	-
Lincoln Park	1/7	-	-	2/3,552
Long Hill	1/2	-	-	1/7,210
Madison	-	-	-	-
Mendham	-	-	-	1/0
Mendham Twp.	2/12	-	-	-
Mine Hill	-	-	-	-
Montville	4/51	-	1/20	3/9,745
Morris Twp.	1/3	-	-	-
Morris Plains	-	-	1/86	3/659,326
Morristown	-	-	2/277	-
Mountain Lakes	-	-	-	-
Mt. Arlington	1/11	1/3	1/60	2/317,000
Mt. Olive	-	-	2/422	2/82,007
Netcong	-	-	-	-
Par-Troy	-	-	-	5/704,514
Pequannock	1/2	-	-	-
Randolph	1/5	-	-	5/33,992
Riverdale	-	-	-	1/129,486
Rockaway	1/4	-	-	1/4,100
Rockaway Twp.	1/8	-	-	2/209,650
Roxbury	2/166	-	-	1/0
Victory Gardens	-	-	-	1/0
Washington	-	-	1/360	-
Wharton	-	-	-	2/13,800
<b>Total</b>	<b>27/311</b>	<b>1/3</b>	<b>13/1,414</b>	<b>53/2,592,166</b>

(1) Each development continued from prior calendar year(s).

(2) Major subdivisions (Preliminary Plats)

(3) Includes some site plans for building additions or renovations where no new floor area is being added.

**Table IV**  
**2006 Final Plats Approved, Morris County Planning Board, Residential Detached Dwelling Units**

Municipality	Number of Plats	Number of Lots	Gross Area (acre)	Net Lot Area (acre)	Open Space (acre)	Street Area (acre)	Average Lot Size (Sq. Ft.)	Linear Feet of New Street
Boonton	1	4	2.17	1.69	0.00	0.48	18,404	0
Butler	1	4	2.15	1.02	0.00	1.13	11,108	193
Chester Twp.	1	27	101.39	92.03	0.00	9.36	148,475	3,750
Denville	4	43	59.26	48.61	4.18	6.47	49,243	3,957
Dover	1	3	0.74	0.55	0.00	0.19	7,986	0
East Hanover	2	10	6.95	4.72	0.00	2.23	20,560	0
Hanover	1	5	3.38	3.00	0.00	0.38	26,136	0
Harding	4	10	61.69	57.65	0.00	4.04	251,123	2,885
Kinnelon	1	4	8.72	8.18	0.00	0.54	89,080	1,950
Lincoln Park	1	7	10.19	8.67	0.00	1.52	53,952	653
Long Hill	1	2	5.38	4.84	0.00	0.54	105,415	290
Montville	5	15	19.47	16.56	0.59	2.32	48,090	790
Par-Troy	3	22	19.91	17.92	0.00	1.99	35,482	1,086
Pequannock	1	2	3.56	3.27	0.00	0.29	71,221	0
Rockaway	1	3	1.64	1.26	0.00	0.38	18,295	360
Rockaway Twp.	1	8	10.86	7.91	1.17	1.78	43,070	630
Roxbury	1	161	179.53	60.79	98.00	20.74	16,447	8,850
Washington	2	24	230.36	54.56	168.00	7.80	99,026	6,200
<b>Total</b>	<b>32</b>	<b>354</b>	<b>727.35</b>	<b>403.42</b>	<b>271.94</b>	<b>62.18</b>	<b>-</b>	<b>31,594</b>

Average Lot Size = 49,641

Median Lot Size = 20,560

# Table V

## 2002-2006 Number of Single Family House Lots from Major Subdivisions Recorded at the Office of the Morris County Clerk

Municipality	2002	2003	2004	2005	2006	5 Year Total
Boonton	-	2	2	-	2	6
Boonton Twp.	8	14	12	-	-	34
Butler	-	-	2	-	3	5
Chatham	-	-	-	-	-	0
Chatham Twp.	-	2	-	2	-	4
Chester	-	7	-	17	-	24
Chester Twp.	25	8	22	3	26	84
Denville	9	60	-	93	33	195
Dover	-	1	-	-	-	1
East Hanover	8	20	4	-	4	36
Florham Park	9	1	10	-	-	20
Hanover	-	-	35	-	-	35
Harding	-	4	5	6	12	27
Jefferson	195	88	127	10	-	420
Kinnelon	3	67	-	5	6	81
Lincoln Park	4	2	4	-	6	16
Long Hill	-	-	-	-	-	-
Madison	5	-	-	-	-	5
Mendham	-	-	-	-	1	1
Mendham Twp.	-	1	-	23	-	24
Mine Hill	-	-	-	-	-	-
Montville	49	33	28	23	6	139
Morris Twp.	-	-	6	3	-	9
Morris Plains	-	3	-	-	-	3
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	2	-	-	-	2
Mt. Olive	60	61	405	24	-	550
Netcong	-	-	-	-	-	-
Par-Troy	37	12	-	9	20	78
Pequannock	3	4	-	-	1	8
Randolph	6	-	32	-	-	38
Riverdale	-	31	-	4	-	35
Rockaway	-	-	3	4	3	10
Rockaway Twp.	6	11	39	-	-	56
Roxbury	-	-	13	7	1	21
Victory Gardens	-	-	-	-	-	-
Washington	117	3	18	24	-	162
Wharton	-	-	-	-	-	-
<b>Total</b>	<b>544</b>	<b>437</b>	<b>767</b>	<b>257</b>	<b>124</b>	<b>2,129</b>

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## **Table VI**

**2006 Proposed Single Family Residential Subdivision Plats of 20 Lots or More Reviewed by Morris County Planning Board**

<b>Municipality</b>	<b>Development Name</b>	<b>Location</b>	<b>Total Lots</b>
Chester Twp	Cantor	Old Chester-Gladstone Rd.	27
Denville	Fairway View Estates	Old Boonton Rd.	29
Montville	Sky Top Estates II	Waghaw Rd.	27
Roxbury	Villages at Roxbury	Shippenport Rd.	161

## Table VII

### 2006 Proposed Townhouse & Multi-Family Site Plans Reviewed by Morris County Planning Board

<b>Municipality</b>	<b>Development Name</b>	<b>Location</b>	<b>Number of Units</b>
Florham Park	Northgate Age Restricted	Hanover Rd.	33
Mine Hill	Deer View Estates	Hurd St.	37
Morris Twp.	Wheatsheaf	Kahdena Rd.	24
Morristown	Epstein	West Park Pl.	246
Mountain Lakes	Jubilee at Mt. Lakes	Fanny Rd.	44
Riverdale	Alexan at Riverdale	Riverdale Rd.	424
Rockaway	Fitzsimmons	Main St.	4
Rockaway Twp.	Four Seasons at Rockaway	Green Pond Rd.	188
Roxbury	Roxbury Active Adult	Route 46	260

## Table VIII

**2006 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area, Reviewed by Morris County Planning Board**

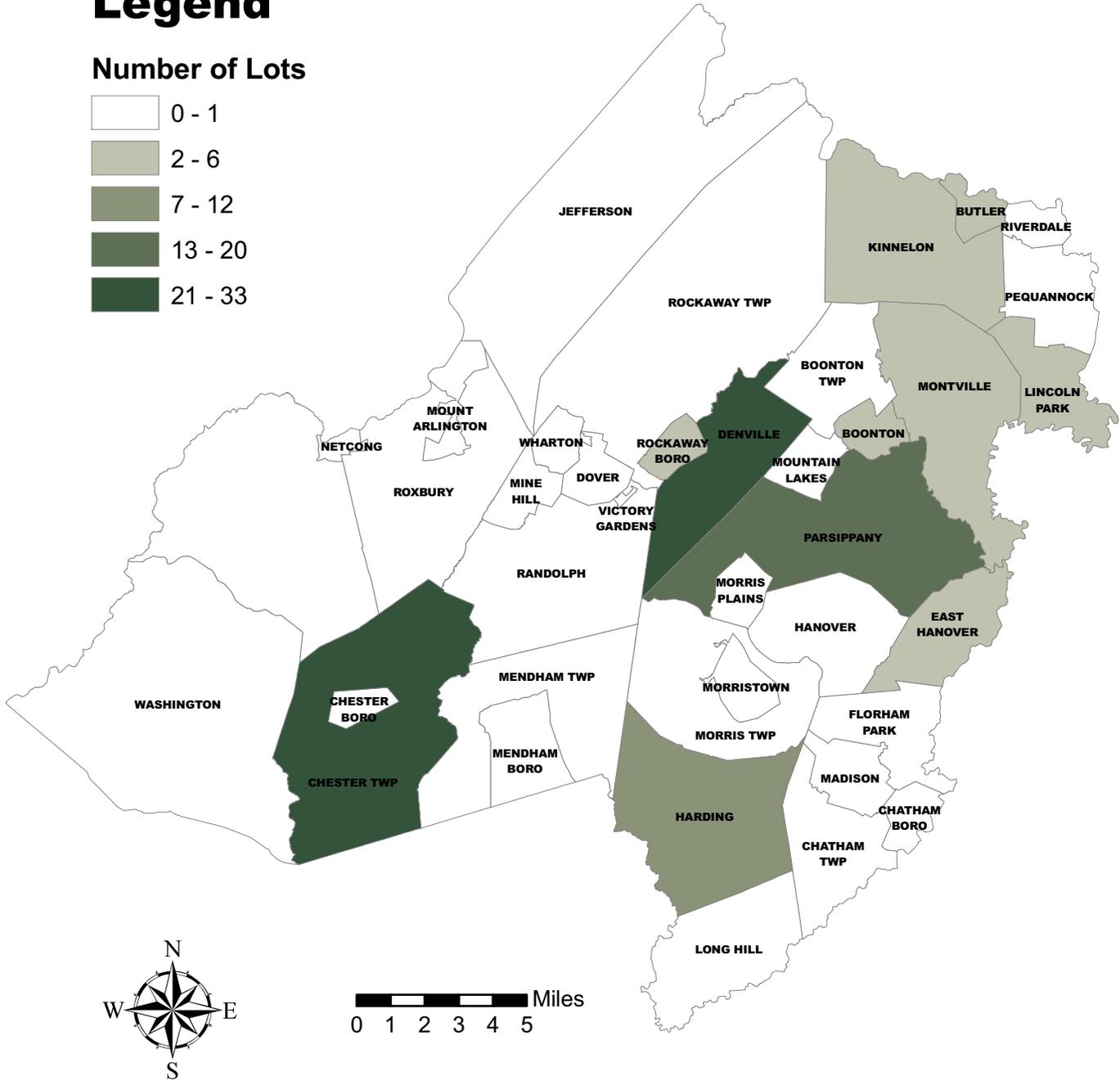
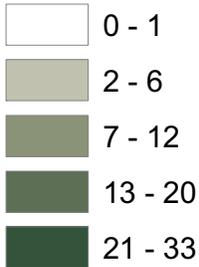
<b>Municipality</b>	<b>Development Name</b>	<b>Location</b>	<b>Land Use</b>	<b>New Sq. Ft.</b>
Dover	Woodmont at Dover	Commerce Blvd.	Office/Hotel	144,562
Florham Park	Hamilton Park	Park Ave.	Commercial	59,350
Florham Park	Life Time Fitness	Vreeland Rd.	Commercial	109,645
Florham Park	Rockefeller Group	Route 24	Office	230,000
Morristown	Epstein's	West Park Pl.	Comm./Off.	99,038
Parsippany	Morris Corp. V & VI	Cherry Hill Rd.	Office	645,272
Parsippany	Parsippany Hospitality	Hill Rd.	Commercial	56,568
Roxbury	Dell Industrial Park	Route 46	Industrial	200,000
Roxbury	Kuiken Brothers	Route 10	Commercial	91,552
Washington	Target	Route 46	Commercial	138,720

# Map A

## 2006 Number of Single Family House Lots from Major Subdivisions

### Legend

#### Number of Lots



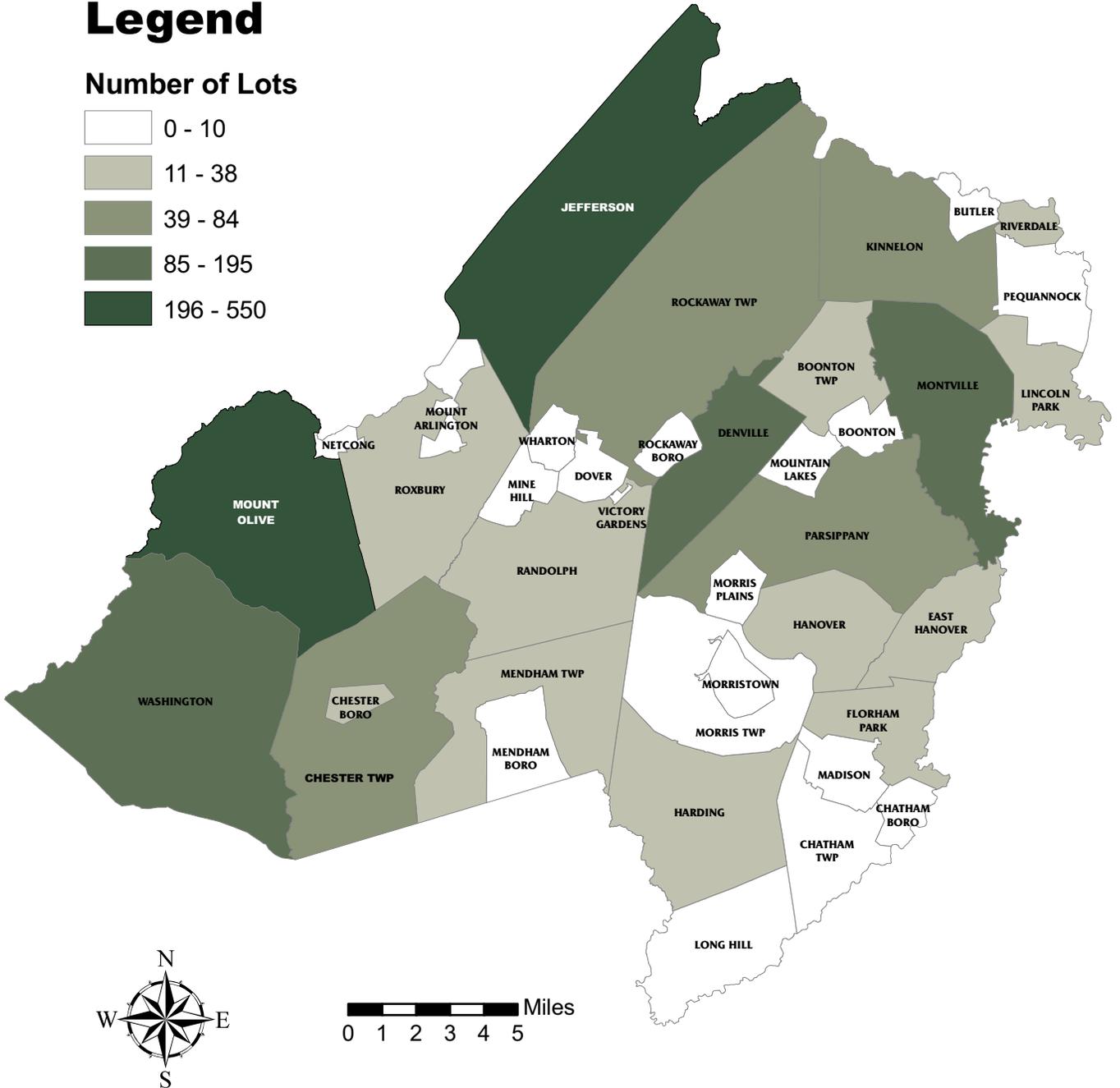
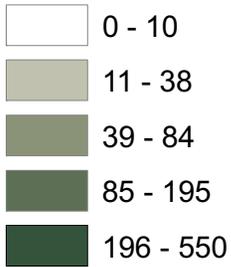
Recorded at the Office of the Morris County Clerk

# Map B

## 2002-2006 Total Number of Single Family House Lots from Major Subdivisions

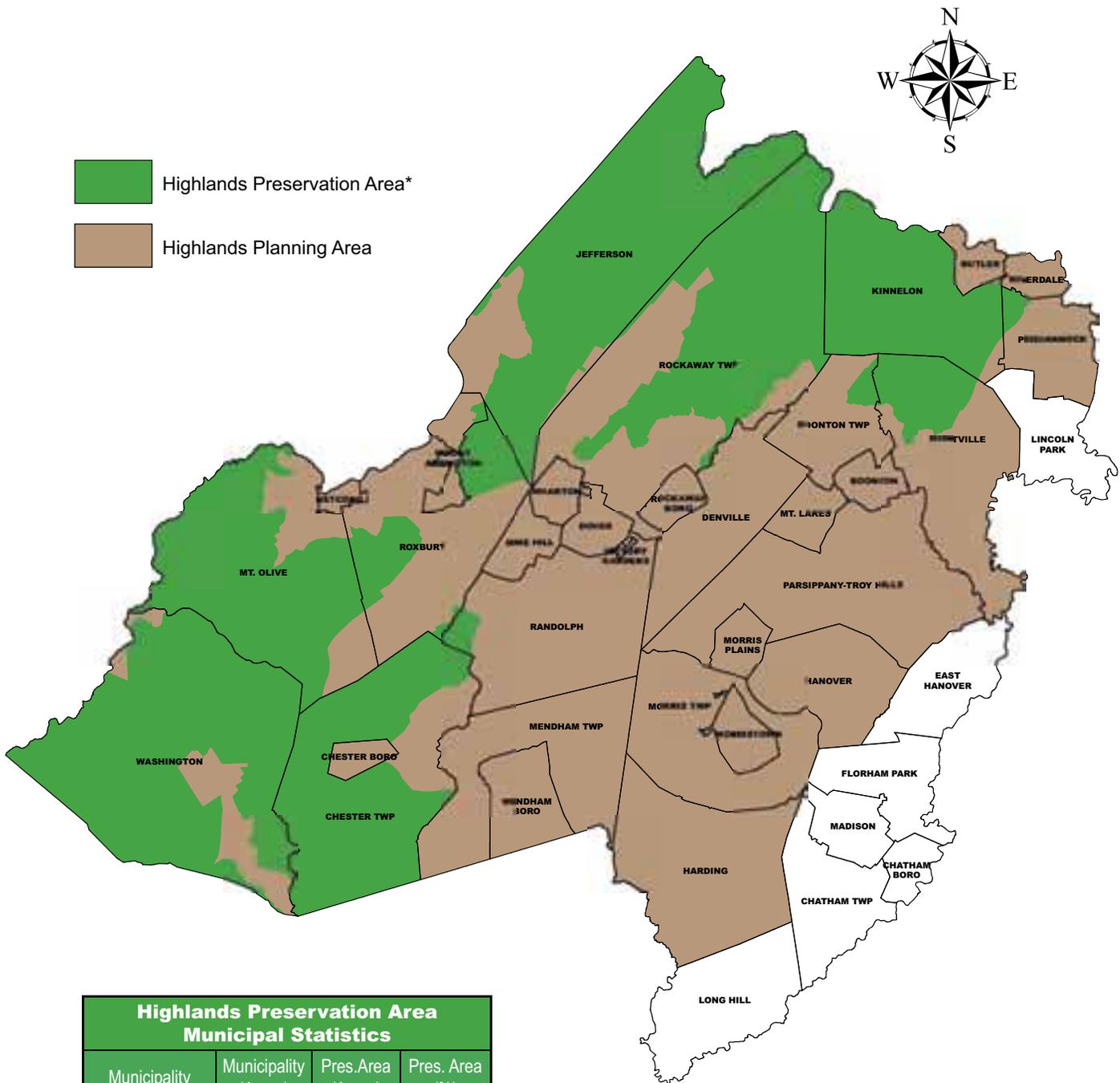
### Legend

#### Number of Lots



# Map C

## New Jersey Highlands within Morris County



Highlands Preservation Area Municipal Statistics			
Municipality	Municipality (Acres)	Pres.Area (Acres)	Pres. Area (%)
Boonton Twp.	5,428	493	9
Chester Twp.	18,694	15,783	84
Jefferson Twp.	27,365	24,030	88
Kinnelon	12,295	11,933	97
Montville	12,233	3,425	28
Mt. Arlington	1,783	132	7
Mt. Olive	19,996	15,847	79
Pequannock	4,534	451	10
Randolph	13,537	580	4
Rockaway Twp.	29,405	17,950	61
Roxbury	14,021	4,291	31
Washington Twp.	28,718	25,204	88



\*The Highlands Preservation Area depicted in this map has been interpreted from the narrative boundary description of P.L. 2004, c. 120, the Highlands Water Protection and Planning Act.