

TOWN OF MORRISTOWN MUNICIPAL ASSESSMENT

Morris County, New Jersey

**Prepared for the
New Jersey Office of Smart Growth**

November 20, 2008

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INTRODUCTION

The purpose of this Municipal Assessment is to provide the NJ Office of Smart Growth material to support the Town's petition re-designation as a Town Center. The Town's earlier designation expired in December, 2007.

As this Assessment will demonstrate, the Town's primary focus is to encourage redevelopment under the Local Redevelopment and Housing Law (NJSA 40A:12A-1) so as to support the following statewide policies enumerated in the State Development and Redevelopment Plan (The Plan).

- Equity
- Comprehensive Planning
- Public Investment Priorities
- Infrastructure Investments
- Economic Development
- Urban Revitalization
- Housing
- Transportation
- Historic, Cultural and Scenic Resources
- Air and Water Resources
- Energy Resources
- Waste Management, Recycling and Brownfields

Whenever possible, these improvements are to be made within Morristown's historical preservation strategy and philosophy.

In achieving the Town's goals as outlined in this plan, the Town will seek assistance from the NJ Department of Transportation and the NJ Department of Environmental Protection.

LOCATION AND REGIONAL CONTEXT

Morristown lies at the crossroads of several key highways and arterials in Morris county that serve both local and longer distance through traffic. I-287, one of the states's heavily traveled routes, passes through the eastern edge of the Town. New Jersey Transit's Morristown Line services the Town, with a railway station near the intersection of Morris and Lafayette Avenues.

The Town is totally encircled by Morris Township.

The Whippany River runs generally west to east through the town, widening in two locations to form Speedwell Lake and Pocahontas Lake.

During the American Revolution, during 1779-1780, George Washington made Morristown his headquarters, resulting in its being now known as "The Military Capital of the American Revolution."

During the latter half of the 19th century, Morristown became known as a fashionable summer resort. Its pleasant climate, scenic countryside and rural character provided a peaceful interlude for many wealthy New Yorkers, who found that the close proximity to the New York City by rail together with low taxes permitted the luxury of living in a large estate in a rural setting, while still maintaining business interests in the City. The late 1970's and 1980's, however, were not especially good years for Morristown because of a series of problems, which began to confront the Town, including concerns associated with an aging infrastructure. Chief among these problems was an inadequate sewage treatment plant, which required a very expensive upgrade that resulted in a development moratorium being imposed on Morristown until the treatment plant was reconstructed. As the Town entered the decade of the 1990's, there were signs that Morristown was beginning to recapture some of its lost prestige.

As the twenty-first century opened, the Town embarked on an intensive redevelopment program. Initially, the redevelopment projects which were approved tended to in or near the center of Town (The Vail Mansion in 2003, The Highlands in 2004 and Epstein's in 2006).

Later redevelopment projects were initiated under the Local Redevelopment and Housing Law (NJSA 40A:12A-1). These projects tended to cluster on the Speedwell Avenue-Spring Street-Morris Street corridor (The Speedwell Avenue Redevelopment, the Spring Street Redevelopment, the Center-Coal Redevelopment, the Lafayette Firehouse Redevelopment, initiated in 2007 and the Morris Street Redevelopment anticipated to begin in 2008).

The redevelopment projects, while providing needed affordable housing, created a number of planning issues including the need to improve portions of the Town's infrastructure; widen and realign portions of its roadway system; provide pedestrian and bicycle friendly facilities and clean up or remediate contaminated sites. These improvements are planned to incorporate ecologically sound systems.

DEMOGRAPHICS

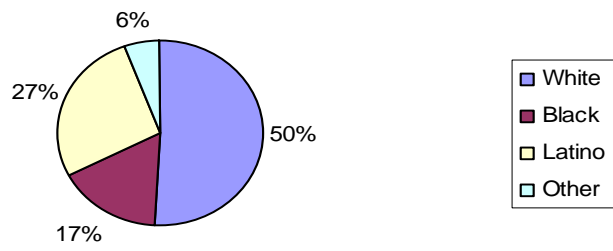
	Muni	County	New Jersey
Land area (sq mi)	3.03	480.31	7,417
Population	18,544	470,212	8,414,350
Households	7,252	169,711	3,064,645
Average Household Size	2.43	2.72	2.68
Housing Units	7,615	174,379	3,310,275
Home Ownership Rate	39.5%	76.0%	66%
Vacancy Rate	4.8%	2.7%	7.4%
Median Household Income	\$57,563	\$77,340	\$55,146
Per Capita Income	\$30,086	\$36,964	\$27,006
Poverty Rate	11.5%	3.9%	8.5%
Unemployment Rate (NJDOL 2004)	5.1%	3.5%	4.8%

As the above matrix demonstrates, Morristown's median household income of \$57,563 is somewhat (4.3%) higher than New Jersey's median household income of \$55,146 and is significantly (25.6%) lower than Morris County's median household income of \$77,340.

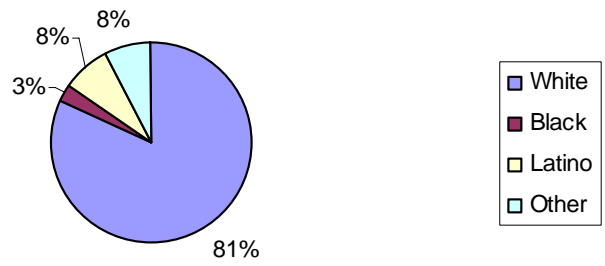
Similarly, Morristown's per capita income of \$30,086 is somewhat (10.2%) higher than New Jersey's per capita income of \$27,006 and is significantly (18.6%) lower than Morris County's per capita income of \$36,964.

These figures demonstrate the relatively urban characteristics, with a relatively high poverty rate (11.5%) and unemployment rate (5.1%). The figures are further borne out in the pie charts below.

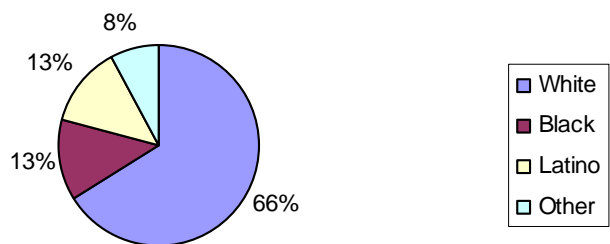
Municipality Racial/Ethnic Breakdown



County Racial/Ethnic Breakdown



New Jersey Racial/Ethnic Breakdown

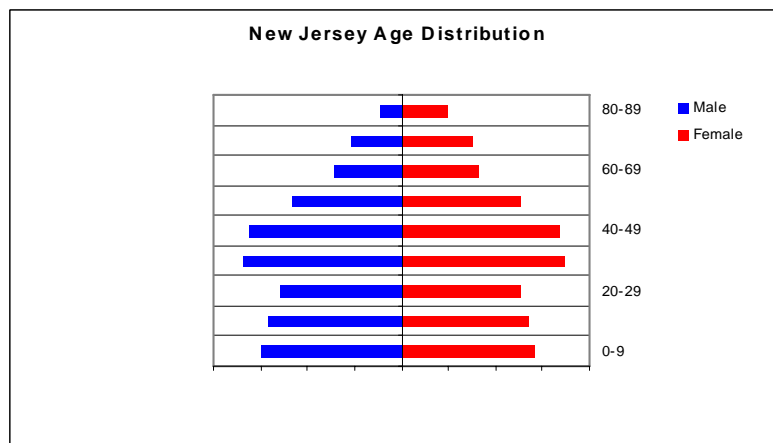
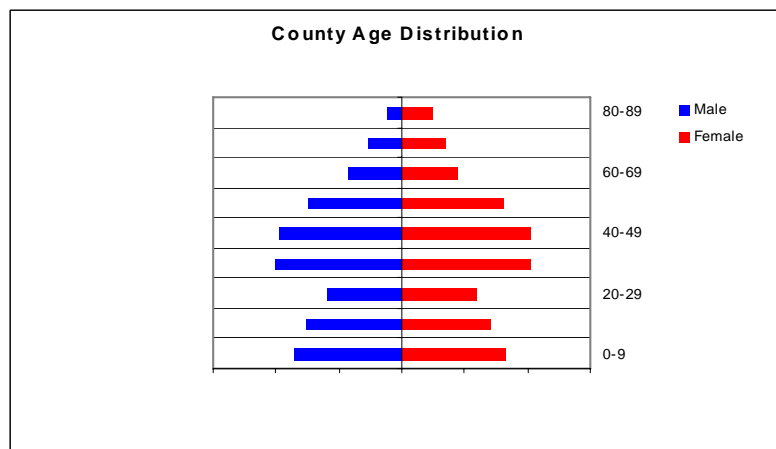
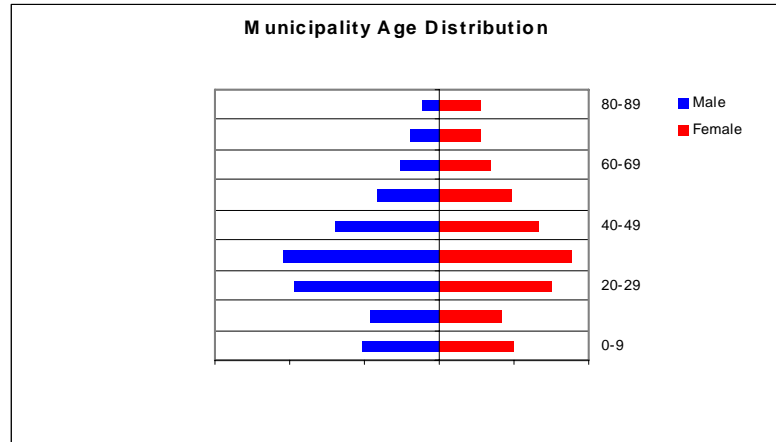


Compiling the data on the three pie charts permits the following comparison.

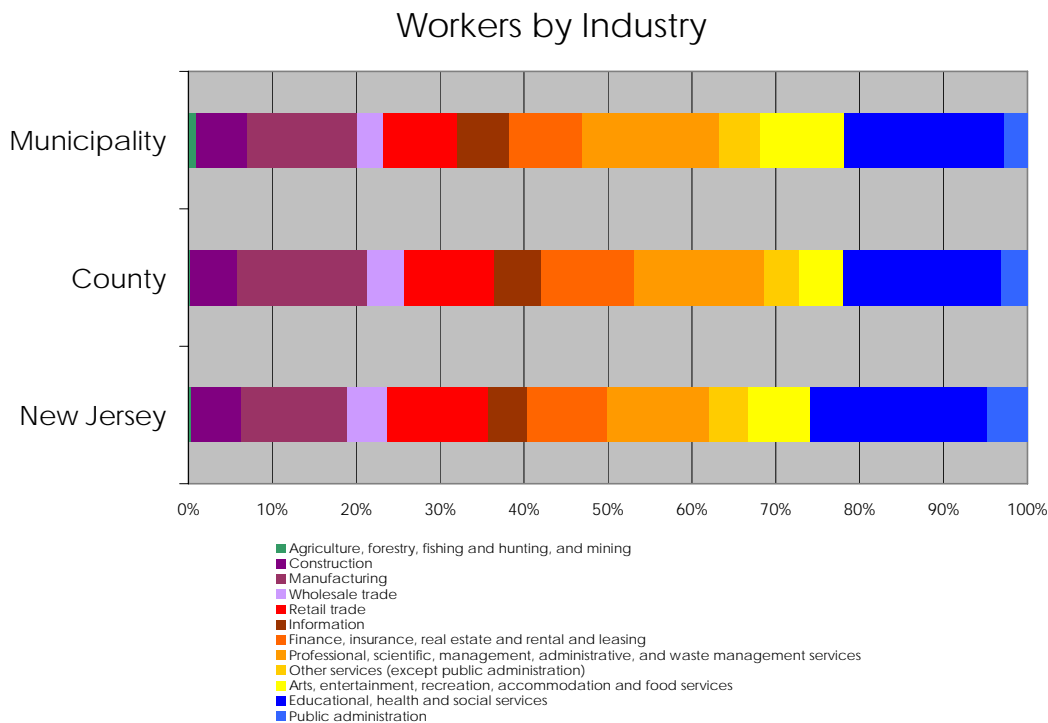
	<u>Morristown</u>	<u>Morris County</u>	<u>New Jersey</u>
White	50	81	66
Black	17	3	13
Latino	27	8	13
Other	6	8	8

The comparison indicates that “minorities” now compose 50% of the total population of Morristown, a statistic unique to the three comparisons shown herein. In Morris County, “minorities” compose 19% of the population, while in New Jersey, “minorities” account for 34% of the population.

This concentration of minorities in Morristown has given rise to the need for affordable housing and other social services. How Morristown plans to meet these special needs is discussed elsewhere in this report.



The bar charts indicate an age distribution in Morristown somewhat younger than the County and State figures. These figures are in agreement with fiscal analyses by companies seeking to be designated redevelopers for the Town's several redevelopment areas. Those analyses indicate that Morristown is attracting a younger population seeking mostly one (or sometimes two) bedroom units. Hence the emphasis on these size units in the redevelopment areas. Further, the vitality of Morristown's downtown, with its many restaurants and other evening activities, lends itself to a younger, more casual clientele.



The above chart indicates that about 23% of Morristown's total work force is engaged in a combination of public administration/education, health and social services.

As the Morris County seat, a significant portion of the work force is employed in the field of public administration. The ever-expanding Morristown Memorial Hospital employs a variety of income level employees.

Both these industries offer relatively stable jobs, less subject to economic fluctuation as other industries.

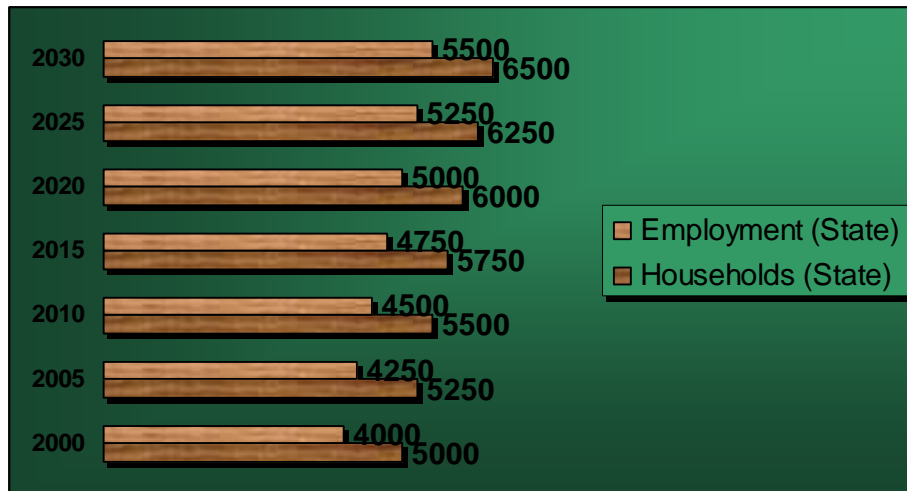
It is also significant to note that Morristown's breakdown by industries is closely comparable to the New Jersey break down.

PETITION/COAH V. STATE PLAN PROJECTIONS

The following development projects will contribute to the municipality's growth in COAH units as follows:

	2008	2013	2018	2023	2028
Existing Units	253	253	322	407	443
Speedwell Avenue	0	20	20	20	20
Center/Coal	0	24	24	0	0
Spring-Morris	0	25	25	0	0
Carriage House	0	0	6	6	0
Lafayette Avenue Fire House	0	0	10	10	0
Total COAH Units	253	322	407	443	463

A graphical comparison of this growth versus the State is illustrated below.



COMMUNITY INVENTORY

General Information

- The State Plan Policy map Planning areas are shown on Map A in the Appendix.
- The Municipal Boundaries are shown on Map B in the Appendix
- The Zoning Map is shown on Map C in the Appendix
- The requested data from the Tax Assessor is Item D in the Appendix

Natural and Cultural Features

- Natural and cultural features are shown on Maps E and F in the Appendix

Community Facilities

- Community facilities are shown on Map G in the Appendix

Infrastructure

- County Roads and State Highways are shown on Map H in the Appendix
- The sewer service area is shown on Map I in the Appendix
- No other infrastructure categories apply

COMMUNITY VISION AND PUBLIC PARTICIPATION

The Town of Morristown, through collaboration with the Municipal Land Use Center at the College of New Jersey, was selected by the American Institute of Architects (AIA) Center for Communities by Design as one of nine municipalities nationwide to be selected for the 2008 Sustainable Design Assessment Team (SDAT) Program.

The SDAT Program has brought together architects and other professionals from across the country with Town decision-makers and stakeholders to provide a roadmap for Morristown to become a more sustainable community. Sustainability is defined as the Town's ability to collectively meet the environmental, economic, and social equity needs of today and future generations.

An initial orientation meeting with Town officials and stakeholders was held on May 28, 2008. Subsequently, on June 17-18, 2008 the SDAT team conducted a comprehensive presentation in a local theater.

On October 2, 3 and 4, 2008 the SDAT team conducted a series of public workshops. Appendix I contains a summary of the “Objectives” generated at these workshops.

Some common themes expressed at the various workshops are

- Need for a diversity of retail businesses
- Need for adequate public transit
- Encouragement of green development

- Need for pedestrian friendly spaces and bicycle accessibility
- Heavy traffic
- Affordable housing

The final report from the SDAT team is expected in late 2008 or early 2009 and will be submit to OSG when received.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

The current Master Plan was adopted by the Planning Board on August 14, 2003. That document was submitted to the Office off Smart Growth on September 15, 2007 as part of the Town’s Letter of Intent.

Beginning in the spring of 2007, the Planning Board undertook a reexamination of that Master Plan. Because the Zoning Ordinance, Table of Permitted Uses and Bulk Schedule were last fully enacted in 1978, the reexamination of these three documents was the priority item. These documents were, after several public hearings, approved by the Planning Board in March 2007. On September 11, 2007, after additional public hearings, these documents were approved by the Town Council.

Reexamination of the remainder of the Master Plan began shortly thereafter and the Reexamination was approved by the Planning Board on August 21, 2008, after additional public hearings.

In addition to the above local planning activities, the Town is participating in the following regional planning activities:

- Regional Traffic Study: Morristown is participating in this study, for which Morris County is taking the lead, to identify the traffic impact of the development of the former Exxon Research Facility in Florham Park.
- Hazard Mitigation Plan: Morristown is participating with Morris County in the preparation of a county-wide Hazard Mitigation Plan.
- Wippany River Watershed Action Committee: Morristown participates with other communities in the watershed in undertaking activities to reduce pollution and improve the environment in the watershed.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Listed below are the major redevelopment activities in Morristown.

Approved major subdivisions and site plans approved in the past five years were submitted to the Office of Smart Growth on September 15, 2007 as part of the Town's Letter of Intent.

Board of Adjustment Attorney Reports for 2006 and 2007 were submitted to the Office of Smart Growth on September 15, 2007 as part of the Town's Letter of Intent. The report for 2007 is attached.

Recent Redevelopment Activity

Name of Development: Carriage House

Location of Development: Morris Avenue near Ford Avenue

Area: 6.53 Acres

Number of Units: 59

Commercial Area: 0

Retail Area: 0

Status: Area Defined as an area in need of redevelopment

Green Design: Unknown at this time

Related Public Improvements: Unknown at this time

Name of Development: Center/Coal

Location of Development: Center Street and Coal Avenues

Area: 9.56 Acres

Number of Units: 180

Commercial Area: 0

Retail Area: 20,000 SF

Status: Area Defined as an area in need of redevelopment

Green Design: Unknown at this time

Related Public Improvements: Extension of Patriots' Path; others unknown at this time

Name of Development: Epstein's

Location of Development: South of the Green

Area: 5.54 Acres

Number of Units: 250

Commercial Area: 0

Retail Area: 99,000 SF

Status: Under construction

Green Design: Yes

Related Public Improvements: Sanitary sewers; storm sewers; water system

Name of Development: Lafayette Avenue Fire House
Location of Development: Lafayette Avenue and Lackawanna Place
Area: 1.08 Acres
Number of Units: 186
Commercial Area: 0
Retail Area: 7,000 SF
Status: Conditional designation of developer; design development of plans
Green Design: Unknown at this time
Related Public Improvements: Unknown at this time

Name of Development: Speedwell Avenue
Location of Development: Speedwell Avenue at Early Street
Area: 15.72 Acres
Number of Units: 800
Commercial Area: 20,000 SF
Retail Area: 50,000 SF
Status: Negotiating developer's agreement with conditionally designated developer
Green Design: Unknown at this time
Related Public Improvements: Street realignment; sanitary sewer; storm drain; water system

Name of Development: Spring-Morris
Location of Development: Spring and Morris Streets
Area: 8.60 Acres
Number of Units: 300
Commercial Area: 60,000 SF plus 145 room hotel
Retail Area: 53,800 SF
Status: Conditional designation of developer; design development of plans
Green Design: Unknown at this time
Related Public Improvements: Street realignment; others as required by the project

Name of Development: The Highlands
Location of Development: Adjacent to NJ Transit railroad station
Area: 4.34 Acres
Number of Units: 214
Commercial Area: 0
Retail Area: 8,000 SF
Status: Under construction
Green Design: None
Related Public Improvements: Street realignment; sanitary sewer

Name of Development: Vail Mansion
Location of Development: South Street at Miller Road
Area: 3.43 Acres
Number of Units: 36
Commercial Area: 4,000 SF
Retail Area: 0
Status: Under construction
Green Design: None
Related Public Improvements: Public Plaza

STATEMENT OF PLANNING COORDINATION

Morristown coordinates its planning efforts with local, county and states Planning efforts as follows:

Local

- Membership on the Ten Towns Association for the Great Swamp
- Membership in the Whippany River Action Coalition
- Coordination with Morris Township for review of Development Projects along our common border.
- Common library system with Morris Township

County

- Participation in the Morris County Regional Traffic Study
- Participation in preparation of the Morris County Hazard Mitigation Plan
- Coordination with Morris County regarding Morristown projects having a county-wide impact.
- Coordination with Morris County regarding Morristown projects having an impact on the County roadway system

State

- Morristown is taking affirmative efforts to meet the State-imposed COAH obligation
- The Town's redevelopment plans are consistent with the State Plan

STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

The Town is not in receipt of any project funding.

INTERNAL CONSISTENCY IN LOCAL PLANNING

The major impact on growth in Morristown is the several Redevelopment Projects.

The Planning Division of the Department of Public Works evaluates the effect of proposed Redevelopment projects on:

- The Wastewater Treatment Plant
- The Sanitary Sewer System
- The Water Supply System
- Impact on the Public School System
- Impact on the Roadway System
- Impact on the Business Community

Since the Town Council serves as the Redevelopment Authority for the Town's professionals to offer a feedback loop to the elected officials.

Improvements and policies are consistent with the 2003 Master Plan and the 2008 Master Plan Re-examination.

The Town has a staff of full-time and consultant professionals to review and evaluate the plans and proposals made by developers.

CONSISTENCY WITH STATE PLANS-GOALS, POLICIES AND INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Analysis

The Town is undertaking eight strategic revitalization/redevelopment projects, which are expected to generate about 2,000 residential units. The Town will strive to meet its COAH obligation (whatever that obligation is determined to be) and construct approximately 400 low-cost units as part of the 2,000 units to be built. Each of these projects will have an open space component. The projects are oriented on the New Jersey Transit railroad station and are located along the Speedwell Avenue-Spring Street-Morris Street corridor.

The Town's wastewater treatment plant is undergoing an energy-saving upgrade through by the installation of a 3,200 photo-voltaic solar panel array to power the plant.

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Analysis

The Town's Redevelopment projects take into consideration the State's policy of conserving its natural resources. Several of the projects have received LEEDS certificates. Each of the projects are being designed to be pedestrian and bicycle-friendly, with wider-than-necessary sidewalks to accommodate pedestrian traffic and storage racks to accommodate bicycle use. Since these Redevelopment projects are near to the New Jersey Transit railroad station, vehicular traffic will not increase to the extent that would similar redevelopment located elsewhere.

The Town has enacted and enforces a Storm Water Management Plan and Requires the application of best management practices (BMP) to each of the Redevelopment projects.

GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Analysis

The Town is promoting ecologically beneficial economic growth through its redevelopment projects.

In the Center-Coal Redevelopment area, three large tracts scheduled for redevelopment which were contaminated were cleaned to near-residential standards by the NJDEP and JCP&L.

In the Speedwell Redevelopment area, the Phase I and II studies were performed on the DPW garage site, which will be redeveloped as part of the project.

In the Spring-Morris Redevelopment area, a Phase I study has been complete on one known contaminated tract and is planned for another.

A state brown fields grant for the Speedwell Redevelopment area will be applied for in January 2009.

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Analysis

The incentives to eliminate or reduce ground pollution in the Redevelopment areas were addressed in the Analysis for goal 3. The following are incentives not related to the Redevelopment areas. Further, the improvements to the Speedwell-Spring-Morris Street connector, with the improvement in level of service of the signals thereon will reduce air pollution.

The Town has applied to the US Army Corps of Engineers for a grant to update a study leading to the dredging of Speedwell Lake. The Corps has indicated that the Town's application qualifies for a grant and the Town is analyzing the 2008 Budget to identify matching finds.

The Town's wastewater treatment plant is undergoing an energy-saving upgrade through by the installation of a 3,200 photo-voltaic solar panel array to power the plant.

The Town has made its priority to clean up four properties (Hunt, 26 Abbett Avenue, Morristown-Erie and Austin) and has sought assistance from the NJDEP. That agency has stated that it does not consider cleanup of these properties a priority.

The improvements to the Foote's Pond complex include the elimination of invasive, non-native plantings.

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Analysis

The Town is requiring that redevelopers make physical infrastructure improvements to the roadway, sanitary sewer, storm drain and water systems to accommodate additional loads imposed by the Redevelopment projects. In this way existing infrastructure users will continue to receive the same high level of service that they now receive.

The Town offers a variety of social service infrastructure which includes the operation of a Senior Center at Town Hall, a Neighborhood House in the vicinity of public housing and Colonial Coach (senior transport).

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

As stated in the analysis for Goal 1, the Town is undertaking eight strategic revitalization/redevelopment projects, which are expected to generate about 2,000 residential units. The Town will strive to meet its COAH obligation (whatever that obligation is determined to be) and construct approximately 400 low-cost units as part of the 2,000 units to be built. These Redevelopment projects offer a variety of pedestrian-accessed opportunity for employment, retail, services, cultural, civic and recreation opportunities. The projects are mixed-use and meant to meet a variety of citizen needs.

In addition, the Town's Housing Authority maintains a supply of 500 units of public housing

Several non-profit organizations, including Homeless Solutions and Habitat for Humanity offer generally stand-alone low-cost housing units.

The Eric Johnson House, another non-profit organization, provides sort-term housing for homeless persons suffering from AIDS.

GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

Analysis

The Town protects, preserves and enhances a variety of historic, cultural, scenic, open space and recreational assets by a variety of means.

By Ordinance, the Town has created a historic district overlay to its Zoning Map. Also by Ordinance, the Town established a Historic Preservation Commission, which reviews and, as appropriate, reports on every application to come before the Planning Board and Board of Adjustment. The Town cooperates with the National Park Service in the maintenance and operation of Washington's Headquarters.

Historic Morristown cooperates with civic organizations that maintain the many historically significant buildings in Town including Willow Hall, Historic Speedwell, the Speedwell Iron Works, the Nast House, MacCulloch Hall, Acorn Hall and the Market Street Fire House.

Map F identifies open space and recreational areas located in the Town.

The Town's Steep Slope Ordinance protects the Town's scenic and open space areas.

GOAL	POLICIES	INDICATORS
<p>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p>Key Indicator 6. The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25. Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

Analysis

Consistency with State Smart Growth Principles

The Town's Redevelopment projects provides a range of housing opportunities, supports a variety of transportation options, uses existing infrastructure and is located in a walkable neighborhood. They are mixed use, compact, and provide parks and plazas for public use.

Consistency with the State Development and Redevelopment Plan

As a regional center, Morristown promotes transit-supported intensities and uses that use land efficiently and help to reinforce downtown Morristown as a regional center. The Redevelopment opportunities are consistent with a traditional urban fabric, encourage activity beyond the traditional workday, encourage pedestrian activity and reduce dependence on the automobile. The State plan suggests, and Morristown's Redevelopment projects offer mixed uses, higher densities, shared parking and pedestrian traffic.

Consistency with the Morris County Master Plan

The town's Redevelopment plans addresses an aim of the Morris County Master Plan which endorses making fuller use of public transportation as an alternative to the use of private automobiles.

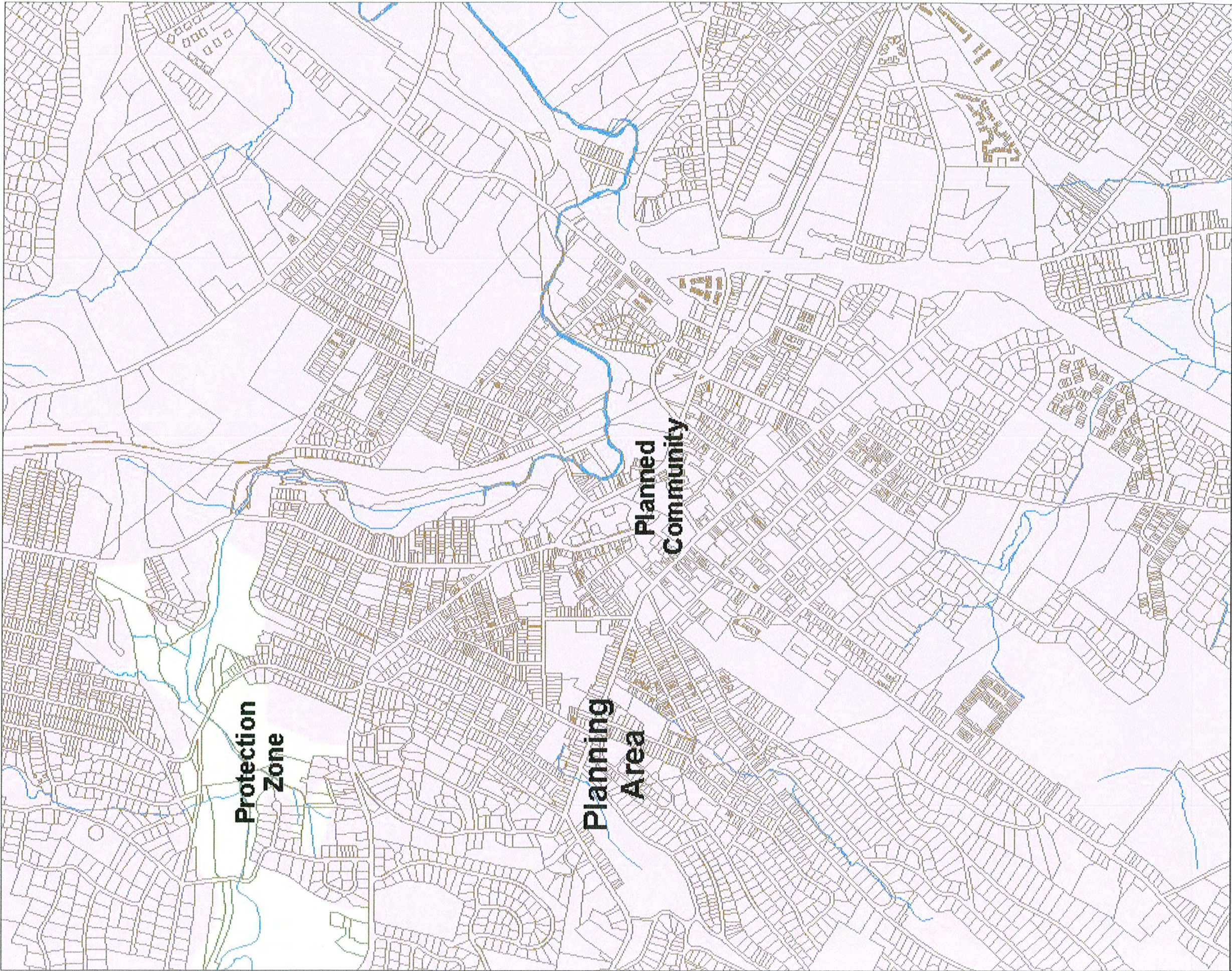
The Morris County Master Plan points out that elderly and younger couples do not need large living quarters. Morristown's Redevelopment plans call for a preponderance of one and two bedroom units which is in keeping with this point of the Morris County Master Plan.

Effect on Adjoining Municipalities

The Redevelopment areas are generally close to the geographic center of Morristown. Entrance and exit ramps of I-287 are about one-half mile away and are within walking distance of the New Jersey Transit Railroad station. Given the physical separation from adjacent municipalities, there will be a minimal effect on adjoining municipalities.

CONSISTENCY WITH STATE PLAN-CENTER CRITERIA & POLICIES

The entire Town of Morristown had previously been designated a Town Center and this application is in support of having that designation reinstated.



Tax PIN: N/A
Address: N/A N/A
Owner: N/A

Tax Record Acreage: N/A
GIS Acreage: N/A




Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet



Highlands Planning Designation

-  /  Preservation Area
-  Planning Area

Highlands Draft Land Use Capability Map

-  Conservation
-  Planned Community / Specialty Planned Areas
-  Protection

Other Features

-  Municipal Boundaries
-  Parcels



Morris County Board of Taxation and
the Dept. of Planning, Development, & Technology
Date: Tue Aug 26 09:50:37 EDT 2008



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Tax PIN: N/A

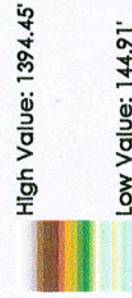
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Owner: N/A

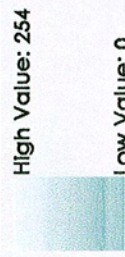
Tax Record Acreage: N/A

GIS Acreage: N/A

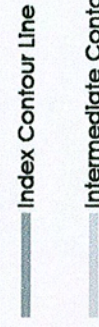
4 Ft. Digital Elevation
Model - 2005



4 Ft. Hill Shade - 2005



4 Ft. Contours - 2005



Other Features

Municipal Boundaries

Water Bodies



Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet



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Tax PIN: N/A

Address: N/A N/A

Owner: N/A

Tax Record Acreage: N/A

GIS Acreage: N/A

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet



Environmental Features

Slope Percent(%)

0 - 15

15 - 20

20 - 25

> 25

FEMA Flood Zones
1% Chance Annual Floodplain

NJDEP Wetlands

Rivers / Streams

Water Bodies

Other Features

Municipal Boundaries

Parcels



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