



State of New Jersey
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JON S. CORZINE
Governor

CHARLES A. RICHMAN
Acting Commissioner

September 25, 2009

The Honorable Donald Cresitello
Mayor, Town of Morristown
200 South Street
CN 914
Morristown, NJ 07963-0914

RE: Town of Morristown, Plan Endorsement Opportunities and Constraints Analysis

Mayor Cresitello:

The Office of Smart Growth (OSG) and our State agency partners have reviewed the Municipal Self Assessment submitted by the Town of Morristown at the end of July 2009 and would like to commend the Town for its active participation and dedication to the Plan Endorsement process. As such, please find enclosed the State Agency's Opportunities and Constraints Analysis.

The Opportunities and Constraints Analysis is intended to guide the Town of Morristown's Community Visioning Process and to provide the Town with preliminary consistency issues with the State Development and Redevelopment Plan and relevant State regulations. This document can be found on the OSG website at the following link: <http://www.nj.gov/dca/osg/plan/endorsement.shtml>.

If you intend to seek a waiver from any of the visioning requirements of Plan Endorsement, please send a separate letter that addresses the Visioning sessions that have been conducted in the municipality. For example, we need the dates, attendance and minutes from charrettes or workshops that were conducted AIA SDAT visioning and any other similar meetings. Without this information a waiver cannot be granted since the State Planning Commission feels that community input is critical to the municipalities' planning outcome.

The Office of Smart Growth and State Agencies remain committed to working with the Town of Morristown. Thank you for your continued interest in pursuing Plan Endorsement. Should you have any additional questions or concerns please feel free to contact Barry Ableman, Principal Planner at (609) 292-3228 or via email at bableman@dca.state.nj.us.

Sincerely,

Donna Rendeiro

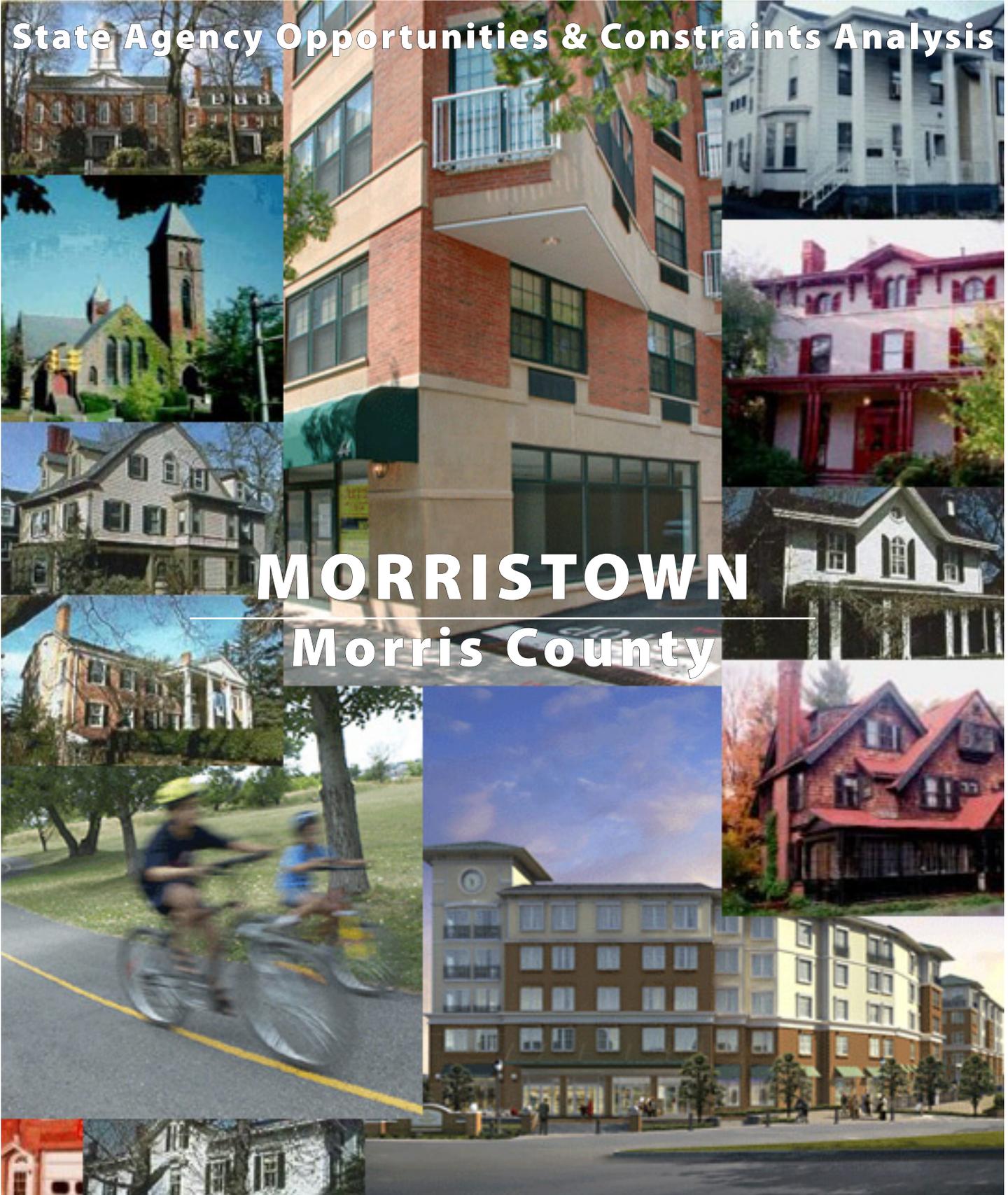
Acting Executive Director, Office of Smart Growth

DR:ba

cc: State Agency Partners (*Via E-Mail*)
Christine Marion, PP/AICP, Assistant Planning Director, Morris County Planning Board (*Via E-Mail*)
Joy Farber, Esq, Chief Counsel and Policy Director, OSG (*Via E-Mail*)
Karl Hartkopf, PP/AICP, Planning Director, OSG (*Via E-Mail*)
Barry Ableman, Principal Planner, OSG (*Via E-Mail*)
Michael D'Altilio, P.E., P.P, Town of Morristown (*Via E-Mail*)
Town of Morristown Plan Endorsement File



State Agency Opportunities & Constraints Analysis



MORRISTOWN Morris County

September 25, 2009

Office of Smart Growth
Department of Community Affairs
State of New Jersey



Table of Contents

Introduction.....	1
Background.....	1
Relation to the State Development and Redevelopment Plan (State Plan).....	1
About the Trend Analysis.....	2
Trend Analysis for Morristown.....	3
Morristown Residential Buildout Method.....	3
Morristown Commercial Buildout - Building Cover Method.....	4
Cross-Acceptance III	4
Conclusion.....	5

Introduction

At the end of July 2009 the Town of Morristown in Morris County submitted their Municipal Self-Assessment Report to the New Jersey Office of Smart Growth (OSG). As such, OSG and our partner State Agencies have preliminarily assessed local opportunities and constraints, as it relates to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information to the Municipal Self-Assessment Reports with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the Community Visioning Process to develop a vision with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints, housing needs and protection of natural, historic and agricultural resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the State Agencies' Opportunities and Constraints Analysis.

Background

The Town of Morristown initiated the Plan Endorsement process by attending a pre-petition meeting with OSG and our partner State agencies on November 27, 2007. On March 5, 2008 the Town of Morristown adopted a resolution authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which five members were selected to guide the Plan Endorsement process on behalf of the Town. As previously mentioned, the Town submitted their Municipal Self Assessment Report to OSG for review at the end of July 2009. The Municipal Self Assessment Report was authorized by the Town of Morristown via resolution on April 14, 2009. Pursuant to the State Planning Rules, N.J.A.C. 5:85-7.10, this State Agency Opportunities and Constraints Analysis has been provided to the Town on September 25, 2009.

Relation to the State Development and Redevelopment Plan (State Plan)

With more than 18,500 people recorded in the 2000 census or 6,120 people per square mile living within the 3.03 square mile community, the Town of Morristown with its regional central business district

and Morristown Train Station is a perfect example of how the State Plan defines a regional center. The Morristown Town Regional Center was designated by the State Planning Commission on December 12, 1995 and as a Transit Village in 1999. Currently the adopted State Policy Plan Map shows Morristown with its high density as a Planning Area 1 or Metropolitan Planning Area. When the Regional Center was designated, a sunset date of January 7, 2008 was established by the State Planning Commission. Through Plan Endorsement, expired centers can be re-established. Through the various areas designated as areas in need of redevelopment and those being studied, Morristown continues to balance its growth with the other key objective of its master plan, "Preserve the human scale of Morristown, and its "small town flavor", as well as the physical and historic characteristics of the Town, while at the same time recognizing that it is a regional commercial center and is the County Seat."

The master plan also recognizes the importance of maintaining its natural landscape through the protection of its open space, "The Town Green" being its cornerstone. At the same time, water bodies like Pocahontas Lake and Speedwell Lake and streams add to the charm of the municipality. Since several water bodies cut through Morristown, it is critical that Morristown continue to protect these water ways from degradation. Through TREND development, storm water runoff from parking and roads can degrade the water quality of streams and negatively impact open space, woodlands, and wildlife habitat. As TREND development occurs, increased non-point source pollution leads to a decline in the quality of surrounding watercourses and areas suitable for significant habitat.

While moving forward to implement these plans, Morristown needs to continue to be mindful of its environmental constraints. They include addressing the issues identified in Highland Planning Council's portion of this opportunity and constraints report, even though many of those areas are in the Highlands Planning Area and not the Highlands Preservation Area. The DEP section of the report highlights that there is available water capacity for development, but its use needs to be coordinated through its purveyors. To ensure coordinated planning, Morristown needs to continue to work with Morris County as they prepare the county wastewater quality management plan.

Another issue related to unfettered TREND development is traffic circulation and congestion. Although Morristown is a transit hub on the NJ Transit Morris – Essex Line, they are also an employment hub as the home to Morris County, Headquarters Plaza and the Morristown Memorial Hospital. To ensure that residents, businesses and commuters can continue to thrive, circulation planning is critical. At the same time it is important to avoid singular use strip development which results in a cluttered, unappealing pattern of development that generates needless automotive trips along the state and county highways. To minimize traffic and accidents, the development of walkable, mixed-use developments similar to the Highlands at Morristown Station are encouraged.

Morristown Town Regional Center is an example of a community where mixed-use growth within the center is being realized. It is a 3.3 square mile town interlaced with state, county highways, the Whippany River and various lakes that is more than 91% built out. Despite the national economic situation, their current planning efforts are guiding redevelopment and infill development.

About the Trend Analysis

The TREND Analysis performed by OSG was conducted based on the current zoning information that was provided in the Municipal Self-Assessment Report. OSG took into account known environmental constraints and impediments to development. These constraints included identified State Plan parkland, State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), presence of Category 1 (C1) streams, existing developed land including infrastructure, and identified surface water. The net result from the TREND Analysis is intended to determine the amount of housing and commercial space that can potentially be built given current zoning regulations. For a small municipality that only has 173 acres of developable land remaining, it is essentially built out. Infill and redevelopment efforts will determine its future and thus the Trend Analysis projections should be considered subordinate to what will be possible from infill and redevelopment.

Figure 1 - Summary Table

category	totals*
land consumption	
total acreage	1,923
currently developed or constrained	1,750
acres to be developed	173
buildings	
current housing units (2000)	7,615
residential units to be developed	322
total residential at buildout	7,937
current commercial sq ft	0
commercial sq ft to be developed	N/A
commercial at buildout	N/A
people	
current residents (2000)	19,122
additional residents at buildout	778
total residents at buildout	19,900
current jobs	17,400
additional jobs at buildout	N/A
total jobs at buildout	N/A

* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero

** per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone

Typically, the information provided in the Trend Analysis portion of this document will be utilized to inform the Community Visioning Process. It is meant to provide a vision of what the objective municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data transferred from the Town’s zoning language, into the Residential Buildout Method. The average household size was identified as 2.43 persons per household (median) (U.S. Census Bureau (2000). American FactFinder: Town of Morristown, N.J which is lower than the County average household size of 2.59.

Although current plans indicate that mixed-use development is encouraged in the core of the central business district area, there are unknowns based on the form based code implemented by the Town that do not specify density and floor to area ratio information for residential and commercial analysis. Instead, they are guiding the look and feel of the redevelopment based on historical design standards.

The zoning schedule for the Town of Morristown is included for reference for minimum lot size, maximum height and maximum coverage based on the April 17,

2008 zoning ordinance provided in the MSA. A brief summary of the findings is provided below and is intended to be used as a guide during the visioning process.

Trend Analysis for Morristown

Morristown Residential Buildout Method

The Residential Buildout Method (Figure 1) assumes buildout of existing residential zones at the maximum density permitted by the Town’s current zoning ordinance September 11, 2007. Depending on future development pressure, the information provided in the Residential Buildout Method will come to fruition as existing zoning allows and provides for such development. The Residential Buildout Method estimates that current zoning will support 322 additional residential units. Keep in mind that this is only telling half the story since it is not considering redevelopment efforts underway.

Historically, the Town saw a 20.5% growth in population from 1930 through 2007. This is a modest average growth per decade of only approximately 3% for over the seven reporting periods. The Residential Buildout Method provides that current zoning will support an additional 778 residents in the additional residential units, based on the small amount of available land and average household size of 2.43 person’s per unit according to

2000 U.S. Census data. With significant growth plans already in place and its strategic location in the Morris County, significant growth beyond these projected values will be the result of redevelopment not addressed zoning schedule. As of March 27, 2008, the Planning Board and Zoning Board of Adjustment had either approved or were evaluating 22 development applications that would generate more than 1,500 dwelling units.

The North Jersey Transportation Planning Authority (NJTPA), the Metropolitan Planning Organization (MPO) for Morris County, estimated that by 2035 there will be more than 22,220 residents in Morristown. Although growth is likely to occur in Morristown, the projections made by the NJTPA in 2005 are possibly unlikely to be as robust as anticipated due to the current economic climate. At the same time they projected employment to rise to over 19,000 in 2035 from the 2005 estimate of 17,400.

According to the 2000 U.S. Census the home ownership rate in Morristown is 66.20% on par with statewide rate of 66%. The R-1 has the largest amount of developable unconstrained lands with 28.3 acres. The other zones with developable unconstrained land have fewer than 20 acres. Regardless of the amount of amount of growth, when conducting Community Visioning, the Town must be conscious that providing access to af-

Figure 2 - Residential Trend

residential zone	total land in residential zone (acres)	total constrained land in residential zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of total residents upon buildout
	a	b	c=a-b	d=c*0.8	e	f=d*e	g	h=f*g
CBD-1	37.9	37.9	0.0	0.0	n/a	n/a	2.43	n/a
CBD-2	23.4	23.4	0.0	0.0	n/a	n/a	2.43	n/a
M1	14.0	0.0	0.0	0.0	n/a	n/a	2.43	n/a
ORC	51.4	51.3	0.1	0.0	n/a	n/a	2.43	n/a
R1	178.3	142.9	35.4	28.3	2.00	57	2.43	137
R2	177.2	158.1	19.1	15.2	3.87	59	2.43	143
R3	315.4	292.4	23.1	18.5	4.68	86	2.43	210
R3-M	1.9	1.9	0.0	0.0	0.00	0	2.43	0
RC	78.6	60.6	18.0	14.4	0.40	6	2.43	13
REDEV	44.1	43.6	0.6	0.4	0.40	n/a	2.43	n/a
RG	63.5	56.1	7.3	5.9	n/a	n/a	2.43	n/a
RG-M	9.6	9.6	0.0	0.0	n/a	n/a	2.43	n/a
RGR	3.2	2.2	1.0	0.8	n/a	n/a	2.43	n/a
RG-R	6.8	6.8	0.0	0.0	n/a	n/a	2.43	n/a
RT-1	269.1	255.6	13.5	10.8	10.37	112	2.43	272
RT-2	23.9	23.8	0.1	0.1	15.49	2	2.43	3
TVC	11.5	10.7	0.8	0.6	n/a	n/a	2.43	n/a
UR159	11.9	11.9	0.0	0.0	n/a	n/a	2.43	n/a
total	1,923.4	1,223.7	127.2	101.7		322		778

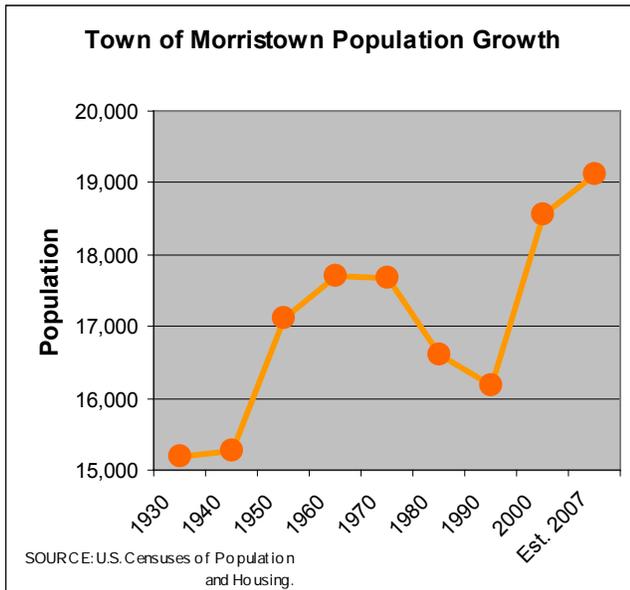
NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: 0.8 figure is based on 20% take up of land for right of ways (i.e. roads)

e: data based on current zoning

fordable housing is a goal of the State Plan. The Town of Morristown should incorporate a mix of affordable and market rate housing into future development plans.



Morristown Commercial Buildout - Building Cover Method

Although goals of creating jobs and fostering economic development within the state are goals of the State Plan, they must be realized in areas which have appropriate infrastructure and whose environment can support such development. Environmental constraints like water capacity, streams, flood zones and the Highlands Planning Act must also be considered when setting the economic development agenda. Morristown’s future vision will be built on the current plans while addressing issues raised in the Highland Planning Council’s section of the report.

With minimum developable land available, future commercial development will occur predominantly in the various redevelopment areas identified by the Town of Morristown. Consequently the summary table does not show how much commercial square footage might be developed under the TREND scenario. Morristown’s planning is providing for future commercial, open space and mixed-use development. The most recent master plan reexamination that was provided estimates that over 315,000 square feet of commercial development has been approved. Since 2004 Morristown has submitted seven resolutions to the Commissioner of the Department of Community Affairs designating over 100 properties as Areas in Need of Redevelopment. Currently over 300,000 square

feet of office space is available for lease. Despite their best planning efforts, market conditions will determine when the development will occur and how long it will take for the additional square footage to be adsorbed.

Mixed-use development provides the best opportunity to effectively address residential and commercial interests. Walkable communities help to minimize traffic congestion and the other negative externalities of single use development. At the same time, Morristown’s downtown is also be served by allowing residential living above commercial uses; encouraging pedestrian traffic and making the area a 24 hour location instead of an 8 to 10 hour destination for day time employment.

Cross-Acceptance III

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance. Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans and initiatives with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. The Morris County Planning Board, the Negotiating Entity for Morris County municipalities, made one request to change a Planning Area designation in the Town of Morristown. The request was a correction to the Preliminary State Plan Policy Map (SPPM) to reflect as Planning Area 1 or a Metropolitan Planning Area an area incorrectly identified as Parkland. OSG agreed with the assessment once it was discovered that the area in question was never encumbered with Green Acres restrictions as park land.

As a result of the July 2006 Environmental Update to the Preliminary State Plan Policy Map, there were minor modifications made to the SPPM. The Environmental Update captured open space acquisitions that occurred since the previous SPPM was adopted by the SPC in

2001. All revisions to the SPPM still require State Planning Commission (SPC) approval, which should occur when the draft Final State Development and Redevelopment Plan (State Plan) is adopted in 2010.

The State Development and Redevelopment Plan Policy Map 2001 as well as the Preliminary Policy Map for the third round of Cross Acceptance has been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in the Preliminary State Plan Policy Map, such as the re-designation of the Morristown Town Center, shall occur through the Plan Endorsement process.

Conclusion

The Town of Morristown is actively planning and taking important steps to realize its planning goals through Plan Endorsement. Continued discussion will need to address the following.

- Population growth information for the redevelopment areas has been provided, but population analysis for the entire municipality with projections for a 20 year horizon should be submitted. This will better inform the Community Visioning, so it can be discussed at that time.
- If the Town intends to seek a waiver from any or the entire Community Visioning requirement for Plan Endorsement, a formal request that outlines the visioning efforts already performed. The outline should include dates and minutes of meetings that concerned community wide visioning. We know that a great deal of redevelopment planning has taken place, but the State Planning Commission is also interested in visioning for the entire community.
- In DEP section of this report, it is mentioned that the ROSI and related GIS shapfiles need to be submitted.
- An update on any efforts taken regarding the American Institute of Architects' Sustainable Design Assessment Team (SDAT) report.

SCHEDULE II
(Section 30-1102)
AREA, BULK AND YARD REQUIREMENTS

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet)	One (feet)	Rear Yard (feet)
R-1: Single-Family Residential											
Permitted Uses											
1. Single-Family	21,780	21,780	125	125	20	30	3/35	40	40	20	50
Conditional Uses											
1. Home Occupation	21,780	21,780	125	125	20	30	3/35	40	40	20	50
2) Public Park	43,580	—	150	150	15	70	3/35	45	80	40	60
R-2: Single-Family Residential											
Permitted Uses											
1. Single-Family	11,250	11,250	90	100	25	35	3/35	35	36	18	35
Conditional Uses											
1. Home Occupation	11,250	11,250	90	100	25	35	3/35	35	36	18	35
2. Public Park	21,780	—	125	125	20	70	3/35	40	60	20	45
R-3: Single-Family Residential											
Permitted Uses											
1. Single-Family	9,300	9,300	75	100	30	40	3/35	30	30	12	35
Conditional Uses											
1. Home Occupation	9,300	9,300	75	100	30	40	3/35	30	30	12	35
2. Public Park	21,780	—	125	125	20	75	3/35	30	60	20	40
R-3: M Single-Family Residential Modified											
Permitted Uses											
1. Single-Family	9,300	9,300	75	100	30	40	3/35	30	30	12	35
2. Clubs	19,600		110	110	18	68	3/35	27	54	18	36
Conditional Uses											
1. Home Occupation	9,300	9,300	75	100	30	40	3/35	30	30	12	35
2. Public Park	21,780	—	125	125	20	75	3/35	30	60	20	40

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet)	One (feet)	Rear Yard (feet)
R-C : Cluster Residential											
Permitted Uses											
1) Single-Family*	9,300	9,300	75	100	30	40	3/35	30	30	12	35
2) Townhouses*	As per Section 30-805										
3) Patio Homes, Zero lot line homes and semi-detached house	As per Section 30-805										
Conditional Uses											
1) Public Park	21,780	—	125	125	20	75	3/35	30	60	20	40
2) Home occupation	9,300	9,300	75	100	30	40	3/35	30	30	12	35
RT-1: One and Two Family Residential											
Permitted Uses	All uses permitted in the R-3 District										
1) Single-Family	6,250	6,250	50	100	30	40	3/35	25	25	10	30
2) Two-Family	8,400	4,200	70	100	30	40	3/35	25	25	10	30
Conditional Uses	All conditional uses permitted in the R-3 District										
RT-2: One to Four Family Residential											
Permitted Uses											
1) Single Family	All requirements same as those in the RT-1 district										
2) Two Family	All requirements same as those in the RT-1 district										
3) Three Family	10,000	3333	80	100	30	40	3/35	25	25	10	30
4) Four Family	11,250	2812	90	100	30	40	3/35	25	25	10	30
Conditional Uses											
All conditional uses permitted in the R-3 District											

For structures not specifically listed in this schedule, the most similar listed requirements apply.

*Cluster option may apply.

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet)	One (feet)	Rear Yard (feet)
RG :Garden Apartment Residential											
Permitted Uses											
1. Single-Family	All requirements same as those in RT-1 District										
2. Two-Family	All requirements same as those in RT-1 District										
3. Three-Family	All requirements same as those in RT-2 District										
4. Four-Family	All requirements same as those in RT-2 District										
5. Garden Apartment Two-Story	43,560	2,800	150	150	30	50	2/28	40	60	30	60
Conditional Uses											
1) Church	21,780	—	125	125	20	75	3/35	30	60	20	40
2) School	21,780	—	125	125	20	75	3/35	30	60	20	40
3) Nursery School	21,780	—	125	125	20	75	3/35	30	60	20	40
4) Public Park	21,780	—	125	125	20	75	3/35	30	60	20	40
RGM : Garden Apartment Modified											
Permitted Uses											
1. Housing complexes and garden apartments owned by hospitals	Same as the RG District										
Conditional uses											
Same as the RG District											

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements (feet) (feet)		Rear Yard (feet)
RGR: Medium Density Residential											
Permitted Uses											
1. Single Family	All requirements same as those in RT-1 District*										
2. Two Family	All requirements same as those in RT-1 District*										
3. Three family	All requirements same as those in RT-2 District										
4. Four Family	All requirements same as those in RT-2 District*										
5. Garden Apt.	21,780	1,742	150	100	50	75	3/35	40	60	30	60
Conditional Uses	All conditional uses permitted in the RT-1 and RT-2 Districts										
*Retention/Preservation Incentive Bonus											
a) Where a lot or parcel contains an existing one to four family residential structure which is 50 years old or older, and the property owner agrees to retain and rehabilitate such structure, the following regulations shall supersede all conflicting provisions of this zoning ordinance:											
b) The existing lot as shown on the most recent tax map shall be presumed to comply with all dimensional requirements to qualify for a unit density of 30 units per acre.											
c) All the setback lines for the existing principal structure shall be deemed conforming, so that construction may take place within the regularly approved building envelope, as existing principal structure.											
d) The owner shall be required to provide as many conforming, off-street parking spaces as the lot will accommodate, but the maximum number of off-street parking spaces required shall be the number which the lot will accommodate.											
e) Where a lot or tract is vacant as of the adoption of this ordinance, but which contained at some time in the past a one to four family residential structure, that lot shall be entitled to all of the benefits of this retention/preservation incentive bonus, the terms of which shall be based upon the same footprint of the building which was demolished. The footprint of the demolished structure shall be determined by the Township Planner and Engineer by any reasonably reliable method.											

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both One (feet) (feet)		Rear Yard (feet)
M-1: Mid-Rise Apartment											
Permitted Uses											
1. Single Family	All requirements same as those in RT-1 District*										
2. Two Family	All requirements same as those in RT-1 District*										
3. Three family	All requirements same as those in RT-2 District*										
4. Four Family	All requirements same as those in RT-2 District*										
5. Garden Apt Two Story	43,560	2500	150	150	30	50	2/28	40	60	31	60
6. Mid Rise Apt Three-Story	58,800	1960	180	180	23	45	3/35	36	54	27	54
Four-Story	78,400	980	180	180	23	50	4/45	45	63	32	59
Five Story	98,100	785	225	180	20	54	5/55	45	63	32	59
Six Story**	98,100	785	225	180	20	63	6/65	45	63	27	59
Conditional Uses											
1) Club	19,600	—	110	110	18	68	3/35	27	54	18	36
2) Public park	19,600	—	110	110	18	68	3/35	27	54	18	36
3) Public Library	19,600	—	110	110	18	68	3/35	27	54	18	36
4) Church	19,600	—	110	110	18	68	3/35	27	54	18	36
5) School*	19,600	—	110	110	18	68	3/35	27	54	18	36
6) Nursing home	39,200	—	135	135	18	68	3/35	45	54	27	45
**Six stories are permitted only in developments which include a parking lot/garage providing at least 100 parking spaces available to the general public. For the purposes of this section, the following provisions shall apply:											
a. The term "story" shall not include one level of parking open to the general public, provided there is no more than one-half level of such parking open to the general public above the average elevation of the finished grade; and											
b. Building height shall be measured from the top of the highest level of parking open to the public; and											
c. Decked parking shall not be counted as part of building coverage; and											
d. The buildings of the development and the parking deck shall be considered one principal regardless of the number of lots involved in the development.											
e. Required off-street parking may be satisfied by shared and/or leased public parking which is located within at least 1,000' of the development.											

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements (feet)		Rear Yard (feet)
								Both	One		
ORC : Office-Residential Character											
Permitted Uses											
1. Office Building, business and professional	7,200	—	60	100	30	70	3/35	30	25	10	30
2. Combined Use	7,200	7,200 for 1 family, 2,000 for each additional family	60	100	30	70	3/35	30	25	10	30
3. Single-Family	All requirements same as those in RT-1 District										
4. Two-Family	All requirements same as those in RT-1 District										
5. Three-Family	All requirements same as those in RT-2 District										
6. Four-Family	All requirements same as those in RT-2 District										
Conditional Uses											
1. Church	21,780	—	125	125	20	75	3/35	30	60	20	40
2. School	21,780	—	125	125	20	75	3/35	30	60	20	40
3. Child care Center	21,780	—	125	125	20	75	3/35	30	60	20	40

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet) One (feet)		Rear Yard (feet)
OB-1 : Office Building District											
Permitted Uses											
1. Business or professional	174,240	—	300	300	15	70	3/35	100	90	40	50
2. All uses permitted in RG District	All requirements same as those in RG District										
3. Hotel	174,240	—	300	300	15	70	3/35	100	90	40	50
Conditional Uses											
1. Church or school*	43,560	—	150	150	15	70	3/35	40	80	40	60
2. Public Park	43,560	—	150	150	15	70	3/35	40	80	40	60
3. Nursing Home	43,560	—	150	150	15	70	3/35	40	80	40	60
4. Restaurant or cafeteria in office building	All requirements same as for principal permitted use										
OB-2: Office Building District											
Permitted Uses											
1. Business or professional	174,240	—	300	300	15	70	6/66	100	90	40	50
2. All uses permitted in RG District	All requirements same as those in RG District										
3. Hotel	174,240	—	300	300	15	70	6/66	100	90	40	50
Conditional Uses											
1. Church or school*	43,560	—	150	150	15	70	3/35	40	80	40	60
2. Public Park	43,560	—	150	150	15	70	3/35	40	80	40	60
3. Nursing Home	43,560	—	150	150	15	70	3/35	40	80	40	60
4. Restaurant or cafeteria in office building	All requirements same as for principal permitted use										

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements (feet)		Rear Yard (feet)
								Both	One		
H Hospital											
Permitted Uses											
Hospital	300,000	1.0 max	500	500	30	80	5/55	85+ 1 additional foot for every foot building exceeds maximum building height	90	40	55+ 1 additional foot for every foot building exceeds maximum building height
Conditional Uses											
1. Church or school*	43,560	—	150	150	15	70	3/35	40	80	40	60
2. Public Park	43,560	—	150	150	15	70	3/35	40	80	40	60
3. Nursing Home	43,560	—	150	150	15	70	3/35	40	80	40	60
H-1: Hospital Modified											
Permitted Uses											
1. Hospital	400,000	1.0 max	500	500	20	50	3/35	85+ 1 additional foot for every foot building exceeds maximum building height	90	40	55+ 1 additional foot for every foot building exceeds maximum building height
2. Medical Laboratories, rehabilitation centers, etc.	43,560	—	150	150	15	70	3/35	40	80	40	60
Conditional Uses											
1. Church or school*	43,560	—	150	150	15	70	3/35	40	80	40	60
2. Public Park	43,560	—	150	150	15	70	3/35	40	80	40	60
3. Nursing Home	43,560	—	150	150	15	70	3/35	40	80	40	60

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements		
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet) One (feet)	Rear Yard (feet)
B : Business District										
Permitted Uses										
1. Office Building	None	—	None	100	70	90	3/35	10	(for new construction only, and if contiguous to a residential district, the contiguous yard shall be at least 15 ft. plus required buffer strip. None required for existing structures)	25 feet plus buffer strip if required
2. Retail business except department store	None	—	None	100	70	90	3/35	10		
3. Restaurant	None	—	None	100	70	90	3/35	10		
4. Personal and business services	None	—	None	100	70	90	3/35	10		
5. Building for combined permitted uses	None	—	None	100	70	90	3/35	10		
6. Mortuary	None	—	None	100	70	90	3/35	10		
7. Club	None	—	None	100	70	90	3/35	10		
8. RG and RGM permitted uses	All requirements same as those in the RG and RGM Districts									
9. Theater	None	—	None	100	70	90	3/35	10		
10. Hotel	None	—	None	100	70	90	3/35	10		
Conditional Uses										
1. Public parking garage	None	—	None	100	70	90	3/35	10	(for new construction only, and if contiguous to a residential district, the contiguous yard shall be at least 15 ft. plus required buffer strip. None required for existing structures)	25 feet plus buffer strip if required
2. Parking lot	None	—	None	100	70	90	3/35	10		
3. Bowling alley	None	—	150	150	70	90	2/35	10		
4. Railway station	None	—	None	100	70	90	2/35	30		
5. Church or school	Same as in the OB District									
6. Fast-food establishment	None	—	None	100	70	90	3/35	10		
7. Schools, commercial and instructional	Same as for permitted uses above									

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet) One (feet)		Rear Yard (feet)
CBD-1: Central Business District											
Permitted Uses											
1. Hotel	None	—	None	100	80	95	3/35	10	None	None	None
2. Office building	None	—	None	100	80	95	3/35	10	(if contiguous to a residential district the contiguous yard shall include the buffer strip)	except the buffer strip, if required	
3. Retail business	None	—	None	100	80	95	3/35	10			
4. Restaurant	None	—	None	100	80	95	3/35	10			
5. Personal and business ser.	None	—	None	100	80	95	3/35	10			
6. Building for combined business uses	None	—	None	100	80	95	3/35	10			
7. RG Permitted Uses	All requirements same as those in RG District										
8. Theater	None	—	None	100	80	95	3/35	10			
Conditional uses											
1. Public parking garage	None	—	None	100	80	95	3/35	10	(if contiguous to a residential district the contiguous yard shall include the buffer strip)	(except the buffer strip, if required)	
2. Parking lot	None	—	None	100	80	95	3/35	10			
3. Bowling alley	None	—	150	150	80	95	3/35	10			
4. Church or school*	Same as in the OB District										
5. Bus station	None	—	None	100	80	95	3/35	10			
6. Fast-food establishment	None	—	None	100	80	95	3/35	10			
7. Schools, commercial and instructional	Same as for permitted uses above										
8. Nightclubs	None	—	None	100	80	95	3/35	10			
9. Mortuary	None	—	None	100	80	95	3/35	10			
10. Club	None	—	None	100	80	95	3/35	10			

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements		
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)	Front Yard (feet)	Side Yard Requirements Both (feet) One (feet)	Rear Yard (feet)
CBD-2: Central Business District										
Permitted Uses										
1. Hotel	None		None	100	80	95	6/65	10	(if contiguous to a residential district the contiguous yard shall include the buffer strip)	(except the buffer strip, if required)
2. Office Building	None		None	100	80	95	6/65	10		
3. Retail Business	None		None	100	80	95	6/65	10		
4. Restaurant	None		None	100	80	95	6/65	10		
5. Personal and business service	None		None	100	80	95	6/65	10		
6. Building for combined business use	None		None	100	80	95	6/65	10		
7. RG Permitted uses	None		None	100	80	95	6/65	10		
8. Theater	None		None	100	80	95	6/65	10		
Conditional Uses										
1. Public parking garage	None		None	100	80	95	6/65	10	(if contiguous to a residential district the contiguous yard shall include the buffer strip)	(except the buffer strip, if required)
2. Parking Lot	None		None	100	80	95	6/65	10		
3. Bowling Alley	None		None	100	80	95	6/65	10		
4. Church or School	None		None	100	80	95	6/65	10		
5. Bus Station	None		None	100	80	95	6/65	10		
6. Fast-food establishments	None		None	100	80	95	6/65	10		
7. Schools, commercial and instructional	None		None	100	80	95	6/65	10		
8. Nightclubs	None		None	100	80	95	6/65	10		
9. Clubs	None		None	100	80	95	6/65	10		
10. Mortuaries	None		None	100	80	95	6/65	10		

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

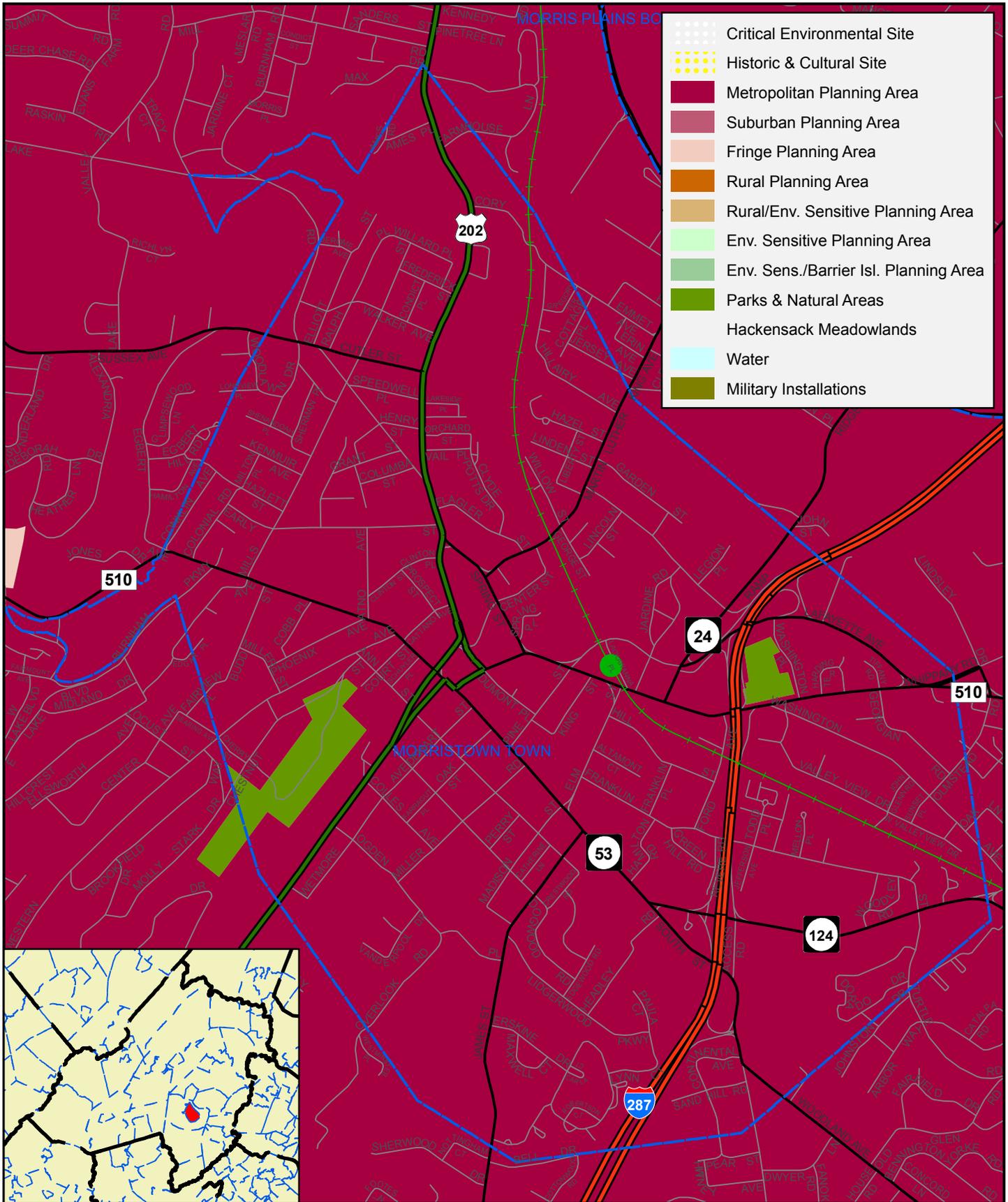
Permitted and Conditional Uses	Min. Lot Area	Min. Lot Area Per Unit	Min. Lot Width Feet	Min. Lot Depth Feet	Max. Lot Coverage Including Accessory Bldg. %	Max. Improved Lot Coverage %	Max. Bldg. Ht. Stories/ Feet	Min. Front Yard Feet	Min. Side Yard Both Feet	Min. Side Yard One Feet	Min. Rear Yard Feet
TVC : Transit Village Core District											
Mixed Use Structure	1 Acre	726 sq. ft.	100 ft.	100 ft.	80%	95%	5/55 ft.	20 ft.	None	None	30 ft.
Parking Structure	2 Acres	—	100 ft.	100 ft.	80%	95%	6/55 ft.	20 ft.	None	None	10 ft.
Hotel	2 Acres	500 sq. ft.	0 ft.	100 ft.	80%	95%	5/55 ft.	20 ft.	None	None	30 ft.
a) All structures must be a minimum of three (3) stories and thirty-five (35) feet high. b) All hotels must be a minimum of four (4) stories and forty-five (45) feet high. c) No guest rooms are permitted on the street level. (Ord. No. O-17-99 § 4.0)											

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Front Yard (feet)	Side Yard Requirements		Rear Yard (feet)
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/feet)		Both (feet)	One (feet)	
UR-159: Urban Renewal District											
Permitted Uses											
1. Retail Business	None	None	None	None	70	None	12/132	None	None	None	None
2. Personal Business Service	None	None	None	None	70	None	12/132	None	None	None	None
3. Office Building	None	None	None	None	70	None	14/182	None	None	None	None
4. Bank	None	None	None	None	70	None	12/132	None	None	None	None
5. Motels or Hotels	None	None	None	None	70	None	13/130	None	None	None	None
6. Restaurant	None	None	None	None	70	None	12/132	None	None	None	None
7. Theater	None	None	None	None	70	None	12/132	None	None	None	None
8. Apartment House	None	None	None	None	70	None	12/132	None	None	None	None
9. Public and quasi-public buildings	None	None	None	None	70	None	12/132	None	None	None	None
10. Buildings for combined permitted uses	None	None	None	None	70	None	12/132	None	None	None	None
11. Public Park	None	None	None	None	70	None	12/132	None	None	None	None
12. Public parking garages	None	None	None	None	70	None	12/132	None	None	None	None
13. Fast food establishment	None	None	None	None	70	None	12/132	None	None	None	None
14. Nightclubs	None	None	None	None	70	None	12/132	None	None	None	None
Conditional Uses											
1. Public parking lot	None	None	None	None	70	None	12/132	None	None	None	None
2. Bus terminal	None	None	None	None	70	None	12/132	None	None	None	None
3. Taxi stand	None	None	None	None	70	None	12/132	None	None	None	None

Zoning Schedule II, Area, Bulk and Yard Requirements—Continued

District	Minimum Area Requirements				Maximum Bulk Requirements			Front Yard (feet)	Side Yard Requirements		Rear Yard (feet)
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (include Acces. bldgs.)(%)	Improved Lot Coverage (%)	Building Height (stories/feet)		Both (feet)	One (feet)	
PP: Public Purpose District											
Permitted Use	none										
PPU: Public Purpose (Undevelopable) District											
Permitted Use	none										
ROW: Route I-287 District											
Permitted Use	none										
ROW: Route 24 District											
Permitted Use	none										
ROW: NJ Transit District											
Permitted Use	none										



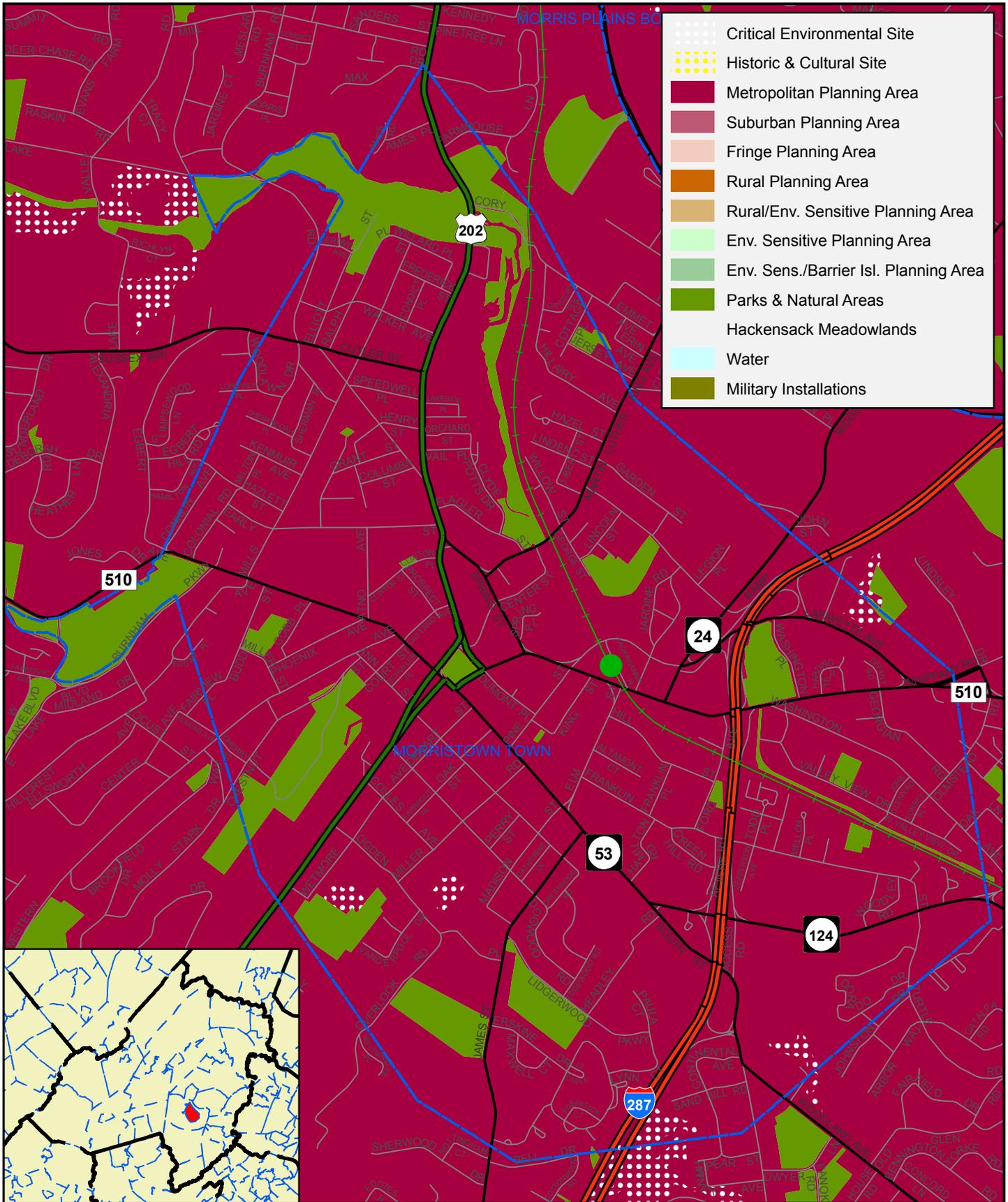
Morristown

2001 State Plan Policy Map



1 inch = 1,667 feet





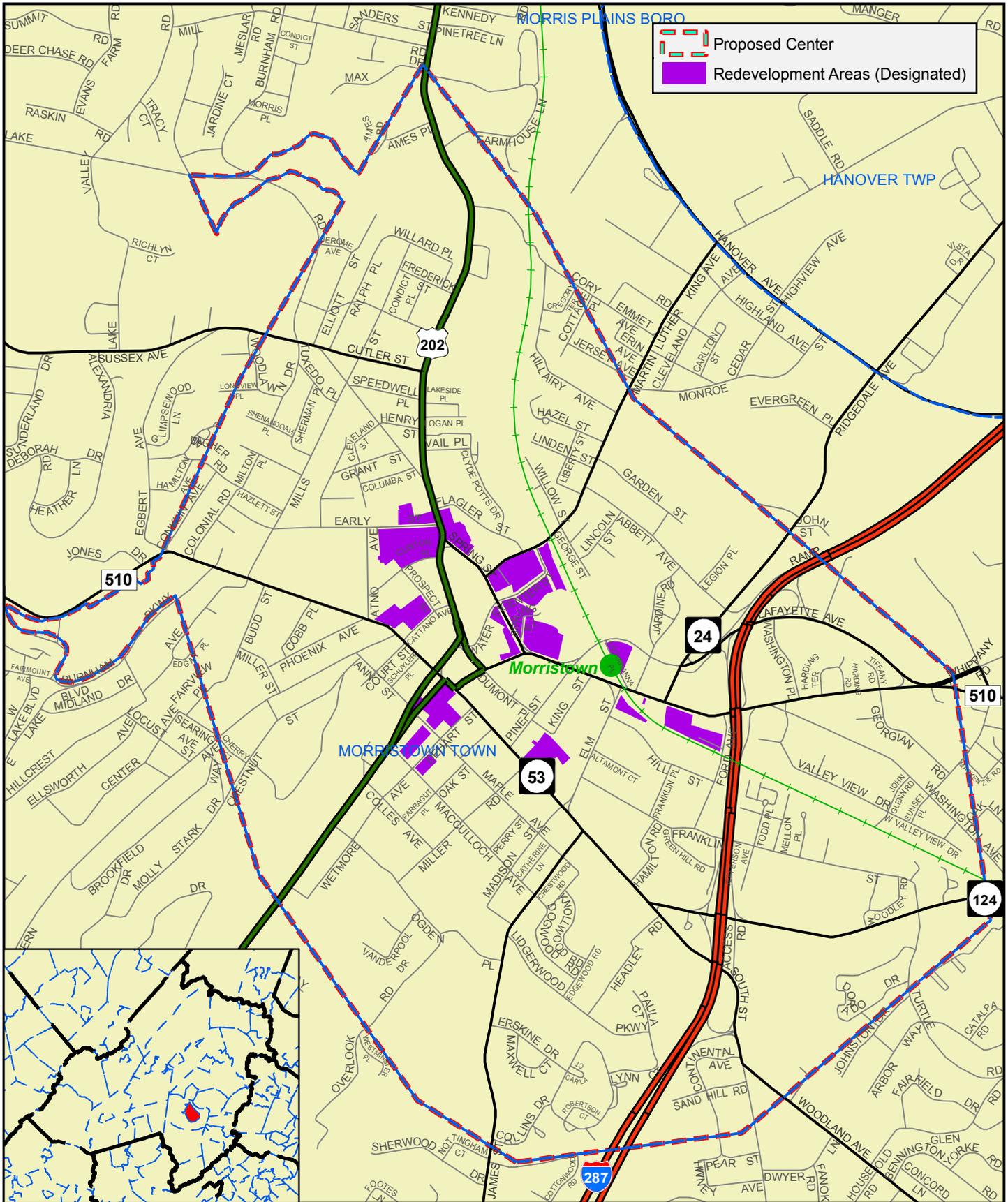
Morristown

Preliminary Plan Map



1 inch = 1,667 feet





Morristown

Proposed Center/Redevelopment Areas



1 inch = 1,667 feet



NJ Department of Environmental Protection



State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis

for:

Town of Morristown, Morris County

September 1, 2009

This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within the Town of Morristown. While all efforts have been made to address all major issues, the ever evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis. No portion of this document shall be interpreted as granting any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.

Table of Contents

2002 LAND USE/LAND COVER	4
WATER & WASTEWATER ANALYSIS	5
Water Availability	5
Wastewater Treatment	7
ENVIRONMENTAL CONSTRAINTS ANALYSIS	9
Regulated Environmental Constraints	9
Environmental Constraints to Avoid	17
○ Threatened & Endangered Species Habitat	17
○ Natural Heritage Priority Sites	18
Environmental Constraints to Consider	19
○ Groundwater recharge areas	19
○ Well Head Protection Areas	19
○ Priority Species Habitat	20
CONTAMINATED AREAS CONSIDERATIONS	21
Known Contaminated Sites List	21
Known Contaminated Sites - Classification Exception Areas (CEA)	25
PRESERVED LANDS & HISTORIC RESOURCES	27
Preserved Lands	27
Historic Resources	28
PERMIT EXTENSION ACT	32
REGIONAL PLANNING AREAS	34
SUMMARY OF MAJOR ISSUES	35
NJDEP OFFICE OF PLANNING AND SUSTAINABLE COMMUNITIES	52

2002 Land Use/Land Cover

The 2002 Land Use/Land Cover (LULC) dataset captures the state of the land use and natural land cover statewide. The land use/land cover data sets contain important land use data used in a wide variety of environmental analyses, including this analysis, as well as in other DEP programs. This data set is intended to serve as a resource for analysis rather than regulatory delineations.

This series is based on photography captured in the Spring of 2002 and were produced by visually interpreting color infrared photography. Every effort has been made to ensure that all land use data sets are as accurate as possible. However LULC data are not intended to substitute for on the ground jurisdictional boundaries.

Freshwater wetlands were first mapped under the New Jersey Freshwater Wetlands Mapping Program and were incorporated into the land use land cover datasets. The freshwater wetlands delineations in these data are for screening purposes only and are **not** regulatory. The Division of Land Use Regulation of the NJDEP determines the extent and final determination of freshwater wetlands in the State of New Jersey.

Based on this analysis, the following land use/land cover types, and their approximate acreages, are found in the Town of Morristown:

TYPE	ACRES
AGRICULTURE	0
BARREN LAND	9.92
FOREST	251.52
URBAN	1,587.77
WATER	57.50
WETLANDS	34.52

Attachments:

- Map - Land Use/Land Cover in Town of Morristown

Water & Wastewater Analysis

Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.

Water Availability

The following information on Water Availability in the Town of Morristown is based upon the best data readily available to DEP at the time of this analysis. This data should be used by the Town of Morristown to inform its community vision and planning processes.

There is one Public Water Supply System in Morristown serving a portion of its population. The Deficit/Surplus table and a map showing the system location within the municipality are provided with this report.

PWSID	WATER SYSTEM NAME	POPULATION SERVED	WATER SYSTEM TYPE
1424001	SOUTHEAST MORRIS COUNTY MUA	18,544	Community

Southeast Morris County MUA - the Deficit/Surplus table for the Southeast Morris County MUA shows FIRM capacity for this system to be approximately 16.640 MGD. As currently identified in the Division of Water Supply's Deficit & Surplus Table (<http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=1424001>), the Southeast Morris County MUA has a surplus of 73.748 MGM (2.38 MGD) available based on their current Water Allocation Permit (WAP #5264X). Based upon conservative population and water usage projections from the Draft 2009 New Jersey Water Supply Plan, Southeast Morris County MUA is projected to have an administrative available surplus associated with their WAP #5264X by 2020.

Note that the available capacity identified above is available throughout the purveyor area and is not necessarily available to the Town of Morristown.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at <http://www.nj.gov/dep/watersupply/pws.htm>. For safe demand and firm capacity information not available on this web site please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for water allocation information please contact the Bureau of Water Allocation at 609-292-2957.

Refer to [Firm Capacity and Water Allocation Analysis](#) document for a detailed description of the methodology used to calculate capacity limitations.

There are also multiple Non-Community Water Systems serving specific uses in the Town of Morristown.

PWSID	WATER SYSTEM NAME	POPULATION SERVED	WATER SYSTEM TYPE
1424300	MORRISTOWN MEMORIAL HOSP	1,300	Noncommunity Non-transient
1424300	MORRISTOWN MEMORIAL HOSP	3,300	Noncommunity Non-transient
1424300	MORRISTOWN MEMORIAL HOSP	4,600	Noncommunity Non-transient
1413302	MINUTEMAN RESTAURANT	200	Noncommunity Transient
1424301	WASHINGTON CRAIG BLDG	25	Noncommunity Transient

Attachments:

- Deficit/Surplus table – Southeast Morris County MUA
<http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=1424001>
- Water Supply - Map

Wastewater Treatment

The following information on Wastewater Treatment in the Town of Morristown is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Morristown to inform its community vision and planning processes.

There are two DEP-regulated wastewater facilities serving the Town of Morristown - Morris Woodlands Sewage Treatment Plant and Morristown Sewage Treatment Plant. Primarily all of Morristown is located within the currently adopted sewer service area. Only water bodies are not included in the SSA.

Morris Woodlands STP (NJPDES permit number NJ0024929). The annual average flow for this facility in 2007 was 1.0719 mgd; the permitted flow for this facility is 2.0 mgd. As such, the facility is operating at a little over fifty percent (50%) of its permitted flow. Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 3,093 new residential units. Note that the Morris Woodlands STP serves several communities in the area and not all of the remaining flow may be available to the Town of Morristown.

Morristown STP (NJPDES permit number NJ0025496). The annual average flow for this facility in 2007 was 2.7584 mgd; the permitted flow for this facility is 4.8 mgd. As such, the facility is operating at about (58%) of its permitted flow. Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 6,805 new residential units. Note that the Morristown STP serves other communities in the area and not all of the remaining flow may be available to the Town of Morristown.

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have recently been adopted. The primary amendment related to this analysis is the establishment of 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). The implications of this proposal are that the Department will not approve a wastewater management plan amendment unless the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this policy, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Similarly, the Highlands Council Regional Master Plan (RMP) also identifies an appropriate septic density based on RMP Zone based on Zone-specific nitrate targets (Existing Community 2.0 mg/L; Protection 0.72 mg/L) performs the analysis at the HUC 14 watershed level. In the Highlands Region, DEP requires that septic density utilize that data. Note that the Department does not recommend uniformly zoning at these densities across the watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

The Town of Morristown is minimally affected by these standards since most of the Town falls within the SSA. The Town falls within five HUC 14 watersheds. The following table indicates the watersheds and the residential density allowed under the nitrate limits.

HUC 14	HUC 14 Name	RMP Zone	Existing Community	Protection
02030103010030	Great Brook (above Green Village Rd)	Existing Community	6.0	
		Protection		16.7
02030103010040	Loantaka Brook	Existing Community	6.5	
02030103020030	Greystone / Watnong Mtn tribs	Protection		
02030103020040	Whippany R(Lk Pocahontas to Wash Val Rd)	Existing Community	6.0	
		Protection		16.7
02030103020050	Whippany R (Malapardis to Lk Pocahontas)	Existing Community	7.0	

Water Quality Management Plan - Sewer Service Area Mapping

The Department has recently adopted amendments to the Water Quality Management Planning rules identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey’s Coastal Zone Management program, and special restricted areas that are prone to natural hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department’s mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department determined that 25 acres was the appropriate size threshold based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

The Department is currently working with the County of Morris in development of a county-wide Wastewater Management Plan based upon on the recent Water Quality Management Planning rules. The Town of Morristown should continue to coordinate with the County to ensure consistency between municipal planning and the County WMP.

Attachments:

- o Adopted Sewer Service Area- Map

Environmental Constraints Analysis

The following section identifies those environmental constraints that should be considered by the Town of Morristown in its planning efforts. These environmental constraints are divided into 3 sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.

Regulated Environmental Constraints

Wetlands, Category One Waters and Total Maximum Daily Loads (TMDL) are environmental constraints currently regulated by DEP. Morristown should recognize these environmental constraints in its visioning and planning processes.

- Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- Wetlands release stored flood waters during droughts.
- Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

Land Use/Land Cover data based on 2002 aerial photography identifies approximately 35 acres of wetlands in Morristown. It should be noted that these wetlands are based on aerial photo interpretation and are **not** appropriate for use in determining the true extent of wetlands on a specific site.

- Category One (C1) Waterbodies & Associated Buffers

Category One designations are established in the Surface Water Quality Standards (NJAC 7:9B) – specifically in the tables in N.J.A.C. 7:9B-1.15(c) through (g) - for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9b-1.5(d). These waters are designated to provide for their protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance (habitat, water quality, and biological functions), exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

The Stormwater Management rule (NJAC 7:8) is implemented through DEP Land Use and local regulation. The rule regulates development within 300 feet, and stormwater discharges within 150 feet, of Category One waterways and their tributaries, upstream within the same HUC14 subwatershed. The Stormwater rule establishes a 300-foot Special Water Resource Protection Area (SWRPA) along Category One (C1) waters and certain tributaries that applies only when a “major development” is proposed.

The Flood Hazard Area Control Act (FHACA) rule (N.J.A.C. 7:13) also establishes a 300-foot riparian zone along C1 waters and their upstream tributaries within the HUC-14. This FHACA rule applies to any activity that requires approval in the rule. The Riparian Zone under the FHACA rule is the land and vegetation both within a regulated waterbody and within either 50 feet, 150 feet or 300 feet from the top of bank of a regulated waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply.

For the purposes of this analysis, the Department is providing generalized information and mapping of C1 waterbodies and associated buffers. This analysis should be used only as a general planning tool. Specific development proposals may be affected, consistent with the information provided above.

There are no C1 waters that run throughout the Town.

- Total Maximum Daily Loads (TMDLs)

In accordance with Section 303(d) of the Federal Clean Water Act (CWA) (33 U.S.C. 1315(B)), the State of New Jersey is required biennially to prepare and submit to the USEPA a report that identifies waters that do not meet or are not expected to meet SWQS after implementation of technology-based effluent limitations or other required controls. This report is commonly referred to as the 303(d) List. In accordance with Section 305(b) of the CWA, the State of New Jersey is also required biennially to prepare and submit to the USEPA a report addressing the overall water quality of the State's waters. This report is commonly referred to as the 305(b) Report or the Water Quality Inventory Report. The Integrated Water Quality Monitoring and Assessment Report combine these two assessments and assigns waterbodies to one of five sublists on the Integrated List of Waterbodies. Sublists 1 through 4 include waterbodies that are generally unimpaired (Sublist 1 and 2), have limited assessment or data availability (Sublist 3), or are impaired due to pollution

rather than pollutants or have had a TMDL or other enforceable management measure approved by EPA (Sublist 4). Sublist 5 constitutes the traditional 303(d) list for waters impaired or threatened by one or more pollutants, for which a TMDL may be required.

Therefore, in accordance with Section 305(b) and 303(d) of the Federal Clean Water Act (CWA), the State of New Jersey, Department of Environmental Protection (Department) is required to assess the overall water quality of the State's waters and identify those waterbodies with a water quality impairment for which TMDLs may be necessary. A TMDL is developed to identify all the contributors of a pollutant of concern and the load reductions necessary to meet the Surface Water Quality Standards (SWQS) relative to that pollutant. The Department has developed over 400 TMDLs to date, several of which as identified in the table below encompass Morristown.

The Department fulfills its assessment obligation under the CWA through the Integrated Water Quality Monitoring and Assessment Report, which includes the Integrated List of Waterbodies (303(d) list) and is issued biennially. The *Integrated List of Waterbodies* is adopted by the Department as an amendment to the Statewide Water Quality Management Plan, as part of the Department's continuing planning process pursuant to the Water Quality Planning Act at N.J.S.A.58:11A-7 and the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-6.4(a). The Department proposes and upon approval of the United States Environmental Protection Agency Region 2 subsequently adopts the TMDL to the appropriate WQMP(s).

Total Maximum Daily Load

TMDL Name	Parameter	Percent Reduction	Document	Adoption Date
Whippany R(Lk Pocahontas to Wash Val Rd) 30103020040	Fecal Coliform	58.5%	Total Maximum Daily Load for Fecal Coliform and an Interim Total Phosphorus Reduction Plan for the Whippany River Watershed	Dec 1999
Whippany R (Malapardis to Lk Pocahontas) 30103020050	Fecal Coliform	58.5%	Same as above	Dec 1999
Great Brook (above Green Village Rd) 30103010030	Phosphorus	Attain seasonal average of 9.2 µg/L chlorophyll- <i>a</i> in the Wanaque Reservoir and seasonal average of 18 µg/L chlorophyll- <i>a</i> in Dundee Lake.	TMDL for the Non-tidal Passaic River Basin Addressing Phosphorus Impairments	4/24/08
Loantaka Brook 30103010040	Phosphorus	Same as above	Same as above	Same as above
Greystone / Watnong Mtn tribs 30103020030	Phosphorus	Same as above	Same as above	Same as above
Whippany R(Lk Pocahontas to Wash Val Rd) 30103020040	Phosphorus	Same as above	Same as above	Same as above
Whippany R (Malapardis to Lk Pocahontas) 30103020050	Phosphorus	Same as above	Same as above	Same as above

A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, natural background, and surface water withdrawals. A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state's water quality standards and allocates that load capacity to known point and nonpoint sources in the form of waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources, a margin of safety (MOS) and, as an option, a reserve capacity (RC). The TMDLs that encompasses Morristown, Morris County are nonpoint source driven for fecal coliform and both point source and nonpoint source driven for phosphorus. The TMDL documents were all established as amendments to the Northeast Water Quality Management Plan (WQMP). The Department's TMDL Reports may be downloaded from the Division of Watershed Management's web site at www.state.nj.us/dep/watershedmgt/tmdl.htm.

In 2008, New Jersey established 27 TMDLs to address total phosphorus impairments throughout the Passaic River Basin. Nutrients such as phosphorus are essential to plants and animals, but too much fosters excessive algae growth, impairing water quality, diminishing recreational experiences, making treatment of drinking water more costly, and depriving water of dissolved oxygen that fish and other aquatic life need to survive. Algae growth has been problematic in the highly developed Passaic River and Pompton Lake-Ramapo River Watersheds of northeastern New Jersey. The TMDLs affect more than 50 sewage treatment plants.

Critical locations where phosphorus is causing excessive primary productivity were identified as the Wanaque Reservoir and Dundee Lake. As part of the TMDL process, the Department adopted watershed criteria in accordance with N.J.A.C. 7:9B-1.5(g)3 in these locations, as the best means to ensure protection of the designated uses. The watershed criteria are expressed in terms of a seasonal average concentration (June 15-September 1) of the response indicator, chlorophyll-*a*. The criteria are tailored to the unique characteristics of each critical location and are expressed as a seasonal average of 9.2 µg/L chlorophyll-*a* in the Wanaque Reservoir and a seasonal average of 18 µg/L chlorophyll-*a* in Dundee Lake.

The Department recognizes that TMDLs alone are not sufficient to restore impaired stream segments. The TMDL establishes the required pollutant reduction targets while the implementation plan identifies some of the regulatory and non-regulatory tools to achieve the reductions, matches management measures with sources, and suggests responsible entities for non-regulatory tools. This provides a basis for aligning available resources to assist with implementation activities. Projects proposed by the State, local government units and other stakeholders that would implement the measures identified within the impaired watershed are a priority for available State (for example, CBT) and federal (for example, 319(h)) funds. In addition, the Department's ongoing watershed management initiative will develop detailed watershed restoration plans for impaired stream segments in a priority order that will identify more specific measures to achieve the identified load reductions. Urban and agricultural land use sources must be the focus for implementation. Urban land use will be addressed primarily by stormwater regulation. Agricultural land uses will be addressed by implementation of conservation management practices tailored to each farm. Wherein urban land use will be addressed primarily by stormwater regulation through the municipality's MS 4 permit.

Short-term and Long-term Management Strategies for Implementing Fecal TMDLs

Short term management measures include projects recently completed, underway or planned that are designed to address the targeted impairment. Whereas long term strategies include source trackdown as well as selection and implementation of specific management measures that will address the identified sources. The Department recognizes that TMDLs alone are not sufficient to restore impaired waterbodies. The TMDL establishes the required reduction target and provides the regulatory framework to effect these reductions. The TMDL implementation plan for the fecal TMDLs calls for goose management and proper maintenance of septic systems and identifies a series of implementation grants funded by the Department throughout the Whippany River Watershed.

Long-Term Management Strategies

While short-term management measures will begin to reduce sources of fecal coliform in the Northeast Water Region, additional measures will be needed to verify and further reduce or eliminate these sources. Some of these measures may be implemented now, where resources are available and sources have already been identified as causing the fecal impairment. Both short-term and long-term management strategies that address fecal reduction related to these identified sources may be eligible for future Departmental funding.

Source Categories for Long-Term Management Strategies

1) Canada Geese

Geese are migratory birds that are protected by the Migratory Bird Treaty Act of 1918 and other Federal and State Laws. Resident Canada geese are those birds that do not migrate, but are protected by this and other legislation. The United States Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS)-Wildlife Services program reports that the 1999 estimated population of non-migratory geese in New Jersey was 83,000. Geese and other pest waterfowl have been identified as one of several primary sources of pathogen loading to impaired water bodies in the Northeast Region. Geese may produce up to 1½ pounds of fecal matter a day.

Canada Goose Damage Management Plan

Because geese are free to move about and commonly graze and rest on large grassy areas associated with schools, parks, golf courses, corporate lawns and cemeteries, solutions are best developed and conducted at the community level through a community-based goose damage management program. USDA's Wildlife Services program recommends that a community prepare a written Canada Goose Damage Management Plan that may include the following actions:

- Initiate a fact-finding and Communication Plan
- Enact and Enforce a No Feeding Ordinance
- Conduct Goose Damage Control Activities such as Habitat Modification
- Review and Update Land Use Policies
- Reduce or Eliminate Goose Reproduction (permit required)
- Hunt Geese to Reinforce Nonlethal Actions (permit required)

Procedures such as handling nests and eggs, capturing and relocating birds, and the hunting of birds require a depredation permit from either the USDA APHIS Wildlife Services or U.S. Fish and Wildlife Services. Procedures requiring permits should be a last resort after a community has exhausted the other listed measures. The Department's draft guide *Management of Canada Geese in Suburban Areas, March 2001*, which may be found at www.state.nj.us/dep/watershedmgt under publications, provides extensive guidance on how to modify habitat to serve as a deterrent to geese as well as other prevention techniques such as education through signage and ordinances.

2) Stormwater Detention Basins and Impoundments

Stormwater detention basins may act as sources of fecal coliform due to the accumulation of geese and pet waste in basins. Under certain conditions, coliform will increase in numbers in basins. As a result, significant quantities of fecal coliform can be discharged during storm events. Impoundments created by small dams across streams have been a measure commonly used for flood control by municipalities in New Jersey. In addition to flood control, the impoundments were often incorporated into public parks in order to provide recreational opportunities for residents. Many of the impoundments are surrounded by mowed turf areas, which in combination with open water serve as an ideal habitat for geese and an attraction for pet walking. Specific management measures to reduce fecal coliform inputs to these waterbodies include:

- Development of Stormwater Management Plan
- Establishment of Riparian Buffers and “no mow” zones
- No feed ordinances for all waterfowl and wildlife and signage
- Retrofit of detention/retention basins to achieve water quality control
- Conduct regularly scheduled stormwater basin cleanout and maintenance, storm sewer inlet cleanouts and street sweeping programs

3) Pet Waste

Specific management measures to reduce pet waste include:

- Adoption of pet waste disposal i.e. pooper scooper ordinances
- Signage in parks and other public recreation areas
- Provide plastic bags dispensers in public recreation areas

4) Malfunctioning and Older Improperly Sized Septic Systems; Illicit Connections of Domestic Sewage

Malfunctioning and older improperly sized septic systems contribute to fecal coliform loading in two ways: the system may fail hydraulically, where there is surface break out; or hydrogeologically, under conditions when soils are inadequate to filter pathogens. Specific management measures include the implementation of the NJPDES Municipal Stormwater Regulation Program, Sanitary Surveys, Septic System Management Programs and future sewer service area designations for service to domestic treatment works. Sanitary surveys are conducted in an effort to evaluate the water quality of natural surface waters and identify those components that affect water quality, including geographic

factors and pollution sources. The focus of the sanitary survey is to identify nonpoint and stormwater source contribution of fecal coliform within the watershed. It is accomplished by sampling for various types of fecal indicators (fecal coliform, enterococcus, fecal streptococcus, *E. coli* and coliphage) during wet and dry weather conditions. Where potential problems with septic systems are identified, as described below, a trackdown study may be warranted. This could lead to an analysis of alternatives to address any identified inadequacies, such as rehabilitation of septic systems or connection to a sewage treatment system, as appropriate.

In 2006 the Department adopted changes to the SWQS to replace the fecal coliform criteria for those waters designated for primary contact recreation (FW2, SE1 and SC) with enterococcus (SE1 and SC waters) and *E. coli* as pathogen indicators (FW2 waters), respectively. The United States EPA recommends the use of *E. coli* and enterococcus as pathogen indicators for fresh waters and enterococcus for marine waters. Thus, the Department now monitors these parameters to determine if the specific designated use for recreation is being attained for the impaired waterbodies.

Implementation of TMDLs for the Non-Tidal Passaic River Basin Addressing Phosphorus Impairments

Significant load reductions from nonpoint sources are needed in order to attain water quality criteria and designated uses. The Passaic TMDL Implementation Plan identifies a suite of completed, on-going and planned activities needed to achieve the identified load reductions. In many cases, the completed and on-going projects have been made possible through EPA 319(h) grant awards. This funding is used in conjunction with state CBT funds, other federal funds (EQIP, CRP and CREP), and local funds to address nonpoint sources of pollutants. New Jersey will continue to rely on 319(h) funding as a key element for accomplishing NPS reductions through TMDL implementation and thereby restoring water quality and designated uses. The implementation plans for the Passaic River and Pompton Lake-Ramapo River Watershed TMDLs required municipalities in the contributory drainage area of the TMDL to adopt an ordinance consistent with a model ordinance provided by the Department as an additional measure of the Municipal Stormwater Permit. The model ordinance can be viewed at www.state.nj.us/dep/watershedmgt/rules.htm under the section heading, "Water Quality Management Planning Rule".

During a 2008 Earth Week event, the Department Commissioner signed a memorandum of understanding (MOU) with members of the lawn-care industry, who pledged to reduce the amount of phosphorus released by fertilizers in the Garden State by 50 percent by 2010. In signing the MOU, members of the Lawn Care Product Manufacturing Industry agreed to establish technical groups to work with the DEP and Rutgers University's Agricultural Experiment Station in developing a stewardship program to foster better public education and to review strategies to reduce the levels of phosphorus in fertilizers. The largest distributor of fertilizer in New Jersey has reported a 45% reduction in tons of P2O5 from 2006 to 2008 based on sales of their no and/or low phosphorus fertilizer.

The TMDL required that 72 out of the 84 municipalities within the Passaic River Basin adopt a Fertilizer Management Ordinance (www.state.nj.us/dep/watershedmgt/rules.htm). The Department is confident that MOU endeavor along with municipal adoption of the

fertilizer ordinance will begin to address the urban stormwater contribution of nutrients to waterbodies in the state.

Point source reduction of phosphorus established through these TMDLs will be achieved through the issuance of New Jersey Pollutant Discharge Elimination System (NJPDES) surface water discharge permits to wastewater treatment plants with a defined phosphorus limit. In addition, dischargers may be allowed to perform water quality trading, provided that an acceptable tool is approved by the Department and EPA.

Attachments:

- TMDLs – Map
- FEMA NJ Flood Zones – Map

Environmental Constraints to Avoid

Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.

While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.

- **Threatened & Endangered Species Habitat**

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Tree frog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

Note that the Landscape Project has been updated relatively recently, and released in two versions. Version 3.0, the version that impacts Morristown, was developed, and recently released, specifically for the Highlands Region. This version was developed using a new methodology and based on updated species occurrence data. For additional information on the Landscape Project, see [New Jersey's Landscape Project](#).

There are approximately 29.87 acres of threatened and endangered species habitat in the Town of Morristown; Rank 3 for Cooper's Hawk . Landscape Project Version 3.0 also includes data regarding potential and confirmed vernal pool habitat. Vernal pools provide

habitat to many species of amphibians, insects, reptiles, plants, and other wildlife. There are no vernal pool habitats identified by Landscape Project 3.0 within Morristown. The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in the Town of Morristown (including habitat for priority species – Rank 2 – that is discussed below in the ‘Environmental Constraints to Consider’ section).

- Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey’s biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5.

There are no Natural Heritage Priority Sites in the Town of Morristown.

Attachments:

- Threatened, Endangered & Priority Species Habitat – Map

Environmental Constraints to Consider

Groundwater Recharge Areas, Wellhead Protection Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.

- Groundwater recharge areas

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

There are approximately 113 acres of high volume groundwater recharge areas located within the Town of Morristown.

- Well Head Protection Areas

Areas of land surrounding public community wells, known as Well Head Protection Areas, from which contaminants may move through the ground to be withdrawn in water taken from the well, have been delineated. Protection of the public health, safety and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be

undertaken as subsequent phases of the NJDEP SWAP. WHPA delineation methods are described in "[Guidelines for Delineation of Well Head Protection Areas in New Jersey](#)".

Updates for Public Community Water Supply Well Head Protection Areas are described in [Well Head Delineations Updates List](#).

A complete list of individual Public Community Water Supply Well Head Protection Area delineations are described in [Well Head Delineations List](#).

There are approximately 314 acres of Tier 1; 329 acres of Tier 2, and 595 acres of Tier 3 Wellhead Protection Areas in the Town of Morristown .

- Priority Species Habitat

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species. There is approximately 120 acres of Rank 2 Habitat within Morristown.

Mapping showing Priority Species Habitat is included on the *Threatened & Endangered Species Habitat map*, as discussed earlier in the 'Environmental Constraints to Avoid' section.

Attachments:

- Well Head Protection Areas and Groundwater Recharge Areas - Map

Contaminated Areas Considerations

All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.

Known Contaminated Sites List

The Known Contaminated Sites List for New Jersey 2005 includes those sites and properties within the state where contamination of soil or ground water has been identified, or where there has been, or there is suspected to have been, a discharge of contamination. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed. The data included here dates from 2001. Additionally, new contaminated sites have been identified since the creation of this list and are not included here. For further information contact NJDEP's Site Remediation Program and Waste Management (SRWM) lead program, which are identified with each site listed in this data base. Contact information for SRWMs lead program can be acquired at <http://www.state.nj.us/dep/srp/kcs-nj/>.

Note: There are some sites found in the 'official' KSCNJ list that do not exist in the GIS mapped version. There were about 50 sites that either had poor address descriptions and could not be located accurately or are 'sites' that actually describe a case covering several locations and cannot be expressed by a single point. These problem sites were intentionally omitted from the GIS map.

The Known Contaminated Sites in New Jersey report (<http://www.nj.gov/dep/srp/kcs-nj/>) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

Active Sites with Confirmed Contamination 3/24/2009

Site ID	PI No.	PI Name	Address
3607	008548	LUKOIL 57239	151 WASHINGTON ST
3610	006379	CUMBERLAND #121215	149 WASHINGTON ST
3633	025495	MESLER'S SERVICE STATION	163 165 MORRIS ST
3684	007819	EXXON R/S 30168	109 MORRIS ST
3685	012658	SHELL SVC STA 100115	152 MORRIS ST
13581	004730	SHELL SERVICE STATION	72 ELM ST
14789	006901	REHABILITATION MORRISTOWN MEMORIAL HOSP	95 MT KEMBLE AVE

15198	008610	EXXON R/S 32066	89 WHIPPANY RD
19518	031043	REGGIES AUTO SERVICE	128 WASHINGTON ST
28582	006069	MORRISTOWN SERVICE STATION	78 MARKET ST
28743	018035	WASHINGTON SERVICE INC	74 WASHINGTON ST
28882	011269	RAPID WRENCH	102 RIDGEDALE AVE
32148	001340	EGGERT OIL COMPANY INC	173 175 MORRIS ST
37719	011820	ST MARY ABBEY/DELBARTON SCHOOL	270 MENDHAM RD
49210	023359	MORRISTOWN DPW GARAGE	EARLY ST & CLINTON PL
52641	019855	THE SHOPPES AT ESSEX ASSOCIATION	74 76 ABBETT AVE
52654	019893	FRANCES MURRAY	73 MENDHAM RD
54809	024455	MORRISTOWN GAS WORKS (FORMER)	1 5 COAL AVE
56646	031506	MT KEMBLE REALTY	8 12 MT KEMBLE AVE
60074	92104	MORRISTOWN TIRE CO INC	105 MORRIS ST
66118	G000002192	JCP&L MORRISTOWN SUBSTATION	RIDGEDALE AVE
66555	G000007268	GOLDERES JUNK YARD	14 COAL AVE
67200	G000011351	12 ELM STREET	12 ELM ST
74240	G000038122	PLAZA CLEANERS	30 LAFAYETTE AVE
117769	435137	NEW JERSEY TRANSIT PARKING LOT	20 MORRIS ST
119332	157114	MORRISTOWN GAS WORKS	SPRING ST & WATER ST
125001	G000043801	LYNTON AVIATION @ MORRISTOWN AIRPORT	1 AIRPORT RD
183603	240178	LANTERMAN RESIDENCE	188 FRANKLIN ST
194167	254966	24 COLONIAL ROAD	24 COLONIAL RD
223667	292045	KINGS SHOPPING CENTER	191 SOUTH ST
353438	436238	16 HILLAIRY AVENUE	16 HILLAIRY AVE
375950	465934	RABBINICAL COLLEGE OF AMERICA	226 SUSSEX AVE
385062	480774	52 1/2 MADISON STREET	52 MADISON ST
392562	491076	20 HILLCREST AVENUE	20 HILLCREST AVE

**Pending Sites With Confirmed Contamination
3/24/2009**

Site ID	PI No.	PI Name	Address
223075	291317	MILLER RD. RADIOLOGICAL	MILLER RD
67191	G000011316	D A R E & HEALTH DEPARTMENT OFFICES	65 SPRING ST
67803	G000022140	23 FRANKLIN PLACE	23 FRANKLIN PL
68264	G000024239	181 MILLS STREET	181 MILLS ST
69951	G000031624	16 COLONIAL ROAD	16 COLONIAL RD
74526	G000039690	144 LAKE ROAD	144 LAKE RD

**Closed Sites with Remediated Contamination
3/24/2009**

Site ID	PI No.	PI Name	Address
3608	009986	LEGION PLACE COMPLEX	10 LEGION PL
3618	025788	110 SOUTH ST	110 SOUTH ST
3625	006305	CUMBERLAND FARMS 121176	168 MORRIS ST
3631	030589	AMBULANCE MAINTENANCE FACILITY	15 FORD AVE
3637	022215	MORRISTOWN HOUSING AUTHORITY	31 EARLY ST
3670	019303	TOYOTA OF MORRISTOWN INC	169 RIDGEDALE AVE
3675	006487	COUNTY CONCRETE CORP	145 RIDGEDALE AVE
13577	026126	200 SOUTH ST	200 SOUTH ST
15591	019334	ALGON QUIN GAS TRANSMISSION CO	45 AIRPORT RD
19952	002388	MCDONALD PONTIAC-GMC TRUCK INC	55 BANK ST
19953	G000062545	MCDONALD AUTO BODY	45 DUMONT PL
21130	024958	MOUO MOTORS	133 SOUTH ST
23908	033814	MORRISTOWN BEARD SCHOOL	70 WHIPPANY RD
42035	001793	HEADQUARTERS SOUND EXPRESS	95 MORRIS ST
42269	002382	GREENSON PAPER CO	1 LAFAYETTE AVE
42699	003515	ARMSTRONG BUILDING SUPPLY CO	63 ELM ST
42791	003814	CO OF MORRIS WEIGHTS & MEASURE DIVISION	101 WESTERN AVE
43734	006944	THE SEEING EYE INC	375 WASHINGTON VALLEY RD
44298	009587	SPRINGBROOK COUNTRY CLUB	9 SPRING BROOK RD
44701	010950	EPSTEIN LAND CO DISPLAY SHOP FRONT ENTRA	32 PARK PL
45486	002205	UNION CAMP CORP	COLUMBIA TPKE
46988	011485	NEILS AUTOMOTIVE	960 MT KEMBLE AVE
49211	023360	SPEEDWELL AVENUE FIREHOUSE	161 SPEEDWELL AVE
49902	030259	MACY'S	2 N PARK PL
52021	018349	19 21 JEFFERSON AVE	19 JEFFERSON AVE
52539	019622	GRAY SUPPLY CORP	72 FRANKLIN ST
53050	020815	WASHINGTON BUILDING	3 SCHUYLER PL
53210	021119	JACOB FORD VILLAGE	11 WASHINGTON AVE
53249	021193	MORRISTOWN PLAZA APT	60 ELM ST
53689	022119	THE NEIGHORHOOD HOUSE	12 FLAGLER ST
54067	022887	MORRISTOWN TIRE	89 MORRIS ST
54288	023362	NORTHEAST AIRWAYS	COLUMBIA RD
54598	024012	FRANKLIN VILLAGE	100 FRANKLIN ST
54724	024261	TRANSMISSION SHOP (FORMER)	40 PINE ST
55305	025701	MORRISTOWN LINCOLN MERCURY INC	115 SPRING ST
55513	026288	THE MORRIS MUSEUM	6 NORMANDY HEIGHTS RD
55740	027031	KINGS SUPERMARKET @ KINGS SHOPPING CENTER	191 203 SOUTH ST
56619	031455	ST MARGARETS CHURCH	6 SUSSEX AVE
57190	034129	SPRING BOARD & J PARTNERSHIP	75 SPRING ST
57623	033115	MORRISTOWN ELECTRICAL SUPPLY CO	23 33 SPRING ST
66519	G000006339	PINE STREET ASSOCIATES	PINE ST & DUMONT ST
69074	G000028428	12 KARY WAY	12 KARY WAY

69429	G000029878	150 FRANKLIN STREET	150 FRANKLIN ST
70051	G000031881	3 GREENHILL ROAD	3 GREEN HILL RD
70493	G000032968	255 JAMES STREET	255 JAMES ST
71061	489362	18 VENTOSA DRIVE	18 VENTOSA DR
71166	G000010494	29 KING STREET	29 KING ST
71720	G000014349	ROCKAWAY VALLEY PRESS	53 ABBETT AVE
72013	G000022060	15 KARY WAY	15 KARY WAY
72088	G000022780	158 LAKE ROAD	158 LAKE RD
72092	G000022829	282 JAMES STREET	282 JAMES ST
72307	G000024242	179 MILLS STREET	179 MILLS ST
72377	G000024555	345 SOUTH STREET	345 SOUTH ST
72415	G000024741	21 ELDER DRIVE	21 ELDER DR
72588	G000025597	48 HARRISON STREET	48 HARRISON ST
72633	G000025709	COURTET & SONS INCORPORATED	46 ABBETT AVE
72976	G000029103	24 WOOD ROAD	24 WOOD RD
73310	129664	10 WASHINGTON ST	10 12 WASHINGTON ST
73881	G000036348	22 OLMSTEAD RD	22 OLMSTEAD RD
73949	G000036713	40 BUDD ST	40 BUDD ST
74050	G000037212	2 STRATFORD CT	2 STRATFORD CT
74371	G000038863	284 JAMES ST	284 JAMES ST
74572	G000039930	22 TO 26 N PARK PLACE	22 26 N PARK PL
74997	G000041877	WEICHERT REALTORS	122 WASHINGTON ST
75369	G000043620	14 GLEN ALPINE RD	14 GLEN ALPIN RD
75858	G000060336	WINSTONS DISCOUNT CENTER	46 SPEEDWELL AVE
76420	G000003907	C J LANDI EQUIPMENT	111 RIDGEDALE AVE
87354	G000061011	16 CONDUCT PL	16 CONDUCT PL
87700	G000061376	214 SOUTH ST	214 SOUTH ST
87746	G000061430	10 WASHINGTON VALLEY RD	10 WASHINGTON VALLEY RD
89167	G000063155	GEORGE WASHINGTON SCHOOL	182 MORRIS ST
119037	156746	40 SPRINGBROOK ROAD	40 SPRING BROOK RD
120446	158469	67 OVERLOOK ROAD	67 OVERLOOK RD
123238	162133	111 EARLY STREET	111 EARLY ST
126558	167006	106 SUSSEX AVENUE	106 SUSSEX AVE
141305	187854	20 CENTER AVENUE	20 CENTER AVE
148953	196719	MORRIS COUNTY CORRECTIONAL FACILITY	23 COURT ST
161648	002974	POWERS MOTOR CO	44 RIDGEDALE AVE
166240	218516	75 MORRIS AVENUE	75 MORRIS AVE
168989	222088	13-21 EARLY STREET	13 21 EARLY ST
183809	240430	24 JEFFERSON AVENUE	24 JEFFERSON AVE
187220	246084	97 99 FRANKLIN STREET	97 99 FRANKLIN ST
189793	249397	60 MILLS STREET	60 MILLS ST
189868	249479	2 HARDING TERRACE	2 HARDING TER
190004	249643	15 LAKE TRAIL	15 LAKE TRAIL W
192259	252507	14 CONDUCT PLACE	14 CONDUCT PL
201687	265267	17 WOOD ROAD	17 WOOD RD
218239	284941	24 ELLIOTT STREET	24 ELLIOTT ST
223771	292155	37 MARTIN LUTHER KING AVENUE	37 MARTIN LUTHER KING AVE
230529	301633	9 OGDEN PLACE	9 OGDEN PL

230621	301738	MORRIS COUNTY HISTORICAL SOCIETY ACORN HOUSE	68 MORRIS AVE
257884	330339	180 MOUNT KEMBLE AVENUE	180 MT KEMBLE AVE
258339	330888	21 WALKER AVENUE	21 WALKER AVE
355641	439059	71 MILLER ROAD	71 MILLER RD
357271	441165	12 HAZLETT STREET	12 HAZLETT ST
358358	443124	6 GEORGE STREET	6 GEORGE ST
358862	443758	34 ABBETT AVENUE	34 ABBETT AVE
364743	450763	108 EARLY STREET	108 EARLY ST
371508	459704	25 THREE GABLES ROAD	25 THREE GABLES RD
372685	461693	28 MARKET STREET	28 MARKET ST
374547	464122	7 PERRY STREET	7 PERRY ST
376546	466707	6 FARRAGUT PLACE	6 FARRAGUT PL
377065	467290	558 SUSSEX AVENUE	558 SUSSEX AVE
382296	009615	C FORSYTHE CONSTRUCTION CO INC	120 RIDGEDALE AVE
384448	479900	29 STARLIGHT DRIVE	29 STARLIGHT DR
386906	483290	24 ROSEMILT PLACE	24 ROSEMILT PL
388108	484830	11 NORMANDY PARKWAY	11 NORMANDY PKWY
390815	488570	23 HAZLETT STREET	23 HAZLETT ST
391296	489206	12 WOOD ROAD	12 WOOD RD

Known Contaminated Sites - Classification Exception Areas (CEA)

Classification Exception Areas are DEP designated areas of groundwater contamination meeting certain criteria and associated with Known Contaminated Sites or sites on the Site Remediation Program (SRP) Comprehensive Site List. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. When a CEA is designated for an area, the constituent standards and designated aquifer uses are suspended for the term of the CEA. A public understanding of where groundwater is known to be contaminated can help prevent inappropriate well placement, preventing potential health risks and can minimize unintended contaminant plume migration. Contaminants of concern within a CEA record are described in one of two ways, either in a field named for the contaminant, e.g., benzene; or listed in a general contaminant field, e.g., VO.

CEA-VOs

CEA Number	Name	Address
1936	American Air Cooled Technology	8-12 Mt. Kemble Ave.
190	Armstrong Building Supply Site	63 Elm Street
960	Gray Supply Company	72 Franklin St.
718	Morristown Police Station	110 South St.
2239	Morristown Tire Co. Inc.	105 Morris St.
95-06-13-1246	Shell Service Station (CEA 100154172)	72 Elm St.
177	Sunoco Service Station #0006-9054	175 Morris St.
915	Texaco Service Station #13-005-0057	153 Morris St.

For further information about Classification Exception Areas:
http://www.state.nj.us/dep/srp/guidance/cea/cea_guide.htm

Toxics Release Inventory

The **Toxics Release Inventory (TRI)** is a publicly available EPA database that contains information on toxic chemical releases and waste management activities reported annually by certain industries as well as federal facilities. For more information on TRI, see <http://www.epa.gov/TRI/>.

List of EPA-Regulated Facilities in TRI

Facility ID	Facility Name	Address
07962THMNNHANOV	COLGATE PALMOLIVE CO	191 EAST HANOVER AVENUE
07960DSNBR309EH	DUSENBERY ENGINEERING CO INC	309 E. HANOVER AVE.
07962FPTHRHANOV	FPI THERMO PLASTIC TECHNOLOGIES	HANOVER AVENUE & HORSEHILL ROAD
07960CHMPN155EH	MERCEDES BENZ OF MORRISTOWN	155 EAST HANOVER AVENUE

Source: http://oaspub.epa.gov/enviro/ef_home2.toxics

Attachments:

- o Contaminated Sites - Map

Preserved Lands & Historic Resources

Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.

Preserved Lands

Based on the Department's records, the following table represents the preserved open space lands located in the Town of Morristown. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

Green Acres Program – Open Space Database

Block	Lot	Facility Name	Interest	Type	Funded?
216	1	SPEEDWELL LAKE	ET/FE	M	Y
216	7	SPEEDWELL LAKE	ET/FE	M	Y
226	5	SPEEDWELL LAKE	ET/FE	M	Y
226	6	SPEEDWELL LAKE	ET/FE	M	Y
1001	8	PATRIOTS PATH	ET/FE	C	N
201	3	HISTORIC SPEEDWELL	ET/FE	C	N
341	3	PATRIOTS PATH	ET/FE	M	Y
1302	1	TRACTION LINE RECREATION TRAIL	ET/FE	C	N
1503	12	JACOB FORD PARK	ET/FE	M	N
1703	1	WASHINGTONS HEADQUATERS	ET/FE	M	N
2001	1	ABBETT AVE PLAYGROUND	ET/FE	M	N
2601	1	POCAHONTAS LAKE	ET/FE	M	Y
2701	1	SPEEDWELL LAKE	ET/FE	M	Y
2901	1	SPEEDWELL LAKE	ET/FE	M	N
3101	23	ELLIOTT ST PLAYGROUND	ET/FE	M	N
3401	2	CAULDWELL PLAYGROUND	ET/FE	M	Y
3402	2	PATRIOTS PATH	ET/FE	M	Y
4002	17	FRANKLIN ST	PT/FE	M	N

4401	2	FORD AVE PARK	ET/FE	M	N
4901	1.02	WASHINGTON PARK	ET/FE	M	Y
5202	4	HARRISON ST PLAYGROUND	ET/FE	M	N
5902	1	MORRISTOWN GREEN	ET/FE	N	Y
7601	12	FORT NONSENSE	PT/FE	M	N
7802	19	BUDD ST REC AREA	ET/FE	M	N
8201	1	BURNHAM PARK	ET/FE	M	Y
8901	2	FOOTE'S POND	ET/FE	M	N
9101	1	LIDGERWOOD PARK	ET/FE	M	N

Interest: ET/FE - Entire Taking/Fee Simple;

Type: M - Municipal; C - County; N - Non Profit

Funded?: Y - Park received Green Acres funding; N - Park did not receive Green Acres funding

Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the [Land Use Regulation Program](#).

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known.

New Jersey and National Registers of Historic Places

Abbett Avenue (ID#2181)

Abbett Avenue over Whippany River

DOE: 3/29/1977

SHPO Opinion: 8/1/1975

Acorn Hall (IS#2182)

68 Morris Avenue

NR: 4/3/1973 (NR Reference #: 73001124)

SR: 6/1/1972

Dr. Jabez Campfield House (ID# 3985)

5 Olyphant Place

NR: 9/4/2008 (NR Reference #: 08000837)

SR: 3/25/2008

SHPO Opinion: 1/30/2002

COE: 10/21/2004

(Also referred to as Schuyler-Hamilton House)

Church of the Redeemer (ID#3390)

36 South Street

COE: 1/12/1996

Dr. Lewis Condict House (Women's Club) (ID#2183)

51 South Street

NR: 4/3/1973 (NR Reference #: 73001125)

SR: 6/19/1972

Cutler Homestead (ID#2185)

21 Cutler Street

NR: 3/10/1975 (NR Reference #: 75001152)

SR: 7/1/1974

Delaware, Lackawanna and Western Railroad Station at Morristown (ID#2186)

132 Morris Street

NR: 3/11/1980 (NR Reference #: 80002514)

SR: 10/26/1979)

(Also included in Thematic Nomination of Operating Passenger Railroad Stations)

The First Ward Hose Company (ID#3986)

155 Morris Street

SHPO Opinion: 1/30/2002

Glanville Blacksmith Shop (ID#2187)

45-47 Bank Street

NR: 3/25/1987 (NR Reference #: 86003112)

SR: 9/11/1986

(Morristown MRA)

Jenkins-Mead House (ID#3391)

NR: 3/10/1997 (NR Reference #: 97000106)

SR: 12/31/1996

Lindenwold (ID#2188)

247 South Street

NR: 11/13/1986 (NR Reference #: 86003113)

SR: 9/11/1986

Timothy Mills House (ID#2189)

27 Mills Street

NR: 2/24/1975 (NR Reference #: 75001153)

SR: 12/6/1974

Morris County Courthouse (ID#2190)

Washington Street between Court Street and Western Avenue

NR: 8/19/1977 (NR Reference #: 77000898)

SR: 3/11/1977

Morristown Aqueduct Distribution Reservoir (ID#2191)

Chestnut, Court, and Ann Streets

DOE: 4/6/1978

SHPO Opinion: 3/7/1978

Morristown Motor Vehicle Inspection Station (ID#35556)

101 Ridgedale Avenue

SHPO Opinion: 6/9/1998

Morristown National Historical Park
(ID#3381)
NR: 10/15/1966 (NR Reference #: 66000053)
SR: 5/27/1971
National Historic Site; Four discontiguous units: Washington's Headquarters, Fort Nonsense, Jockey Hollow, and New Jersey Brigade Encampment. Additional documentation accepted by the Keeper of the National Register 2/27/1980.)

Morristown Historic District (ID#2192)
All or portions of Green, South, DeHart, Elm, Wetmore, Madison, and Pine Streets; Macculloch, Maple, and Colles Avenues; Farragut and South Park Places
NR: 10/30/1973 (NR Reference #: 73001126)
SR: 9/6/1973

Morristown Historic District Extension
(ID#2193)
All or portions of Colles, Ford, Macculloch, Maple, Mount Kemble, Speedwell, Western and Witmore Avenues; Altamont Court; Catherine Lane; Blachley, Farragut, Franklin, King, Ogden, Park and Schuyler Places; Miller Road; Ann, Court, Elm, Green, High, Hill, James, King, Madison, Market, Morris, Oak, Pine, Prospect, South and Washington Streets
NR: 11/13/1986 (NR Reference #: 86003109)
SR: 9/11/1986
DOE: 2/8/1981
SHPO Opinion: 10/16/1981

Mount Kemple Home (ID#2194)
1 Mount Kemple Avenue
NR: 11/13/1986 (NR Reference #: 86003115)
SR: 9/11/1986
(Morristown MRA)

Thomas Nast House (Villa Fontana)
(NHL, ID#2195)
Macculloch Avenue and Miller Road
NR: 11/13/1966 ((NR Reference #: 66000470)
SR: 5/27/1971

Oak Dell (ID#2196)
Franklin Street and Madison Avenue
NR: 11/13/1986 ((NR Reference #:86003114)
SR: 9/11/1986
(Morristown MRA)

Old Main Delaware, Lackawanna and Western Railroad Historic District
(ID#3525)
Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River
SHPO Opinion: 9/24/1996

Speedwell Village Historic District (NHL, ID#2197)
Speedwell Avenue and Cory Road
NR: 11/20/1970 (NR Reference #: 74001186)
SR: 9/11/1970
(Vail Factory- National Historic Landmark)

Speedwell Village Historic District Boundary Increase (ID#3511)
Speedwell Avenue, to the municipal boundary line and the western edge of Speedwell Lake
SR: 9/11/1986

Spring Brook House (ID#2199)
167 James Street
NR: 11/13/1986 (NR Reference #: 86003011)
SR: 9/11/1986
(Morristown MRA)

Louis A. Thebaud House
(“Beauregard”) (ID#3916)
151 Madison Avenue
SHPO Opinion: 3/13/1998

Wedgewood Inn (Samuel Sayre House)
(ID#2201)
217 South Street
SR: 10/24/1974

Attachments:

- Open Space – Map
- Historic Districts & Properties – Map
- Historic Sites - Map

Permit Extension Act

On September 6, 2008 Governor Jon S. Corzine signed the Permit Extension Act of 2008 (P.L. 2008, Chapter 78). For your information and convenience, DEP provides information at <http://www.nj.gov/dep/opppc/extension.htm>. If the Department's Permit Extension Act website does not address the particular circumstances of a permit holder or applicant, questions may be submitted in writing to NJ Department of Environmental Protection, Office of Permit Coordination and Environmental Review, P.O. Box 423, Trenton, New Jersey 08625-0423, by phone at (609) 292-3600, or at <http://www.nj.gov/dep/opppc/permitcoor.htm>.

Notice of Permit Extension Act Provisions

Take notice that, pursuant to the “Permit Extension Act of 2008” (Act), P.L. 2008, c. 78, approvals, as defined in section 3 of the Act, including any Department authorization in the form of a permit, approval, license, certification, waiver, letter of interpretation, agreement, center designation, or any other executive or administrative decision, except for administrative consent orders, which expire during the period of January 1, 2007 through July 1, 2010, are hereby extended through July 1, 2010. This Act automatically extends any approvals granted by the Department of Environmental Protection, including, but not limited to, those issued under the authority of the following statutes:

- (A) Waterfront Development Law, N.J.S.A. 12:5-1 et seq.
- (B) Wetlands Act of 1970, N.J.S.A. 13:9A-10 et seq.
- (C) Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.
- (D) Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq.
- (E) Water Supply Management Act, N.J.S.A. 58:1A-1 et seq.
- (F) Well Drilling Permits, N.J.S.A. 58:4A-5 et seq.
- (G) Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq.
- (H) The Realty Improvement Sewerage and Facilities Act (1954), N.J.S.A. 58:11-23 et seq.; and N.J.S.A. 58:11-25.1 et seq.
- (I) Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.
- (J) Safe Drinking Water Act, N.J.S.A. 58:12A-1 et seq.
- (K) Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq.

Nothing in the Act shall have the effect of extending:

1. any permit or approval issued within an environmentally sensitive area as defined in the Act;
2. any permit or approval within an environmentally sensitive area issued pursuant to the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq.;
3. any permit or approval issued pursuant to the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq., except where work has commenced, in any phase or section of the development, on any site improvement, as defined in paragraph (1) of subsection a. of section 41 of the Municipal Land Use Law, N.J.S.A. 40:55D-53 or on any buildings or structures; or

4. any coastal center designated pursuant to the Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., that as of March 15, 2007

(a) had not submitted an application for plan endorsement to the State Planning Commission, and
(b) was not in compliance with the provisions of the Coastal Zone Management rules at N.J.A.C. 7:7E-5B.6;

5. any permit or approval issued pursuant to federal assumption or delegation. The Act shall not affect any administrative consent order issued by the Department in effect or issued during the extension period, nor shall it be construed to extend any approval in connection with a resource recovery facility as defined in N.J.S.A. 13:1E-137.

Nothing in the Act shall affect the ability of the Commissioner of the Department to revoke or modify a specific permit or approval, or extension thereof pursuant to the Act, when that specific permit or approval contains language authorizing the modification or revocation of the permit or approval by the Department.

In the event that any approval tolled pursuant to the Act is based upon connection to a sanitary sewer system, the approval's extension shall be contingent upon the availability of sufficient capacity, on the part of the treatment facility, to accommodate the development whose approval has been extended. If sufficient capacity is not available, those permit holders whose approvals have been extended shall have priority with regard to the further allocation of gallonage over those approval holders who have not received approval of a hookup prior to the date of enactment of the Act. Priority regarding the distribution of further gallonage to any permit holder who has received the extension of an approval pursuant to the Act shall be allocated in order of the granting of the original approval of the connection. Further, nothing in the Act shall be deemed to extend the obligation of any wastewater management planning agency to submit a wastewater management plan or plan update, or the obligation of a municipality to submit a wastewater management plan or plan update, pursuant to the Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. and the Water Quality Management Planning rules, N.J.A.C. 7:15, adopted by the Department effective July 7, 2008. Nothing in the Act shall be construed or implemented in such a way as to modify any requirement of law that is necessary to retain federal delegation to, or assumption by, the State of any authority to implement a federal law or program.

Finally, nothing in the Act shall be deemed to extend or purport to extend any permit or approval issued by the government of the United States or any agency or instrumentality thereof, or to any permit or approval by whatever authority issued of which the duration or effect or the date or terms of its expiration are specified or determined by or pursuant to law or regulation of the federal government or any of its agencies or instrumentalities.

Attachments:

- Permit Extension Act Environmentally Sensitive Areas – Map

Regional Planning Areas

HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL

The Highlands Water Protection and Planning Act was signed into law in August 2004, and instituted protective environmental standards for the portion of northern New Jersey, known as the Highlands region. The Act calls for a fifteen member Highlands Water Protection and Planning Council, which is charged with carrying out the provisions of the Act, including the development of a regional master plan for the Highlands Region. The Highlands Region covers portions of seven counties and 88 municipalities, provides drinking water for over 5 million people, and is approximately 1,250 square miles in area.

The Highlands Regional Master Plan seeks to determine the capacity of the Highlands Region to accommodate economic growth while ensuring the stability and safeguarding of the resources within the Region. The Region is divided between “Planning Areas” and “Preservation Areas”, and lands within the Preservation Area are governed by rules and regulations adopted by the New Jersey Department of Environmental Protection. The Highlands Preservation area is under sole planning authority of the Highlands Council. Any municipality, or portion of a municipality, located within the Highlands Preservation area must conform to the Highlands Regional Master Plan. In the Highlands Planning area, a municipality has the ability to choose between Plan Conformance with the Highlands Regional Master Plan, Plan Endorsement with the State Plan, or may choose to move forward with neither of these options.

The Town of Morristown is located within the Highlands Region, and located within in the Highlands Planning area. The Department will consult with the Highlands Council regarding your petition for Plan Endorsement. The portion of your municipality located within the Highlands Planning area, is being reviewed in the State Plan Endorsement process, and is the subject of this report.

Highlands Water Protection and Planning Council

100 North Road(Route 513)
Chester, New Jersey 07930
(908) 879-6737
Fax: (908) 879 4205
Email:highlands@highlands.state.nj.us

Summary of Major Issues

1. Morris County Wastewater Management Plan (WMP) – under development.

The Town of Morristown should continue to participate in the development of the Morris County WMP.

2. Transfer of Development Rights

One of the purposes of a designated center is to accommodate growth that would otherwise occur in the environs. While Morristown may be significantly developed, there is still remaining areas for development and redevelopment. As such, DEP recommends that the Town of Morristown consider participating in the Highlands Council TDR program as a means to benefit from the existence of the Region. Participation in the Highlands TDR program provides certain benefits to the Town such as enhanced planning grants from the Council of up to \$250,000; eligibility for a grant to reimburse the reasonable costs of amending municipal development regulations, and; the authorization to impose impact fees. It would also serve to protect water quality and natural resources in the Highlands Region that benefit – directly or otherwise – the citizens of the Town.

3. Development and implementation of a TDR program are eligible activities under the DEP-managed Local Greenhouse Gas Reduction Grant Program. Historic Preservation Issues

- Historic Preservation Commission – DEP recognizes that Morristown does have a Historic Preservation Commission. However, DEP recommends that Morristown consider making the HPC a “Strong Commission” as it currently does not appear to have been established according to a MLUL compliant ordinance and therefore does not have the full regulatory power enabled by state statute. DEP strongly encourages Morristown to undertake this step and SHPO offers their assistance (such as provision of model ordinances, etc). SHPO has model ordinances available for use by the Town. DEP recommends this action be included as part of the Plan Implementation Agreement.
- Certified Local Government - Upon adoption of such an ordinance, DEP recommends that Morristown apply to SHPO for designation as a Certified Local Government (CLG). Designation as a CLG comes with additional benefits. For more information see: <http://www.state.nj.us/dep/hpo/3preserve/local.htm#clg>
- Historic Sites Inventory - [The](#) Master Plan does not identify all of the historic sites in the DEP inventory of historic properties. Greater comprehensiveness in this area is recommended for the Historic Preservation Plan of the MP. See list at: <http://www.state.nj.us/dep/hpo/1identify/lists/morris.pdf>
- Tax Credits - The National Park Service web site is a great place to start <http://www.nps.gov/history/HPS/tps/tax/brochure1.htm>
- Redevelopment Plans – The MP notes that the Town currently has numerous on-going redevelopment areas or proposed areas, and given that Morristown has a vast amount of historically significant resources, a fully empowered HPC may help the town government better navigate the balance between strict preservation of the historic fabric/character and economic growth/redevelopment.

- Review the NJ Historical Commission's (NJ Department of State) grant program at <http://www.nj.gov/state/divisions/historical/grants/>.

4. Open Space

Morristown developed and adopted an extensive Open Space Plan in 2004. The Town shall update as part of the PE process this document as appropriate with actions that it has undertaken in the past five years, goals that have been met, and goals that need to be achieved and/or adjusted. The Open Space Plan should be adopted as part of the MP and updated/re-examined accordingly. DEP's open space data appears to differ from that provided by the Town. DEP requests that Morristown submit both GIS shapefiles and its ROSI.

The Open Space Plan should reference the Town's Environmental Resource Inventory (2003) and identify how the Town's open space planning is protecting its environmental resources in addition to the benefits they provide for its residents.

5. Environmental Resource Inventory

The Town should incorporate the ERI into its Master Plan. As a PIA item the town should identify regionally significant resources and how the Town uses and/or contributes to the protection of these resources. The ERI is comprehensive and should be updated (along side the MP) as new information becomes available. For example, the Town should update its ERI with habitat mapping provided by the DEP in conjunction with the Highlands as Landscape Project 3.0.

The mapping included in the MSA does not appear to use the most recent Category One Waters mapping. This data may be downloaded at www.nj.gov/dep/gis.

6. Redevelopment Area(s) - DEP recommends that municipalities require "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.

7. Local Greenhouse Gas Reduction Grant Program

DEP's new grant program that will provide approximately \$2.5 million to local governments to reduce greenhouse gas emissions. The Local Government Greenhouse Gas Reduction Grants Program is a competitive grant process available to municipalities, counties, local authorities, school boards and county colleges.

This grant program is intended to support New Jersey's local government efforts to plan, develop and implement measures that reduce greenhouse gas emissions through projects that result in energy efficiency, renewable energy, distributed energy and sustainable land use planning. A paramount element of this program is the need for local governments to identify how their efforts result in measurable reductions in greenhouse gas emissions or energy demand.

Pre-Applications are due by Friday, September 4, 2009. For a full description of the grant program and pre-application form and process go to: www.nj.gov/dep/opsc/ghggrant.html or e-mail questions to GHGGrants@dep.state.nj.us. For a copy of the Press Release go to: http://www.nj.gov/dep/newsrel/2009/09_0015.htm.

DEP is currently receiving pre-applications. If Morristown has submitted a pre-application form, the Town will be notified in the near future regarding the eligibility its application.

Should the pre-application(s) be approved, the DEP encourages the Town to continue and submit a full application. If the Town has not applied for these grants, DEP recommends that the Town look into the grant program and apply when the grant application process re-opens.

8. Center Proposal

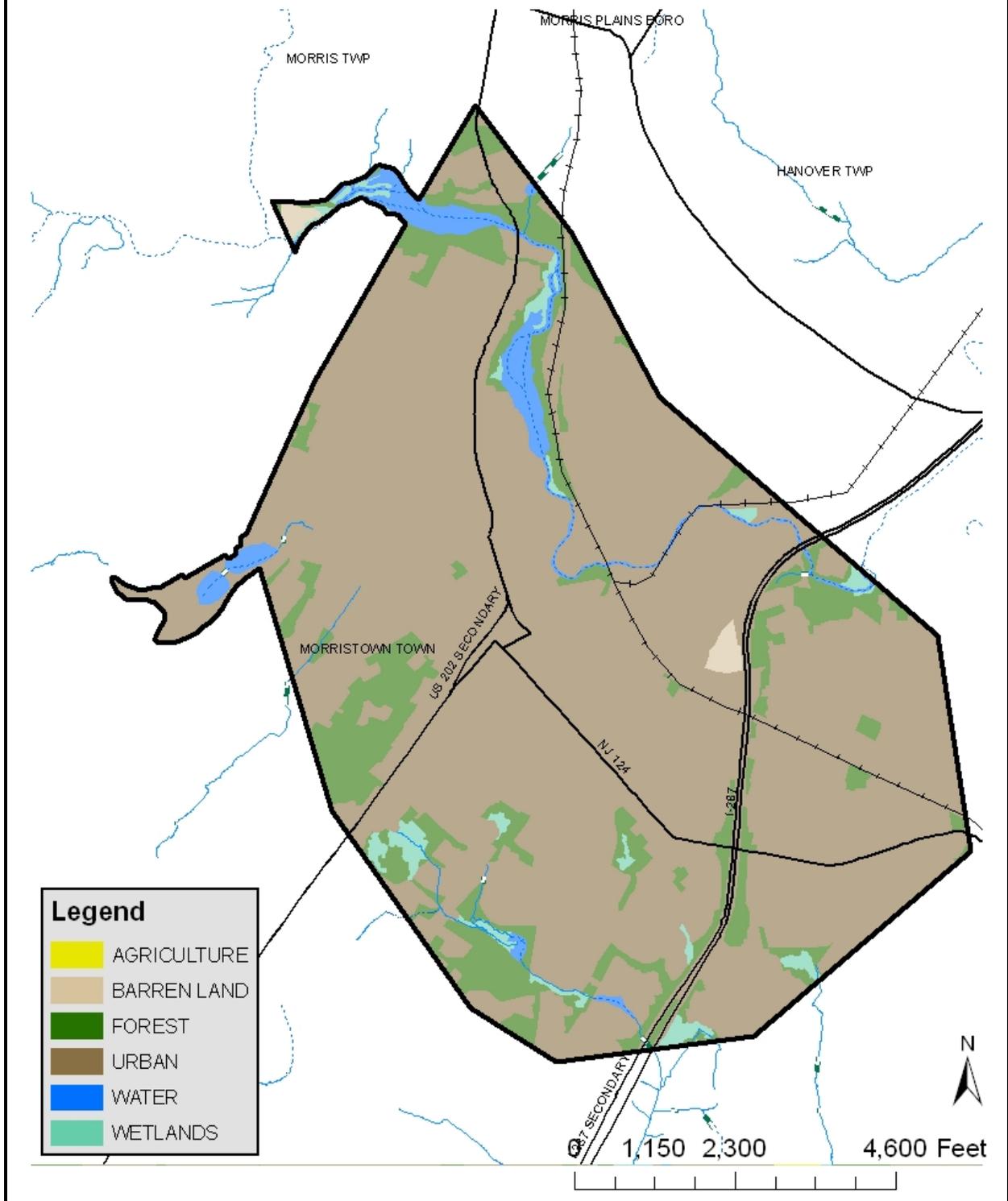
DEP supports designation of Morristown as Center. DEP notes that Morristown's MSA states that its purpose is to provide material to support the Town's petition for re-designation as a Town Center. Considering Morristown's growth, residential and commercial density, existing rail station, and general nature of the town, DEP believes that designation as a Regional Center may be more appropriate.

9. Affordable Housing and Build-out Numbers

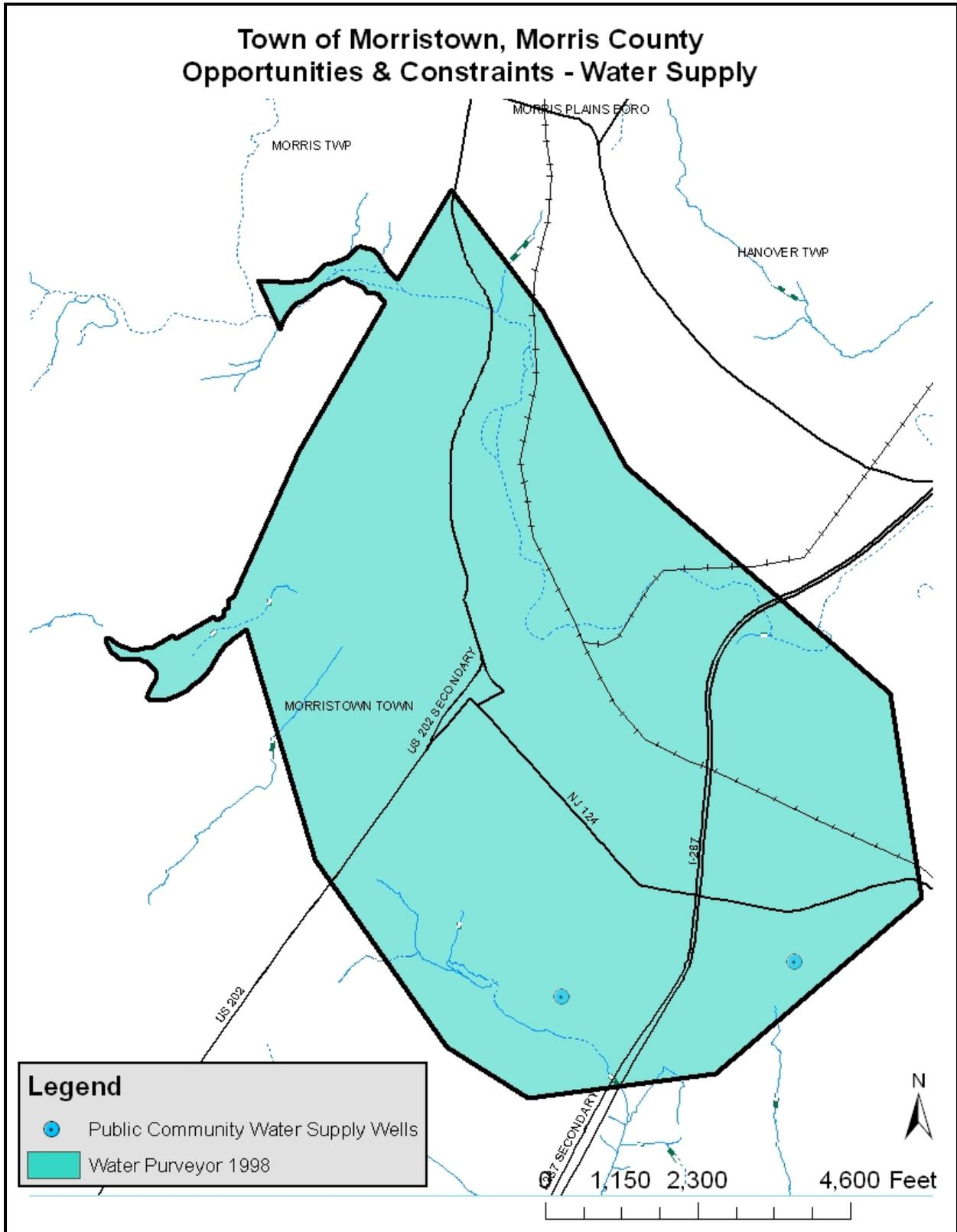
It is important that the Town's build-out numbers and infrastructure capacity analysis take into account affordable housing needs. The charts provided by the Town's MSA are unclear and it is difficult to compare the projected affordable housing need with the employment and residential projections of the Town.

Maps

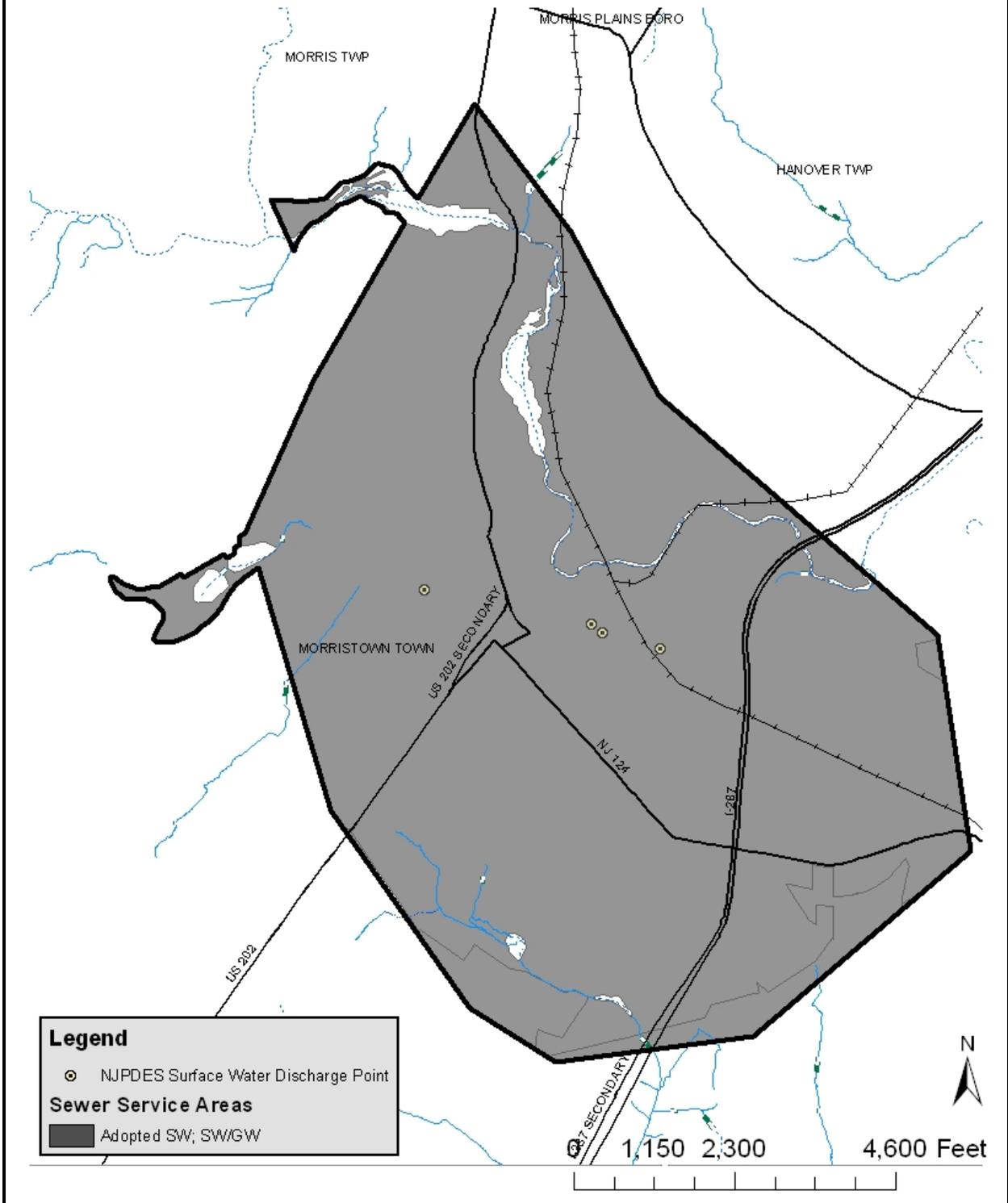
Town of Morristown, Morris County Opportunities & Constraints - Land Use 2002



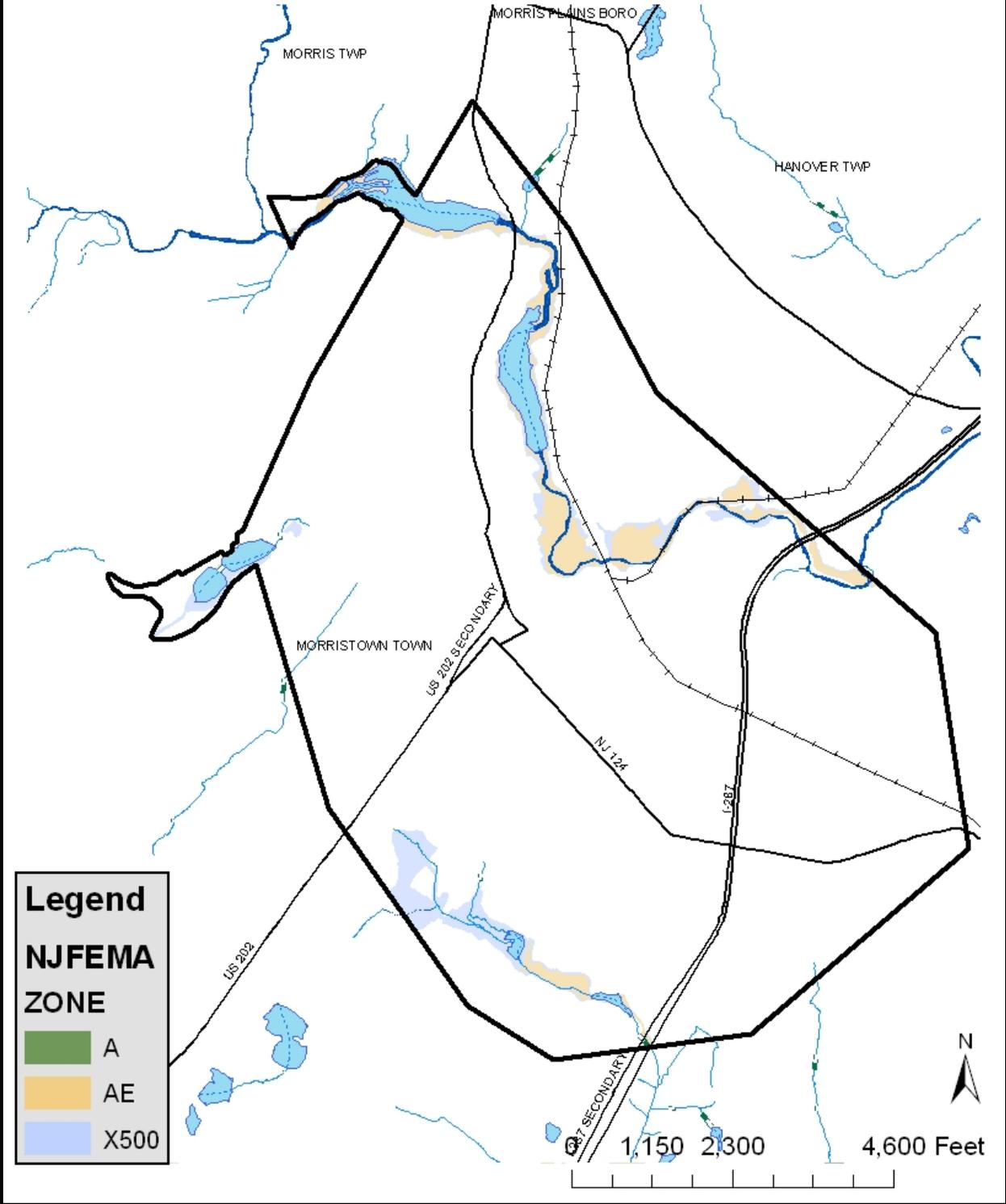
Town of Morristown, Morris County Opportunities & Constraints - Water Supply



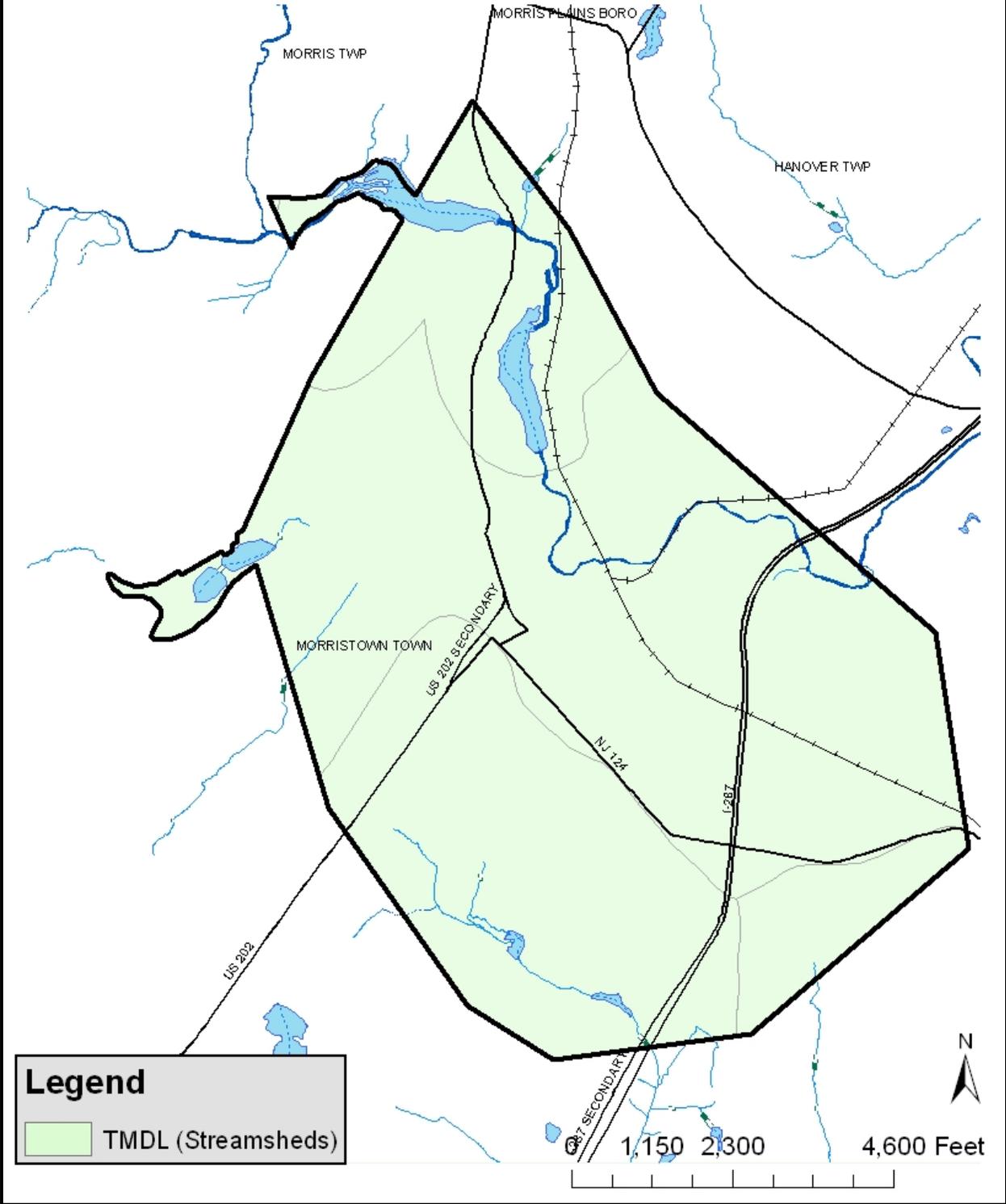
Town of Morristown, Morris County Opportunities & Constraints - Wastewater



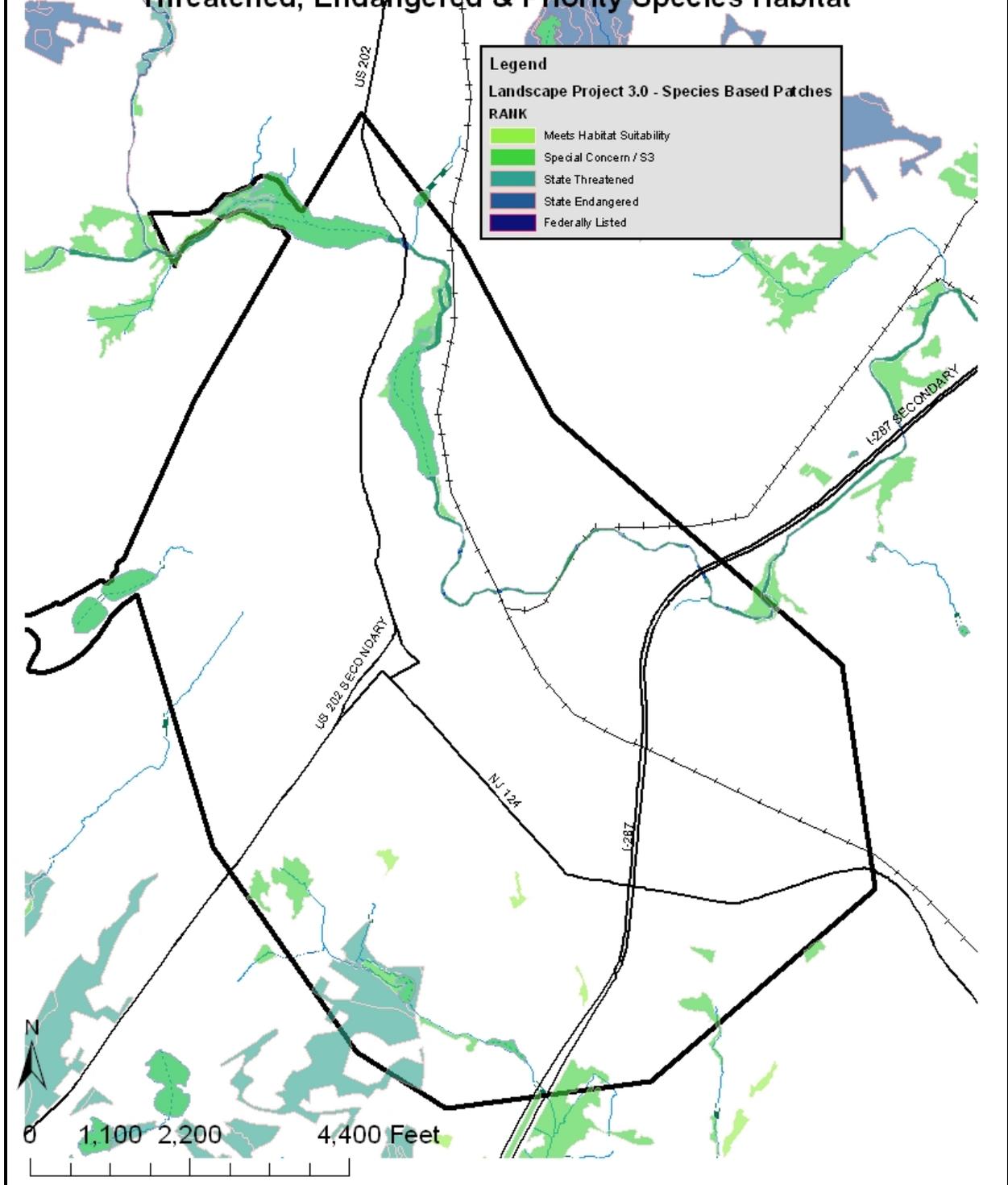
Town of Morristown, Morris County Opportunities & Constraints - NJ FEMA Flood Zones



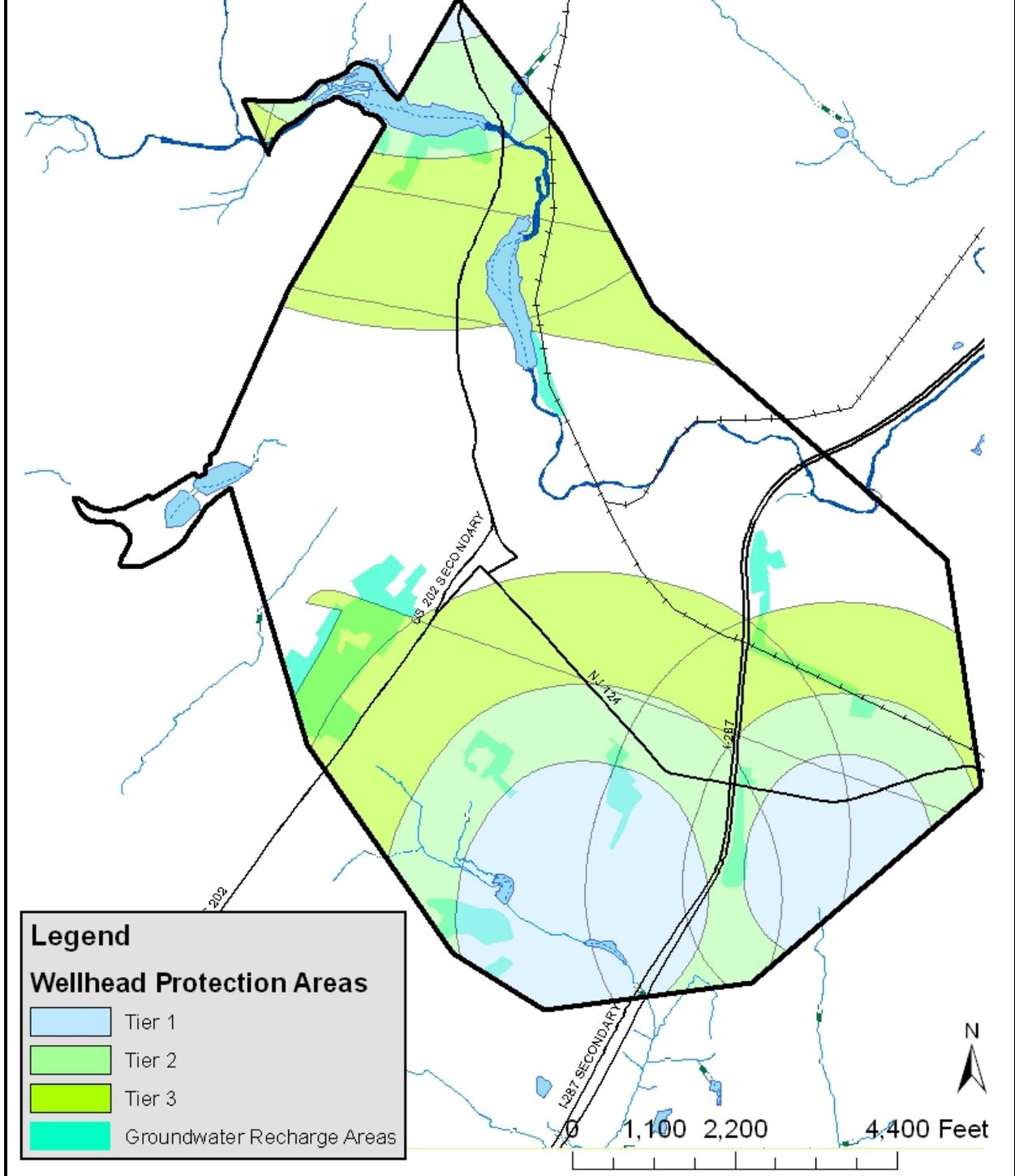
Town of Morristown, Morris County Opportunities & Constraints - TMDLs



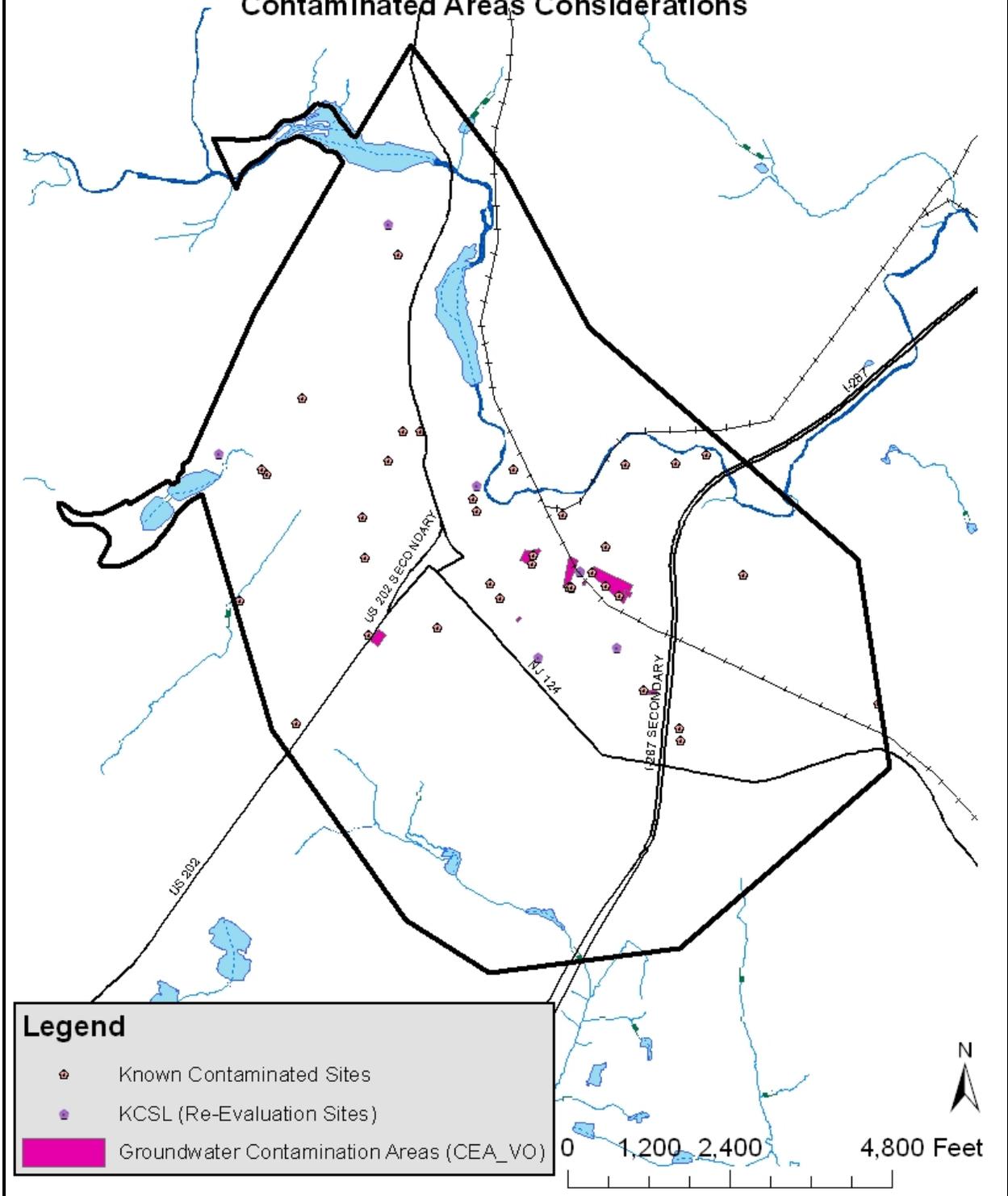
Town of Morristown, Morris County Opportunities & Constraints - Landscape Project 3.0 Threatened, Endangered & Priority Species Habitat



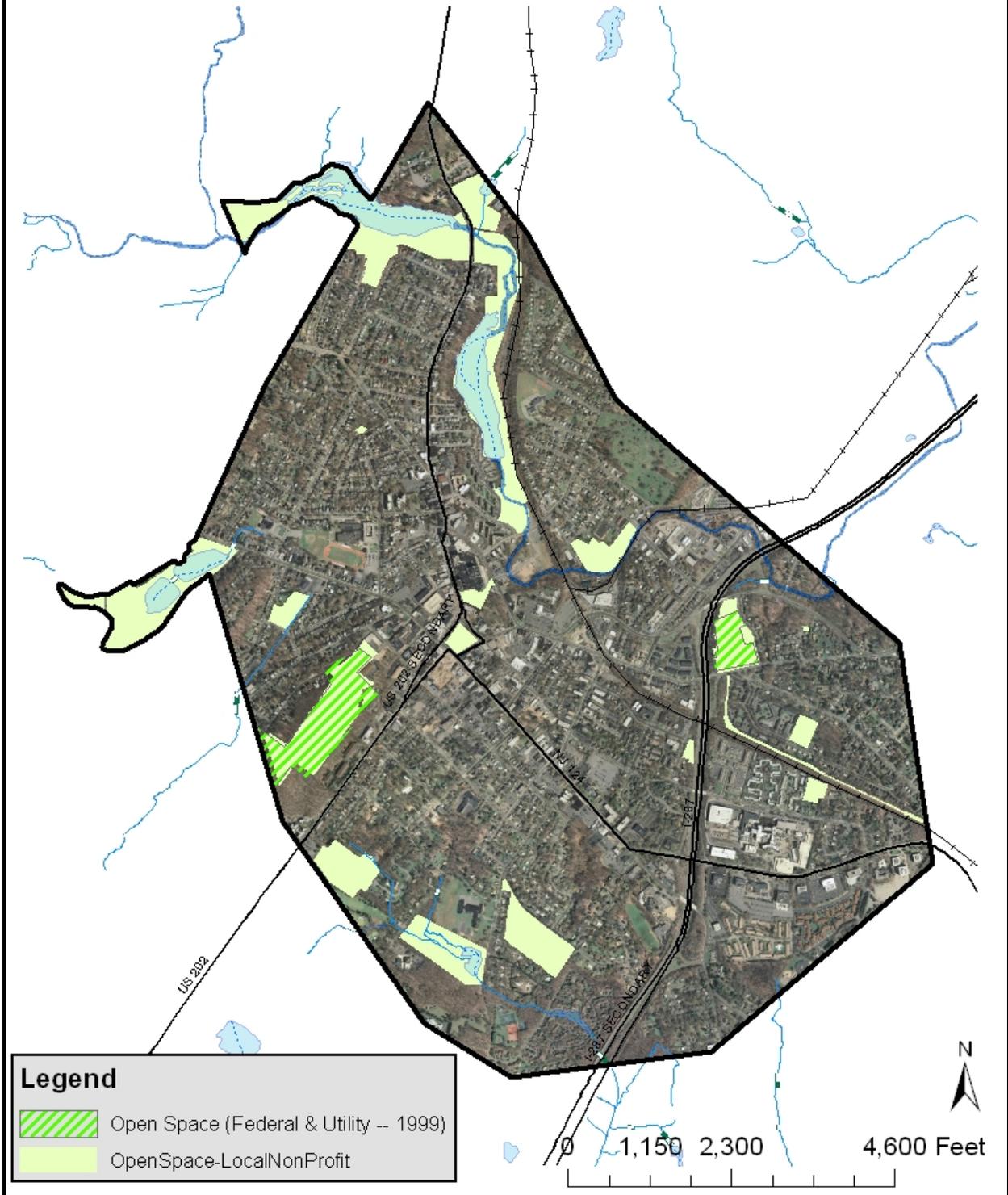
Town of Morristown, Morris County Opportunities & Constraints - Wellhead Protection Areas and Groundwater Recharge Areas



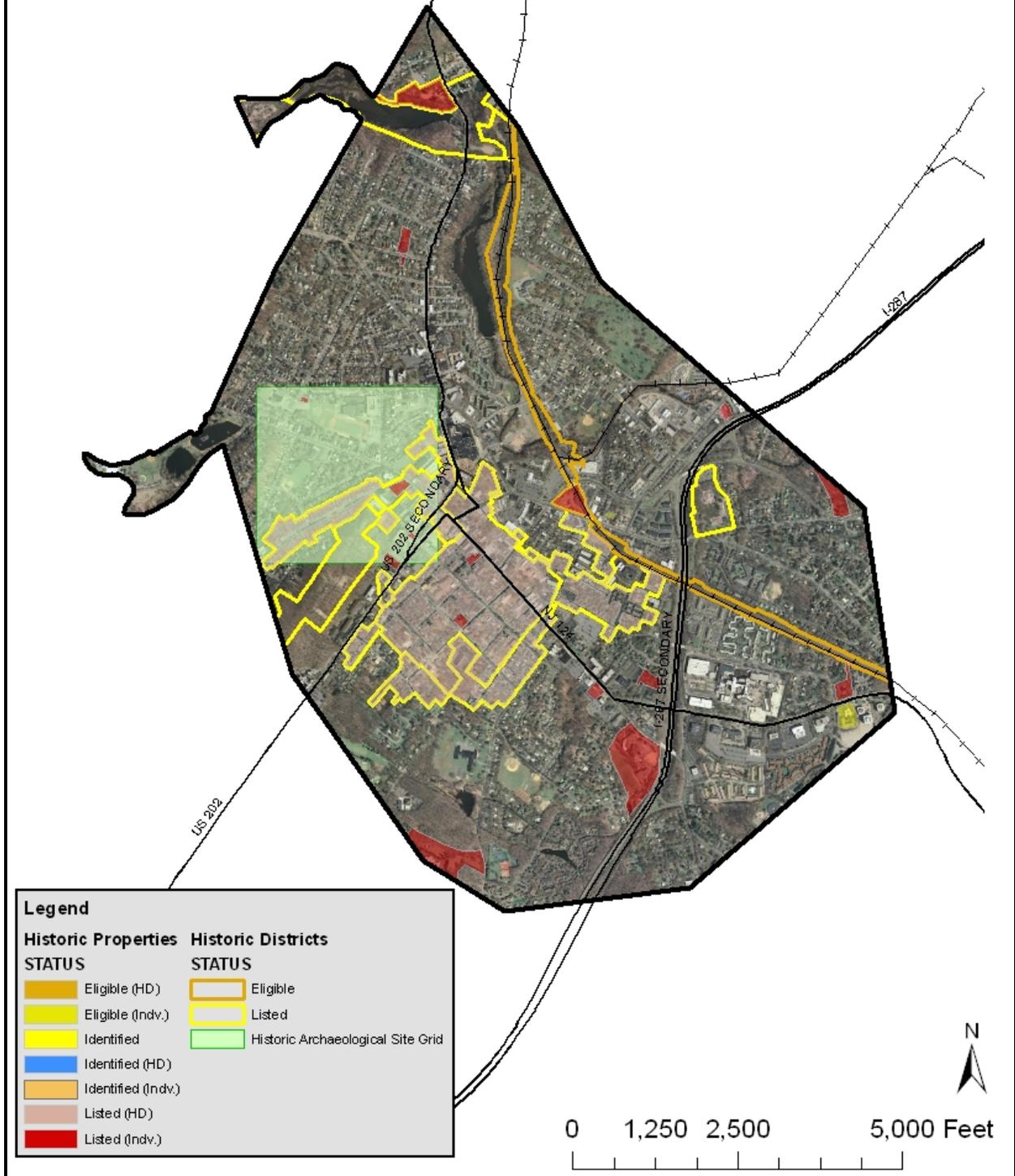
Town of Morristown, Morris County Opportunities & Constraints - Contaminated Areas Considerations

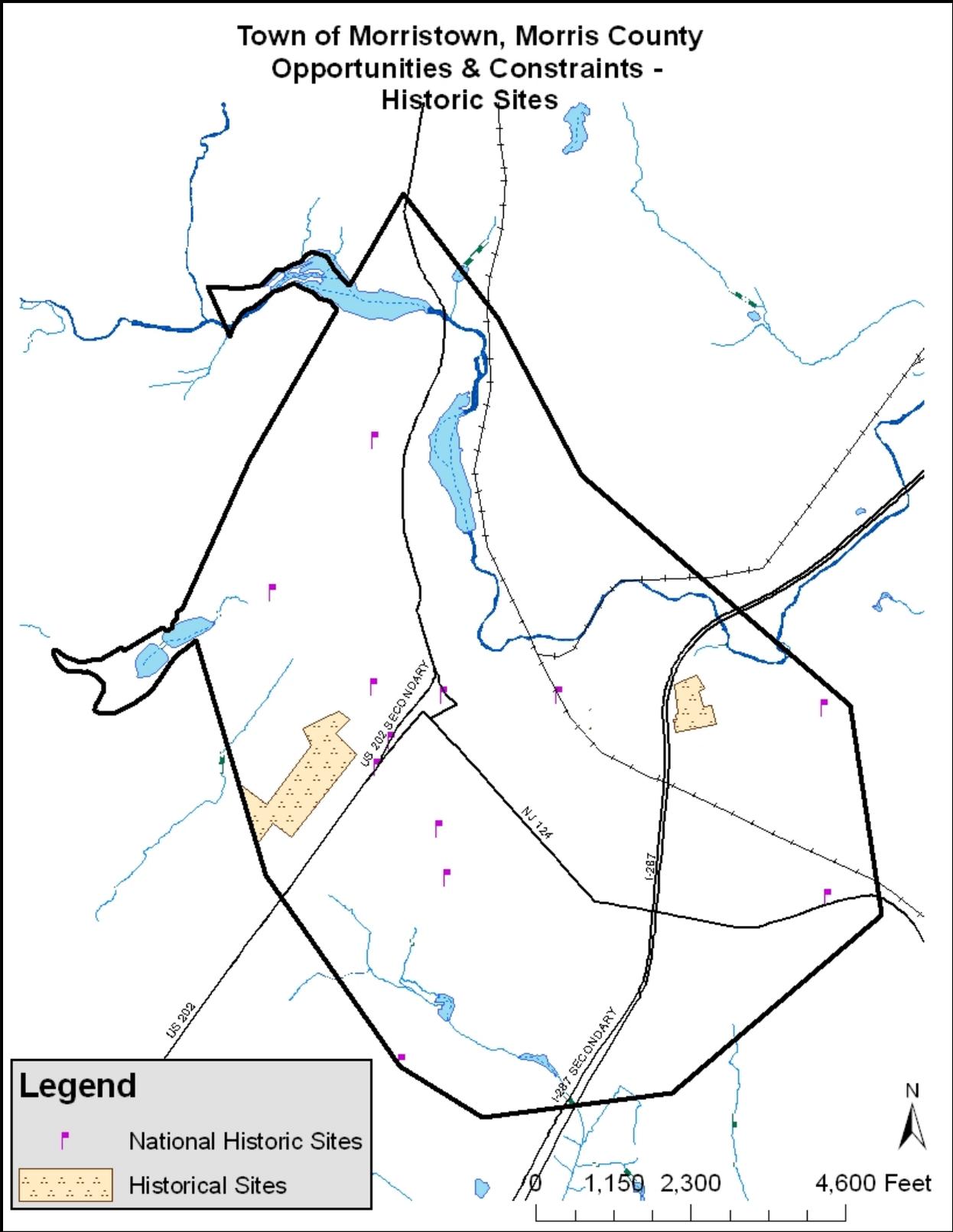


Town of Morristown, Morris County Opportunities & Constraints - Open Space

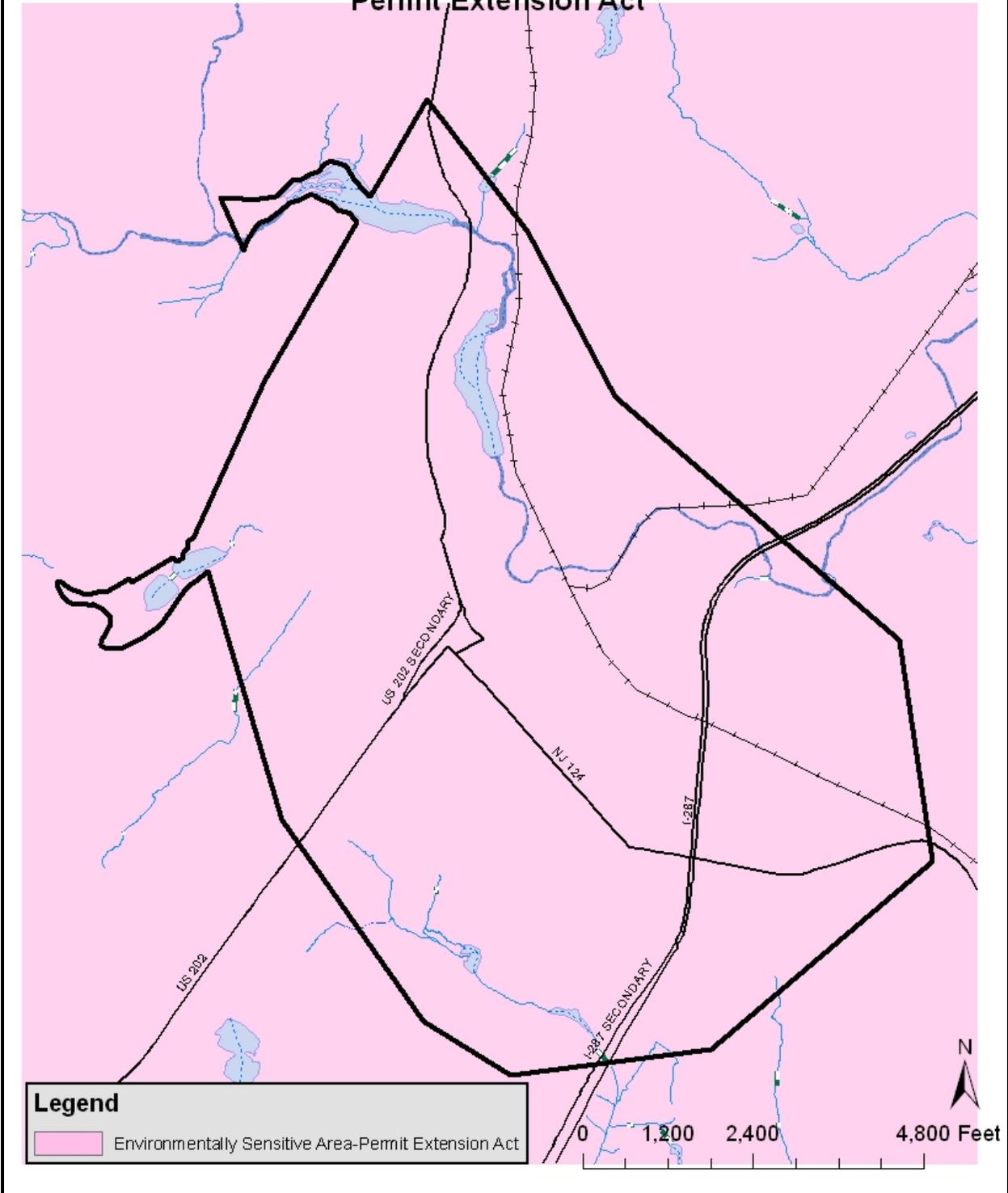


Town of Morristown, Morris County Opportunities & Constraints - Historic Districts and Properties





Town of Morristown, Morris County
Opportunities & Constraints -
Permit Extension Act



Additional Attachments

Public Water System Deficit/Surplus

SOUTHEAST MORRIS COUNTY

PWSID: 1424001
County: Morris
Last Updated: 06/22/09

Water Supply Firm Capacity: 16.640 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	360.000 MGM	111.600 MGM	471.600 MGM
Yearly Limit	3468.000 MGY	1095.000 MGY	4563.000 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	12.914 MGD	09/2004	0.673 MGD	13.587 MGD
Monthly Demand	387.420 MGM	09/2004	10.432 MGM	397.852 MGM
Yearly Demand	3441.740 MGY	2005	81.882 MGY	3523.622 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
3.053 MGD	73.748 MGM
	1039.378 MGY

Note: Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

Bureau of Water System and Well Permitting Comments:

MCMUA has a contract to purchase 0.5 MGD Max. from SMC MUA. SMC MUA can still receive water from MCMUA in case of an emergency (not used in contract limits). The NJAWC practical limits are 60% monthly and 50% annual contract limits used for table.

Bureau of Water Allocation Comments:

5264-5299-5300-5310-5371. NJAWC contract limits are 111.6 MGM and 1095 MGY

For more information concerning water supply deficit and surplus, please refer to:

▶ [Firm Capacity and Water Allocation Analysis](#) (Pdf Format)

▶ [Currently Effective Water Allocation Permits by County](#)

This report displays all effective water allocation permits issued by the department.

▶ [Pending Water Allocation Permits with Requests for a Hearing](#)

All pending water allocation permits with public hearing requests.

▶ [Water Allocation Permits Made Effective within a Selected Timeframe](#)

This report displays water allocation permits based on a specified date range.

Questions regarding safe demands and firm capacity please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for questions concerning water allocation and status please contact the Bureau of Water Allocation at 609-292-2957.

NJDEP Office of Planning and Sustainable Communities

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

Mission

To coordinate the [sustainable development](#) and [environmental capacity-based planning](#) policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

Background

In January, 2007, the Department of Environmental Protection (DEP) adopted its [Policy Priorities and Action Plan](#) which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

“Incorporate sustainable growth and environmental protection criteria into state, regional and local planning.”

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

Office of Planning and Sustainable Communities

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JON S. CORZINE
Governor

State of New Jersey

Highlands Water Protection and Planning Council
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JOHN R. WEINGART
Chairman

EILEEN SWAN
Executive Director

Highlands Council Opportunities and Constraints Analysis Morristown Town, Morris County

In response to the Town of Morristown's Resolution Authorizing Application for Plan Endorsement and submittal of the Town of Morristown's Municipal Self-Assessment Report to the Office of Smart Growth (OSG), the Highlands Water Protection and Planning Council (Highlands Council) staff has prepared a preliminary assessment of local opportunities and constraints with regard to development, infrastructure (water, wastewater, transportation), and water resources, natural resources, agricultural resources, scenic resources, and historic, cultural, and archaeological resources for the Highlands Region. This analysis includes the most current Highlands Council data in order for the OSG to prepare a full Opportunities and Constraints analysis to determine whether trend growth is sustainable based on the resources and infrastructure available in the municipality and on a regional basis.

The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council on July 17, 2008, and became effective on September 8, 2008. As the product of a long-term, participatory, and region-wide planning effort, the Highlands RMP is representative of the collective response of the wider community to the Legislature's call for a Highlands comprehensive master plan. The Highlands RMP is accompanied by supporting digital spatial data and 15 technical report documents. These documents are available on the Highlands Council website at the following link: <http://www.state.nj.us/njhighlands/master/index.html>.

The Highlands Council website serves as a means for sharing current technical data. This information will include, but not be limited to, the Highlands Resource data layers and the LUCM Series and supporting data layers, along with the narrative information below. Digital spatial data is available for the LUCM Series and supporting data layers on the website at the following link: http://www.highlands.state.nj.us/njhighlands/actmaps/maps/gis_data.html.

The Highlands Council is regularly maintaining the information in its databases and GIS layers in order to maintain the quality and timeliness of the data. However, the Highlands Council recognizes unintentional inaccuracies may occur, particularly where data or information is derived from sources other than the Highlands Council. The Highlands Council recognizes more accurate local information may be readily available and will be considered by the Highlands Council through Map Updates. The narrative below includes approximate percentages that are based on the total land area in the Town of Morristown.

Highlands Preservation and Planning Area (boundaries represented on each map by stipple pointing inward toward the Preservation Area)

- 100% Planning Area (1,923 acres)
- 0% Preservation Area (0 acres)

Highlands Final Regional Master Plan – Land Use Capability Map Zone (Map 1)

- Approximately 3% Protection Zone

- Approximately 0% Conservation Zone
- Approximately 0% Conservation Zone Environmentally Constrained Sub-Zone
- Approximately 77% Existing Community Zone
- Approximately 8% Existing Community Environmentally Constrained Sub-Zone
- Approximately 12% Lake Community Sub-Zone
- Approximately 0% Wildlife Management Sub-Zone

Land Use Capability Map Series - Water Availability by sub watershed HUC 14 (Map 2)

- 5 HUC's Represented
- Approximately 0% Non-Deficit HUC 14 at 0.10 to 0.39
- Approximately 55% Non-Deficit HUC 14 at 0.05 to 0.09 MGD
- Approximately 16% Non-Deficit HUC 14 at 0.00 to 0.04 MGD
- Approximately 0% Deficit HUC 14 at -0.09 to 0.00 MGD
- Approximately 29% Deficit HUC 14 at -0.99 to -0.10 MGD
- Approximately 0% Deficit HUC 14 at -7.10 to -1.00 MGD

Land Use Capability Map Series – Highlands Domestic Sewerage Facilities – Existing Areas Served (Map 3)

- Approximately 1.3% of the Protection Zone, 78.6% of the Existing Community Zone, and 13.1% of the Existing Community Environmentally Constrained Sub-Zone, and 73.7% of the Lake Community Sub-Zone are served by Public Wastewater
- Public Wastewater Entities: Morristown and Morris Township/Woodland
- 0.0187 and 0.6437 million gallons per day (MGD) available capacity, respectively
- The Morris Township public wastewater entity serves multiple municipalities in this region and the available capacity is not solely for the Town of Morristown.

Land Use Capability Map Series – Highlands Public Community Water Systems – Existing Areas Served (Map 4)

- Approximately 0.6% of the Protection Zone, 75.3% of the Existing Community Zone, 12.3% of the Existing Community Environmentally Constrained Sub-Zone, and 66.7% of the Lake Community Sub-Zone are served by Public Water
- Public Water Entity: Southeast Morris County MUA
- 169.9 million gallons per month (MGM) available capacity
- The public water entity serves multiple municipalities in this region and the available capacity is not solely for the Town of Morristown.

Land Use Capability Map Series – Septic System Yield Analysis by Zone by Municipality (Informational only no map)

- Nitrate Targets by LUCM Zone - values represent the median nitrate concentrations for the Planning Area by zone, using 4 persons per household, 10 pounds of nitrate per person-year, and drought recharge by HUC14 subwatershed:
 - Planning Area, Existing Community Zone: 2 mg/L
 - Planning Area, Conservation Zone: 1.87 mg/L
 - Planning Area, Protection Zone: 0.72 mg/L

Highlands Constraints

- **Natural Resources (Map 5)**
 - Approximately 3% Critical Wildlife Habitat
- **Wellhead Protection, Carbonate Rock, and Prime Ground Water Recharge (Maps 6 and 7)**
 - Approximately 20% 2-Year Tier Wellhead Protection Area (Tier 1)
 - Approximately 18% 5-Year Tier Wellhead Protection Area (Tier 2)

- Approximately 30% 12-Year Tier Wellhead Protection Area (Tier 3)
- Approximately 0% Carbonate Rock
- Approximately 16% Prime Ground Water Recharge Areas
- **Steep Slopes and Riparian Areas** (Maps 8 and 9)
 - Approximately 16% Steep Slopes are classified as Severe
 - Approximately 1% Steep Slopes are classified as Moderate
 - Approximately 17% of the Existing Community Zone is within the Riparian Area

Preserved Open Space and Agricultural Lands (Map 10)

- Data generated by Highlands Council as of 12/31/07 and based on NJDEP Green Acres, SADC, county and local data available as of that date.
- Approximately 10% (201 acres) Preserved Open Space
- Significant parks (state)/National Wildlife Refuge (federal): Morristown National Historical Park (Federal), Patriot's Path (County), Speedwell Park (County)
- Approximately 0% (0 acres) Preserved Agricultural Land

Historic, Cultural, Archaeological and Scenic Resources (Maps 11 and 12)

- Historic resource data generated by GIS as of 12/31/07 and based on NJDEP SHPO data.
- 20 sites listed on the New Jersey / National Registers of Historic Places (NJ / NRHP)
- 2 sites deemed eligible for listing NJ / NRHP
- 8 sites with a formal SHPO opinion
- Historic Districts: Speedwell Village Historic District (HD) and Boundary Increase, Morristown National Historical Park (2 different areas), Morristown HD, Morristown HD Extension
- Sites on the Highlands Scenic Resource Inventory: Morristown National Historical Park (Federal), Patriot's Path (County)

Potential Redevelopment and Infill Opportunities (Map 13)

- Several local approved Redevelopment Areas
- Redevelopment Opportunity: multiple, potentially underutilized, properties identified by the Redevelopment & Infill Analysis Tool, subject to municipal approval

Impervious Surface Represented & Federal & State Potentially Contaminated Sites (Maps 14 and 15)

- All impervious surface represented
- Data represents a selection of publically reported Federal and State contaminated site database information
- 4 Highlands Tier 1 Contaminated Sites: JP&L Morristown Substation, Morristown Gas Works, Golderes Junk Yard, Verizon Morristown Co.
- 18 Highlands Tier 2 Contaminated Sites: Cumberland Farms/Gulf, Exxon Mobil Corp., Shell Service Sta., MT Kemble Realty, Armstrong Bldg Supply Co., Mesler's Service Sta., Mobil, Greenson Paper Co., Rehab Morristown Mem. Hospital, Gray Supply Corp., Rapid Wrench, Reggies Auto Service, Washington Service Inc., Morristown Tire Co., Pine St. Assoc., Plaza Cleaners, Texaco Service Sta., Stiles Marti Oil Co. Inc.

Transportation/Transit Conditions (Maps 16 and 17)

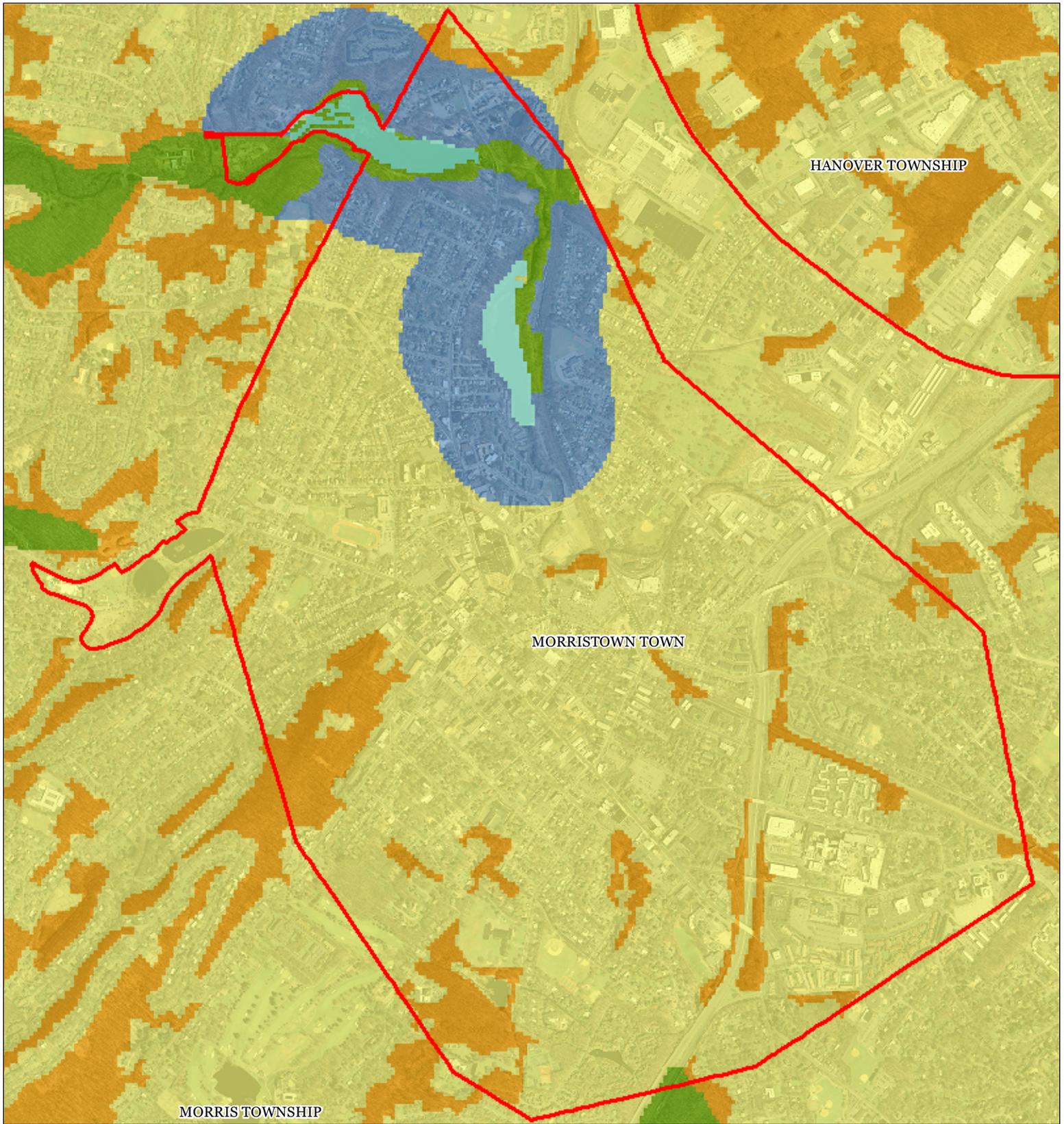
- Morristown (Morris & Essex Line-Morristown Branch) rail station and 2 active freight lines
- Morris County Metro & Community Coach (private) and NJ Transit public bus commuter services
- Transit Village (1999)
- Transit Score > = 3

COAH Third Round Status (Informational only no map)

- **COAH Extension:** No
- Date Petition Filed for Third round: N/A
- Rehab = 169 / Adj. Prior Round = 227 / Projected Growth Share (2004 through 2018) = 62 units
- Actual Certificates of Occupancy (Jan. 2004 through June 2008) = 75 units (20% = 15 units)
Non-residential square footage = 3,177,949 sq. ft. = 335 affordable units (estimate)
- **COAH Growth Share Vacant Land Numbers (Full Build Out)**
 - Preservation Area = 0 units, Planning Area = 359 units, Total = 359 *20% = 71 affordable units
 - Non-residential square footage = 234,468 sq. ft. = 31 affordable units (estimate)
- Trust Fund Balance = None
- Existing Population = 18,544 (2000 census)

Highlands Grant Programs and Status (Informational only no map)

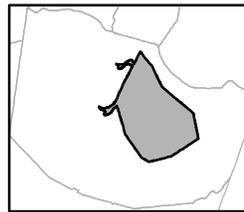
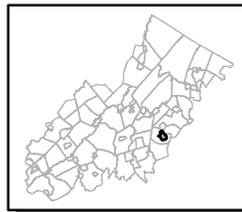
- 2005 COAH No Subcert Grant \$12,500; Status: Executed



Regional Master Plan Overlay Zone Designation

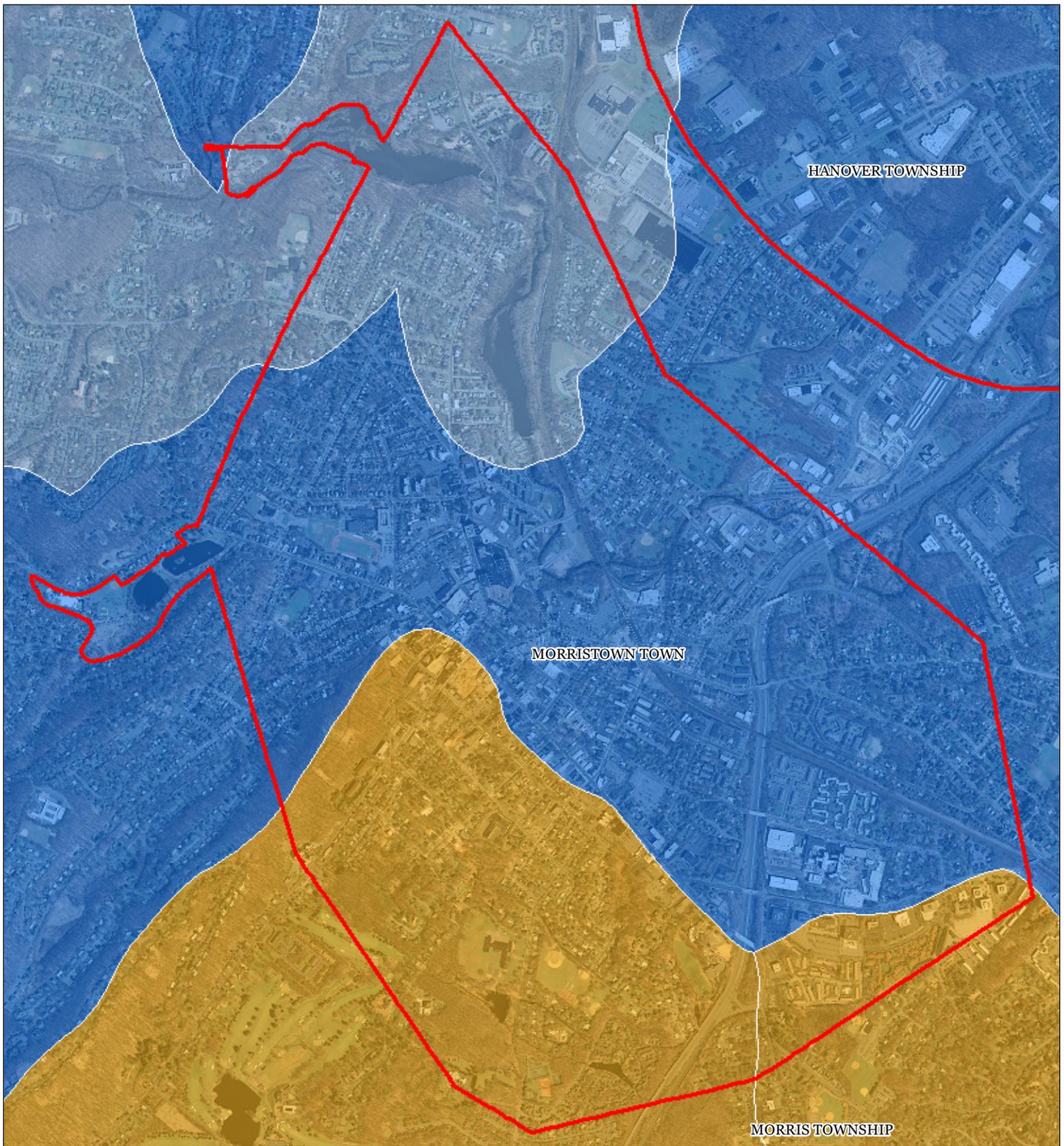
- Zone**
- Protection
 - Conservation
 - Existing Community
 - Lakes Greater Than 10 acres
 - Preservation Area
 - Municipal Boundaries
- Sub-Zone**
- Existing Community Environmentally Constrained
 - Conservation Environmentally Constrained
 - Lake Community
 - Wildlife Management

MORRISTOWN TOWN



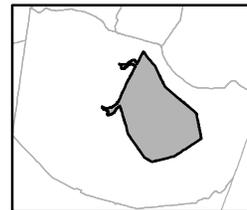
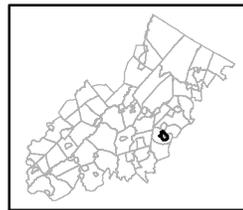
1 inch = 0.309 miles





Net Water Availability by HUC14 Subwatershed

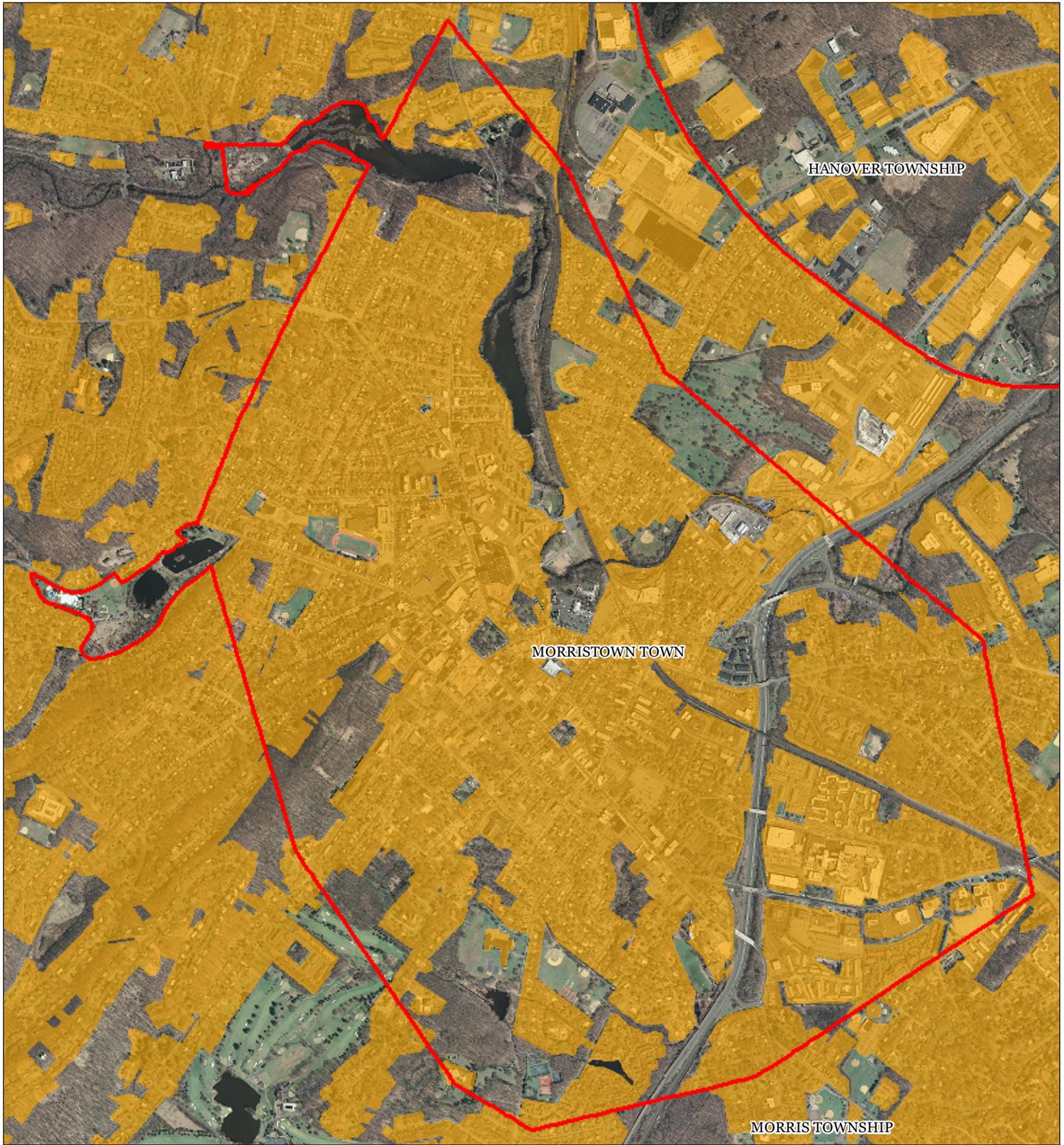
Million Gallons Per Day (MGD)



1 inch = 0.309 miles



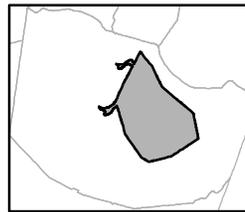
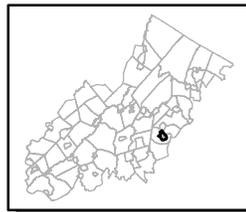
MORRISTOWN TOWN



Highlands Domestic Sewerage Facilities

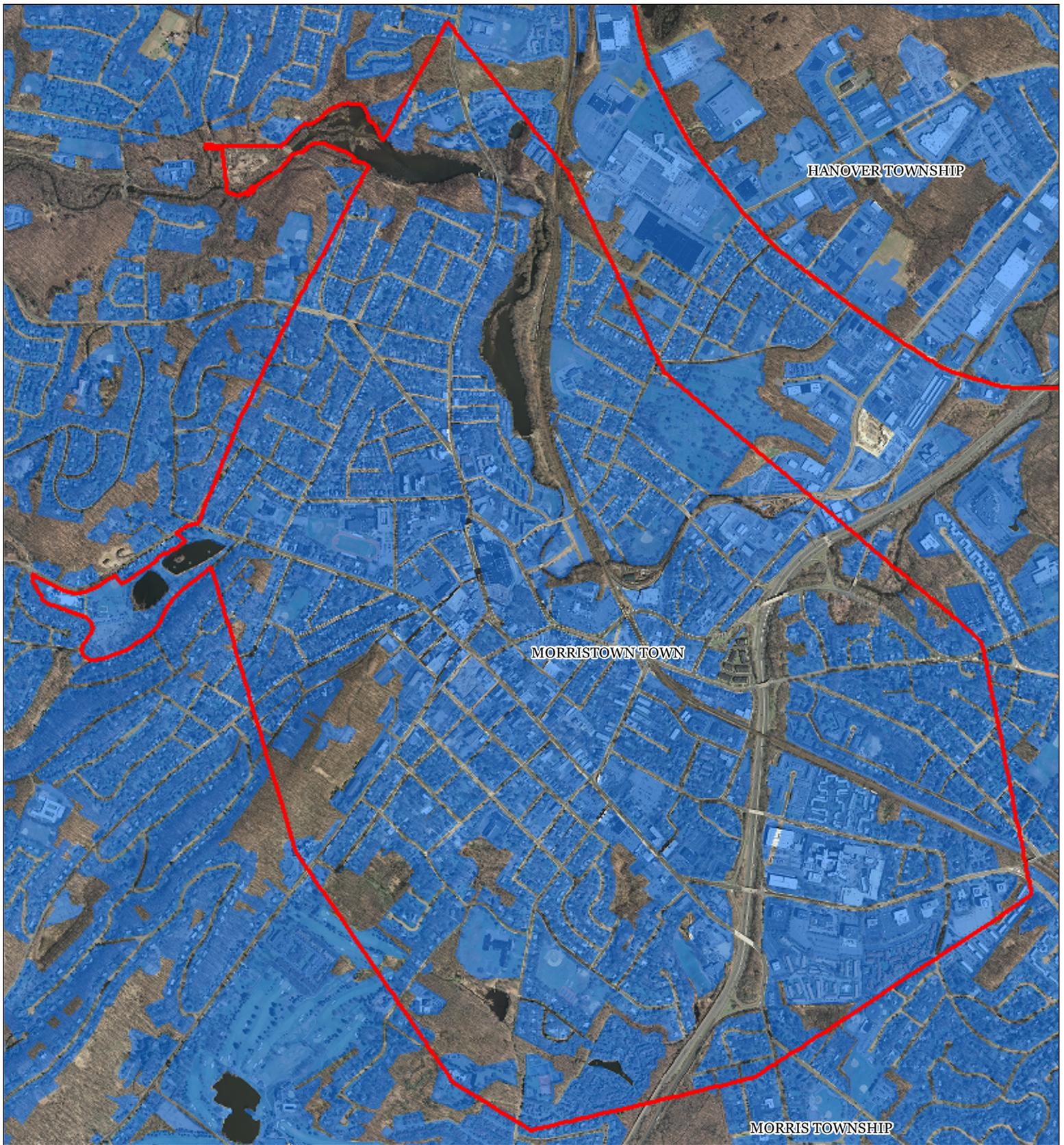
- Existing Area Served
- Preservation Area
- Municipal Boundaries

MORRISTOWN TOWN



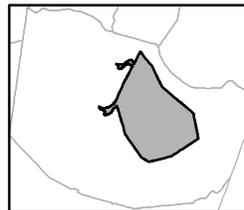
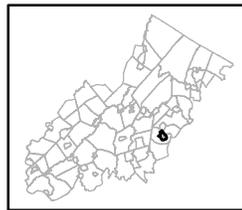
1 inch = 0.309 miles





- Public Community Water Systems
- Preservation Area
- Municipal Boundaries

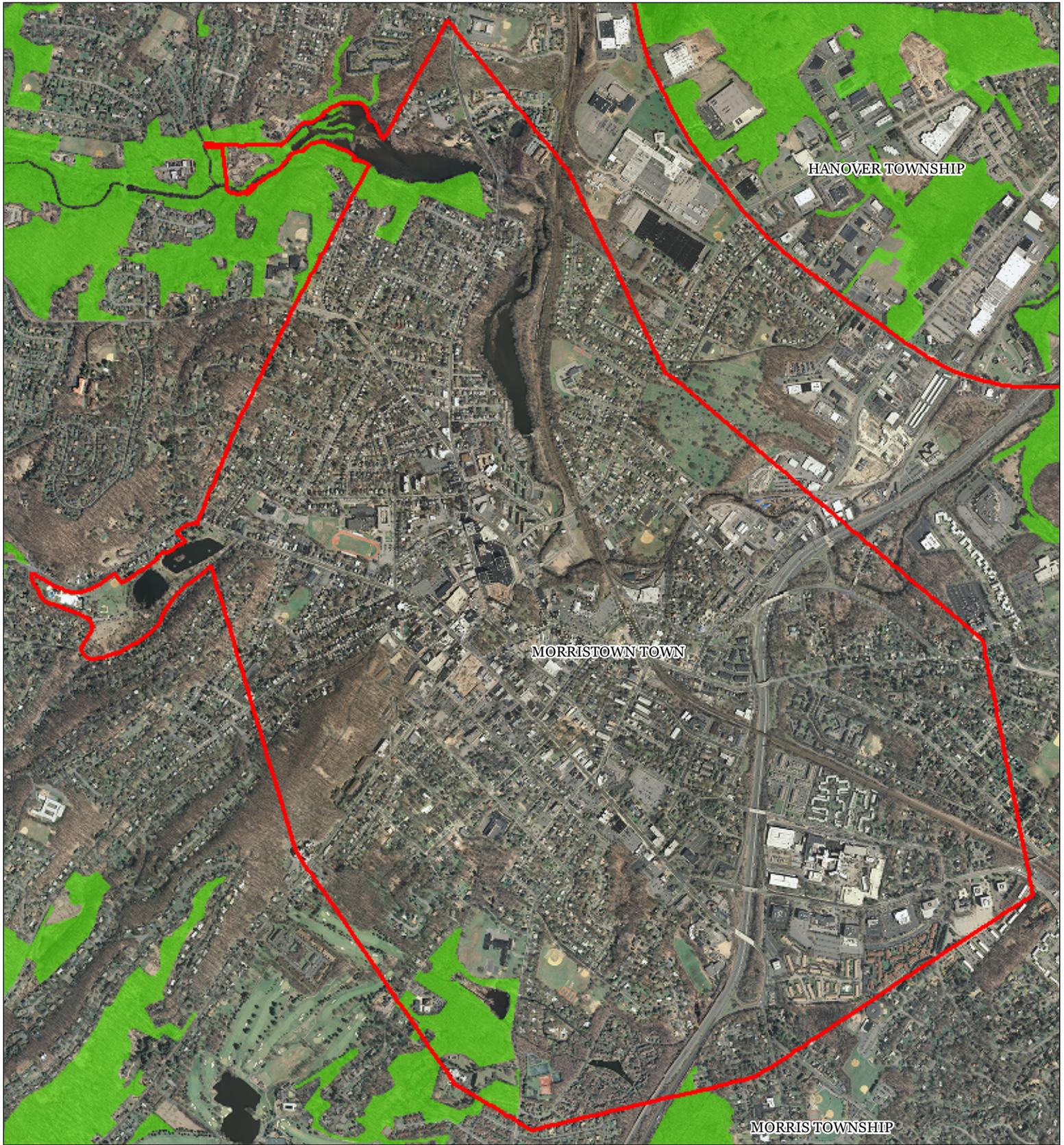
MORRISTOWN TOWN



1 inch = 0.309 miles

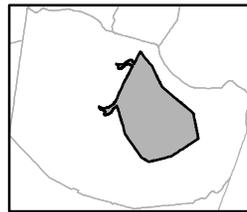
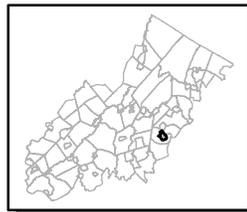


N



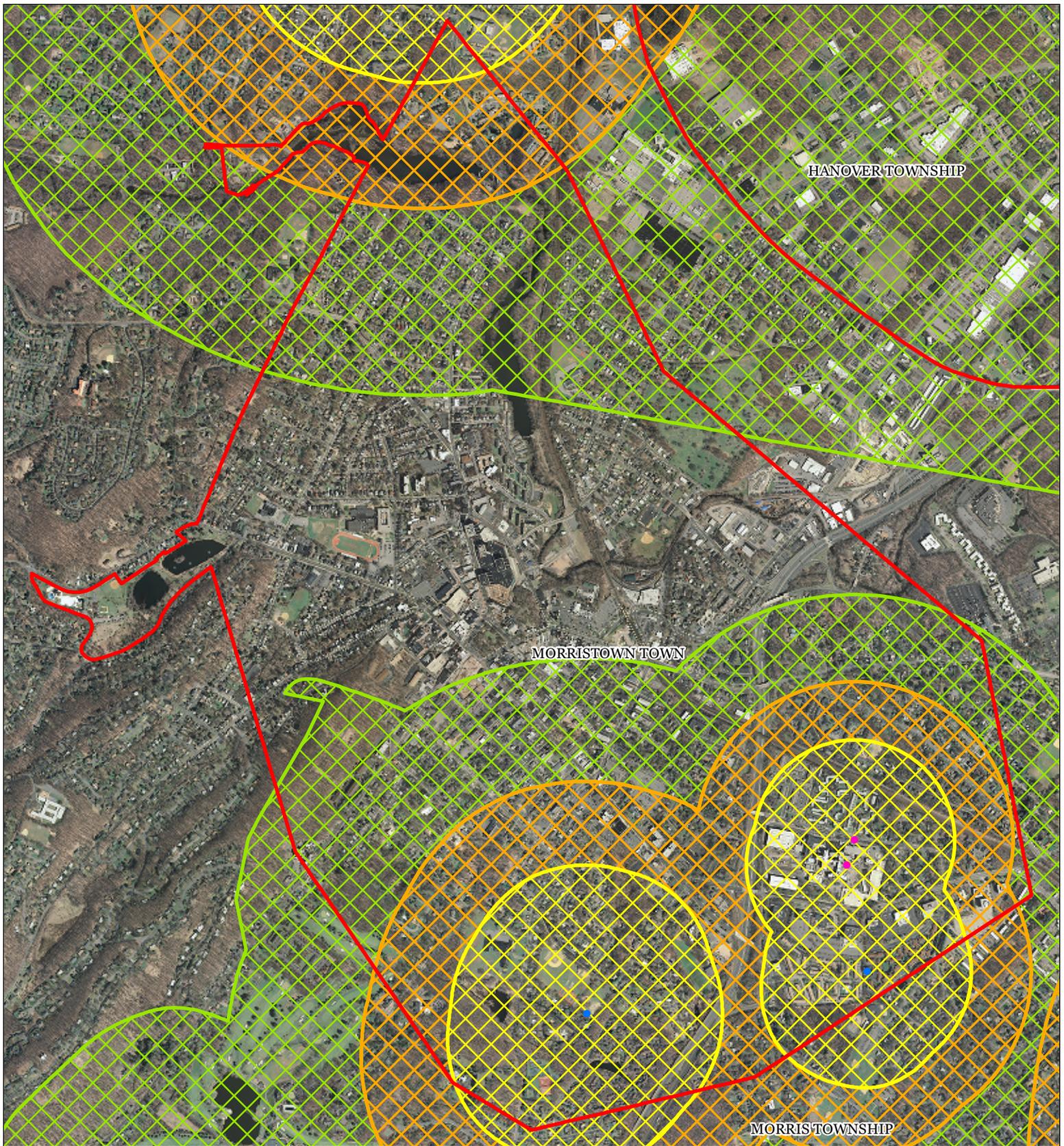
-  Critical Wildlife Habitat
-  Preservation Area
-  Municipal Boundaries

MORRISTOWN TOWN



1 inch = 0.309 miles





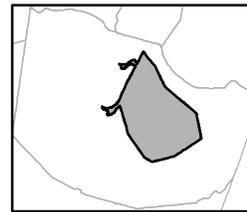
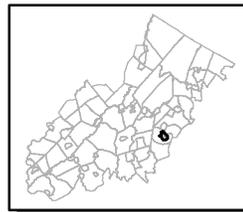
- Public Community Wells
- Non-Public Community Wells

MORRISTOWN TOWN

Wellhead Protection Areas

-  2-Year Tier
-  5-Year Tier
-  12-Year Tier

-  Preservation Area
-  Municipal Boundaries



1 inch = 0.309 miles

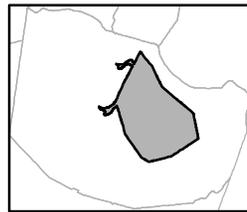
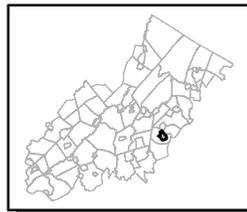


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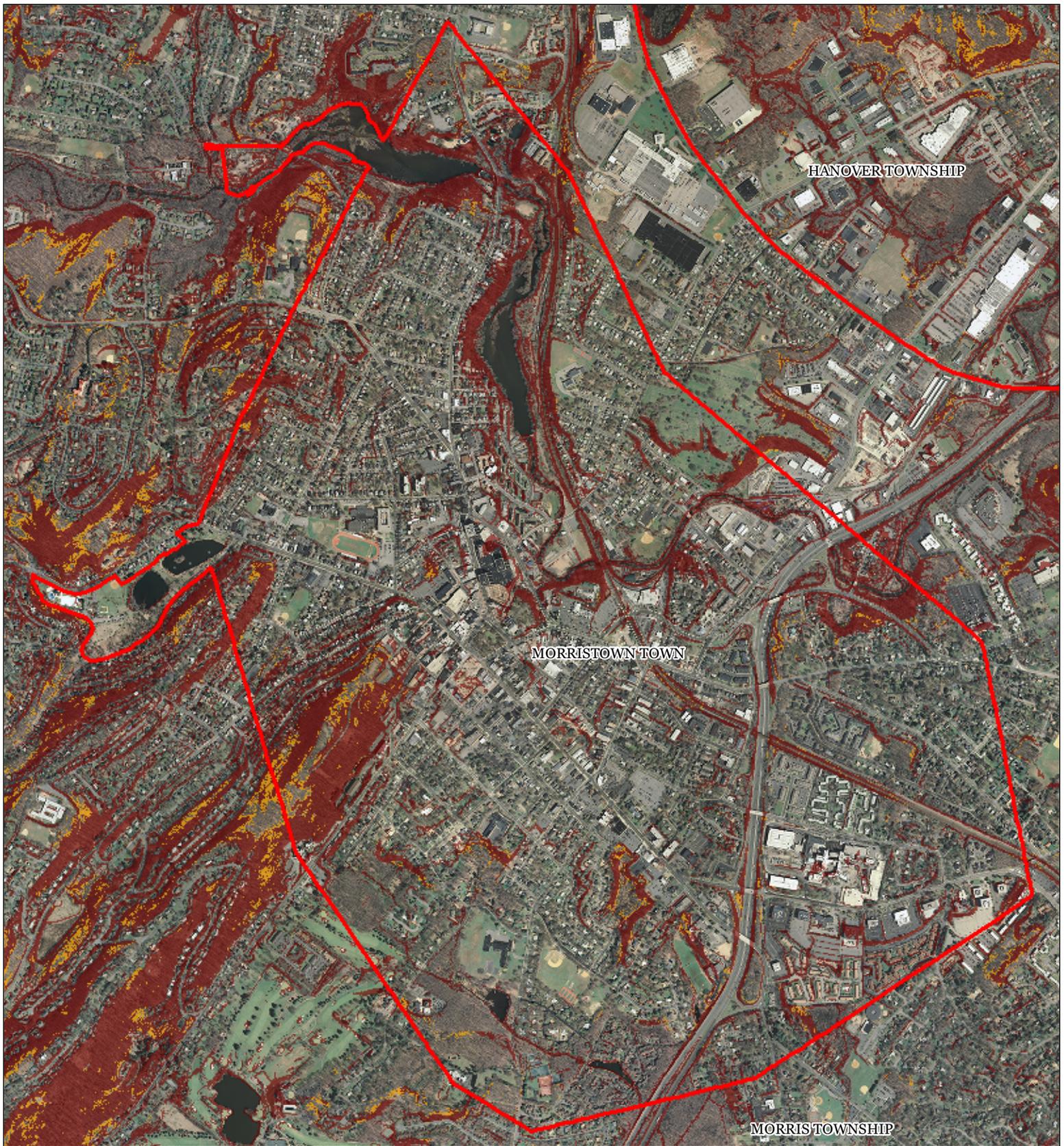
-  Prime Ground Water Recharge Areas
-  Preservation Area
-  Municipal Boundaries

MORRISTOWN TOWN



1 inch = 0.309 miles

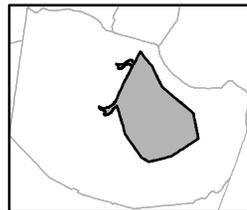
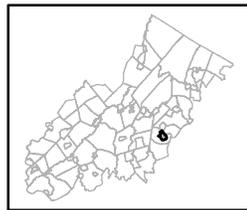




Step Slopes

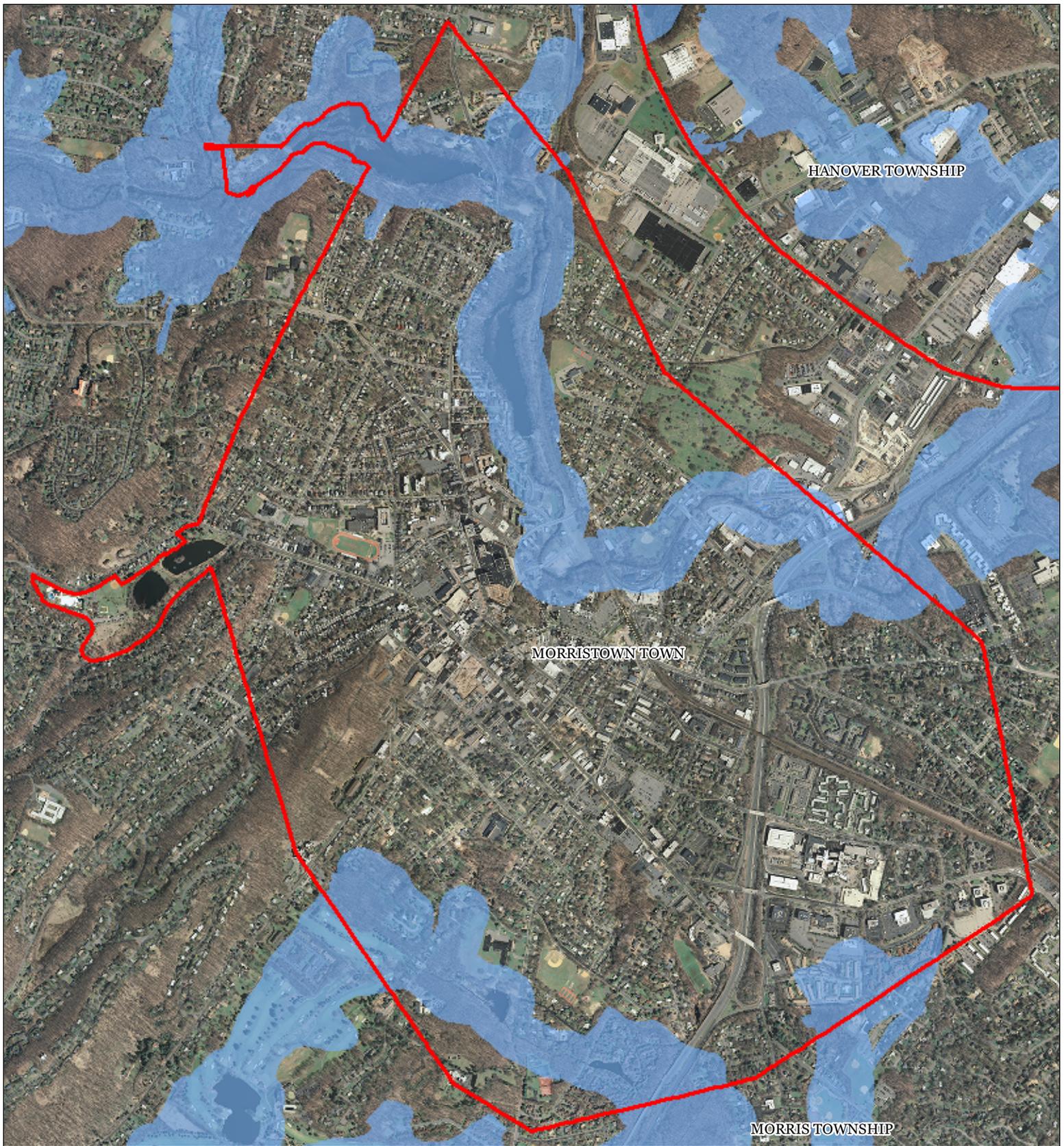
- Moderate*
- Severe*
- Preservation Area
- Municipal Boundaries

MORRISTOWN TOWN



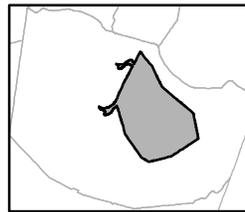
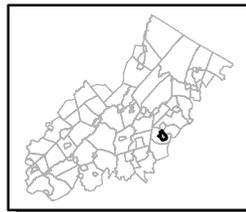
1 inch = 0.309 miles





- Riparian Area
- Preservation Area
- Municipal Boundaries

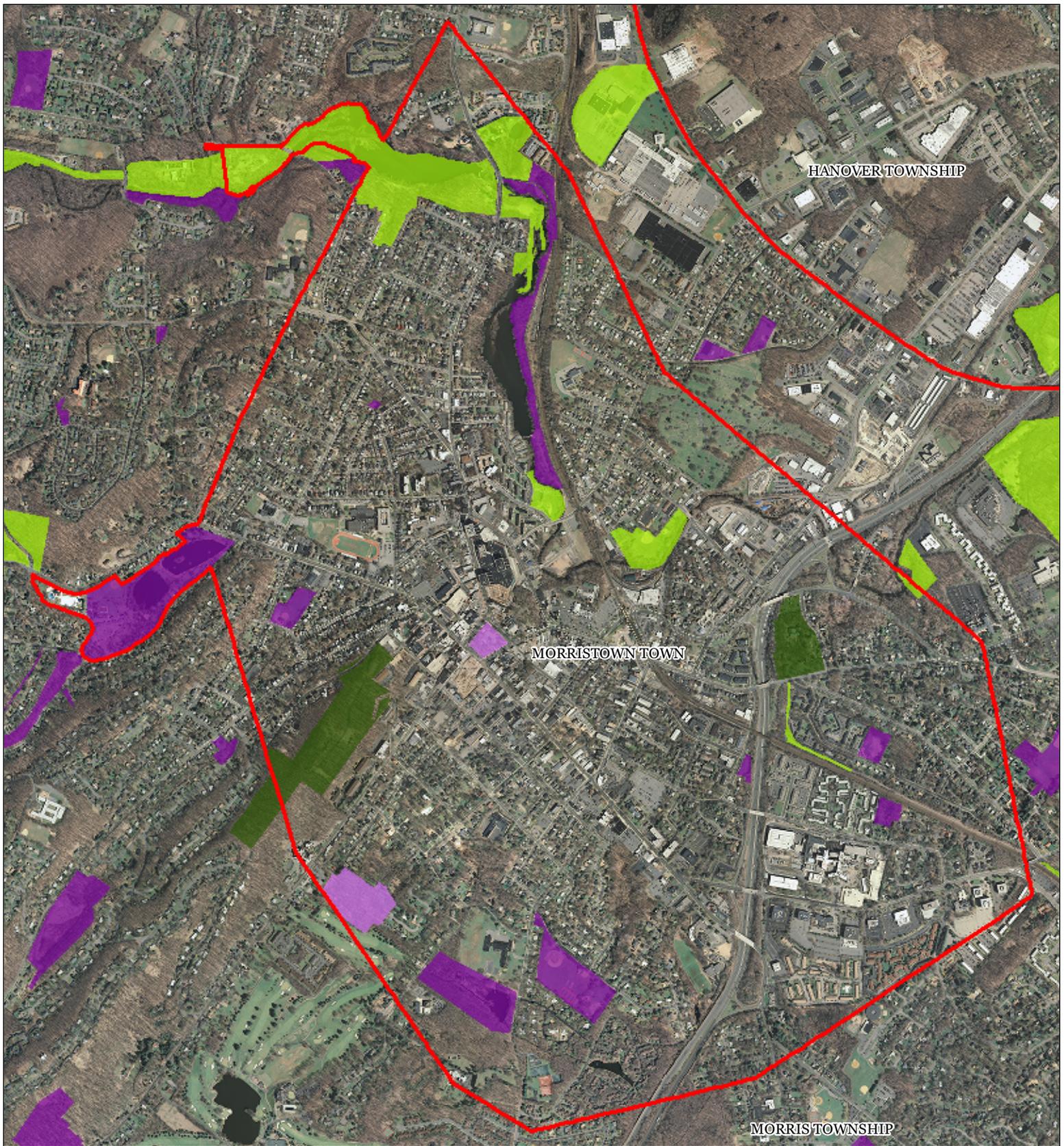
MORRISTOWN TOWN



1 inch = 0.309 miles

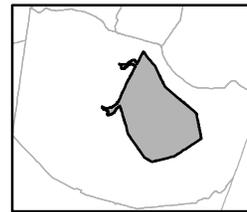
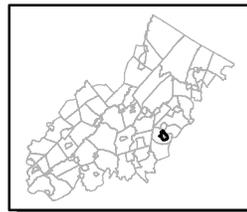


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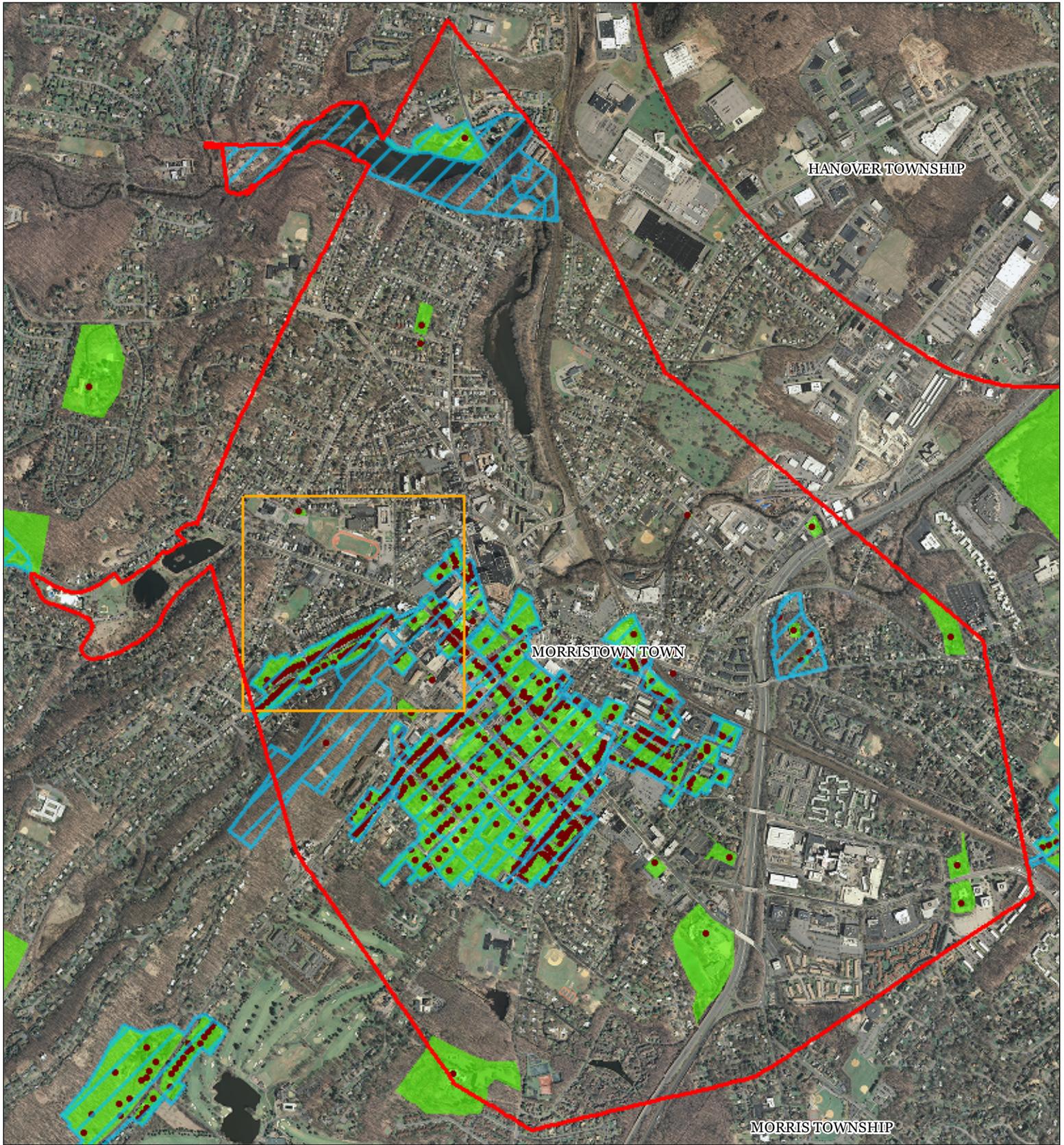
Conservation Easements	Preserved Lands
Green Acres	Federal Open Space
SADC Easements	State Open Space
SADC Final	County Open Space
SADC 8 Year	Municipal Open Space
SADC Preserved	Non-Profit/Private Open Space
Municipal Boundaries	Water Supply Watershed Lands
Preservation Area	Preserved Farmland

MORRISTOWN TOWN



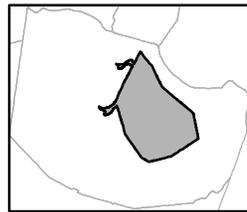
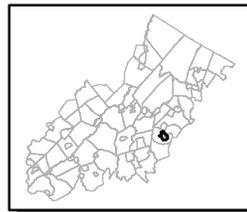
1 inch = 0.309 miles





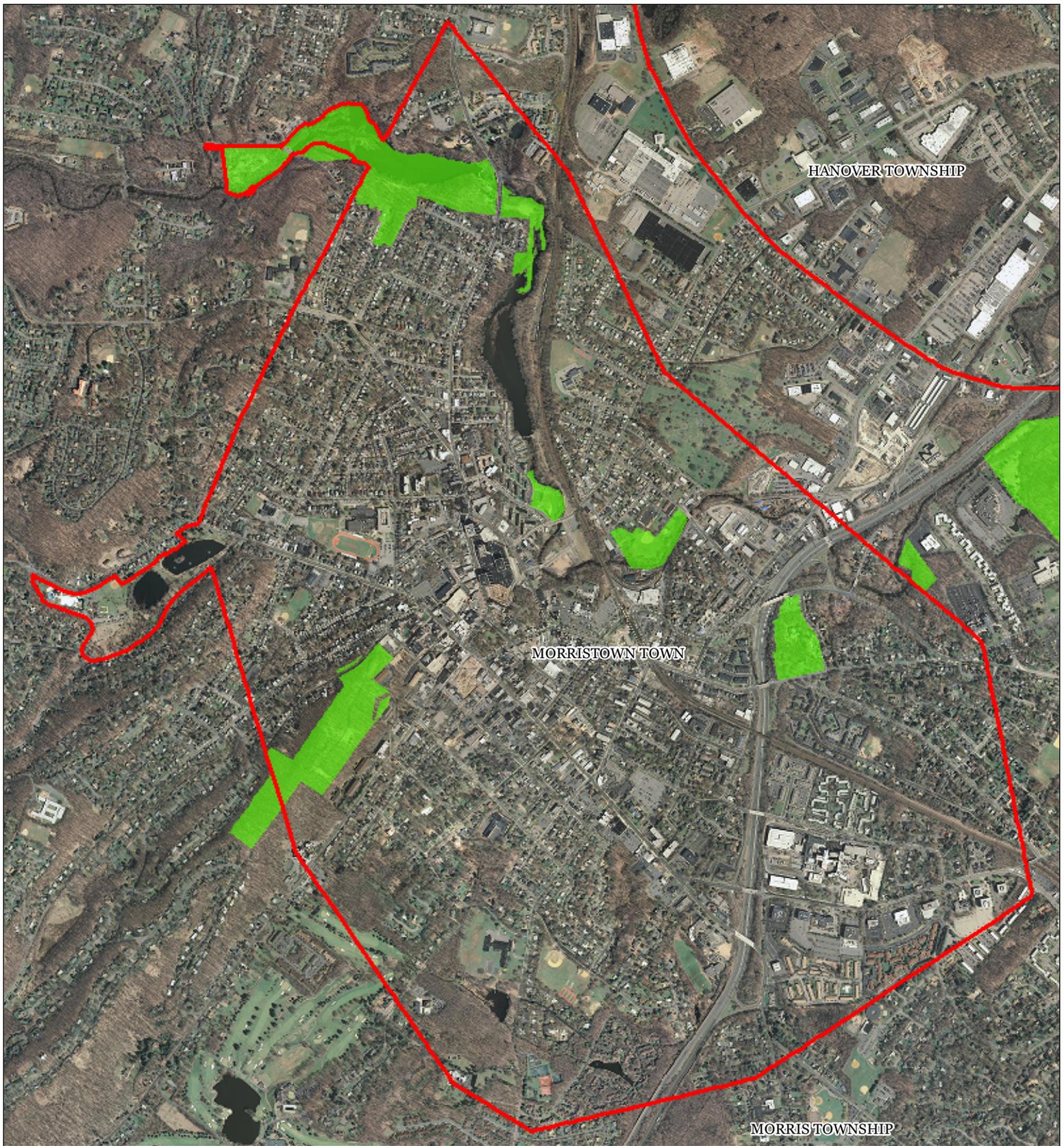
-  Preservation Area
-  Municipal Boundaries
-  Archaeological Grids (1 sqmi)
-  NJ Historic Districts
-  Historic Property Points
-  Historic Property Polygons

MORRISTOWN TOWN



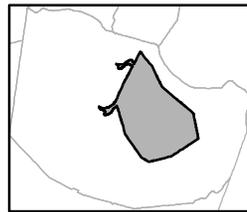
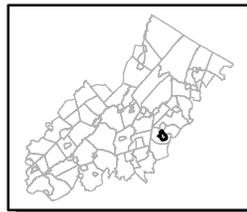
1 inch = 0.309 miles





- Scenic Resources
- Municipal Boundaries
- Preservation Area

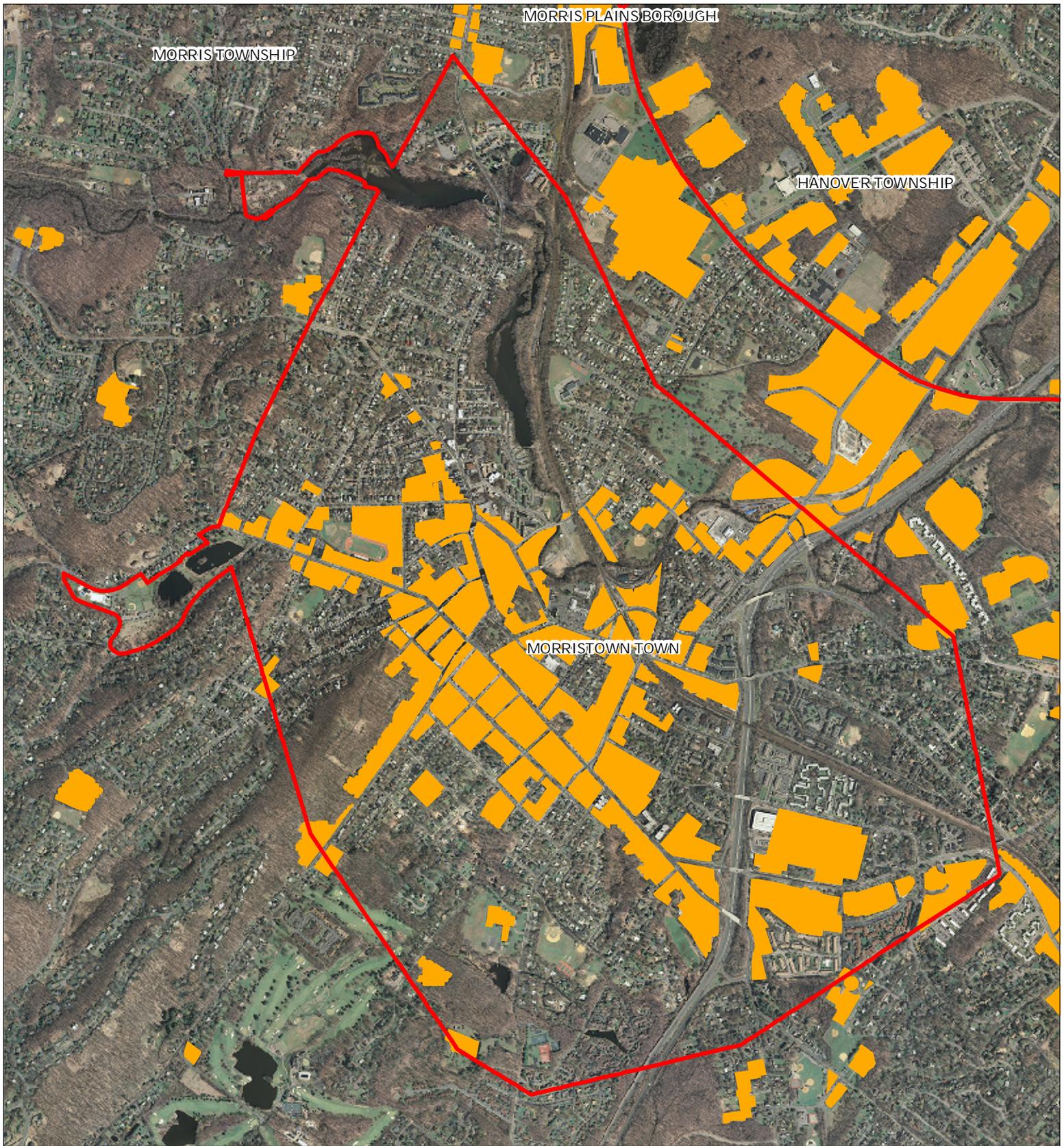
MORRISTOWN TOWN



1 inch = 0.309 miles

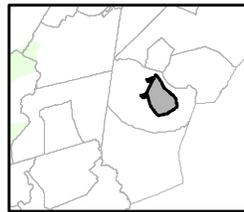
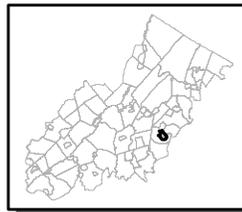


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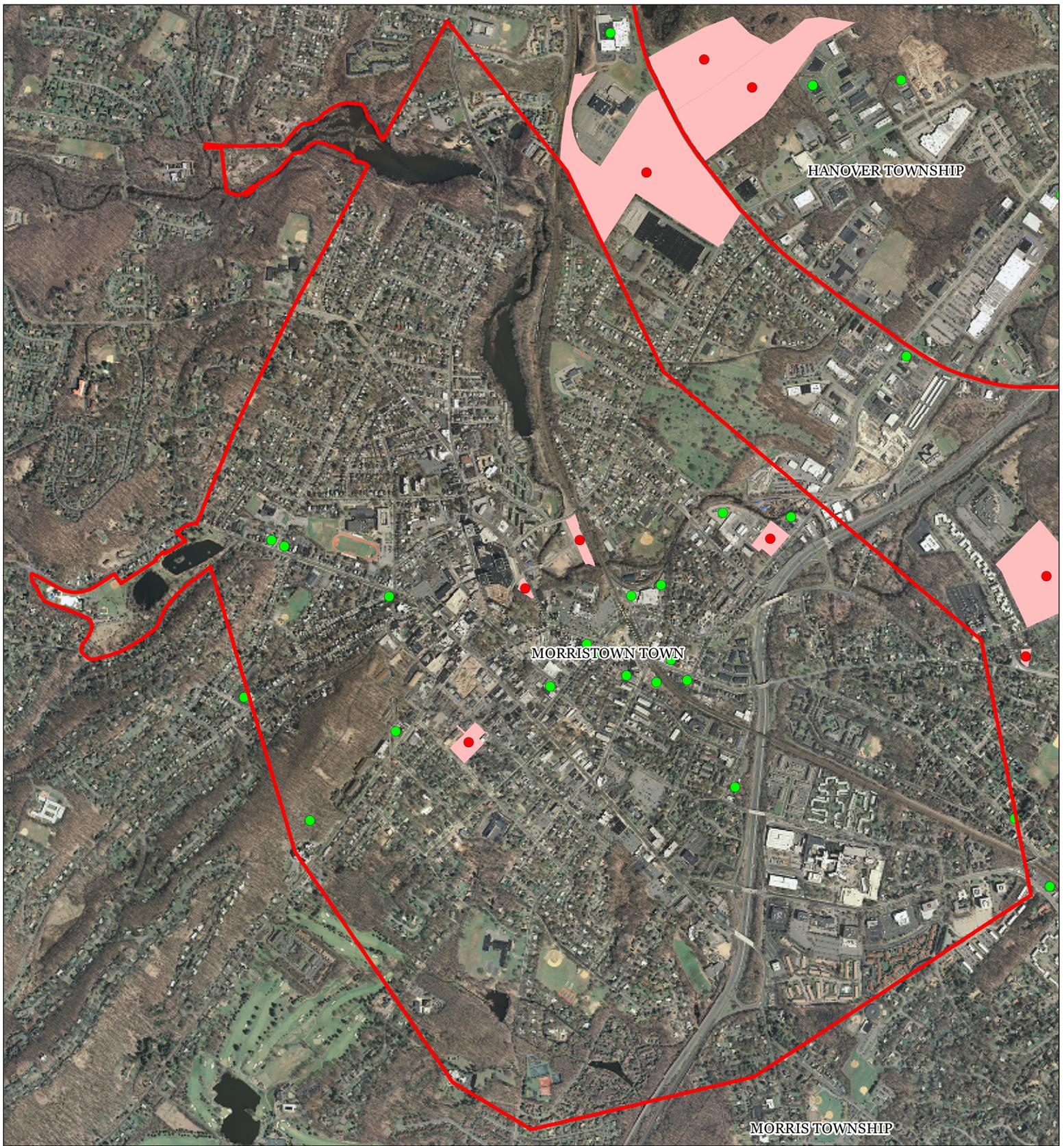
- Redevelopment Opportunity
- Municipal Boundaries

MORRISTOWN TOWN



1 inch = 0.33 miles

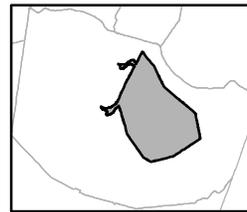
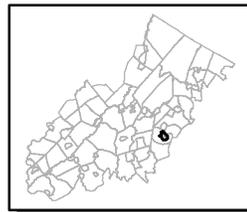




Highlands Contaminated Site Inventory

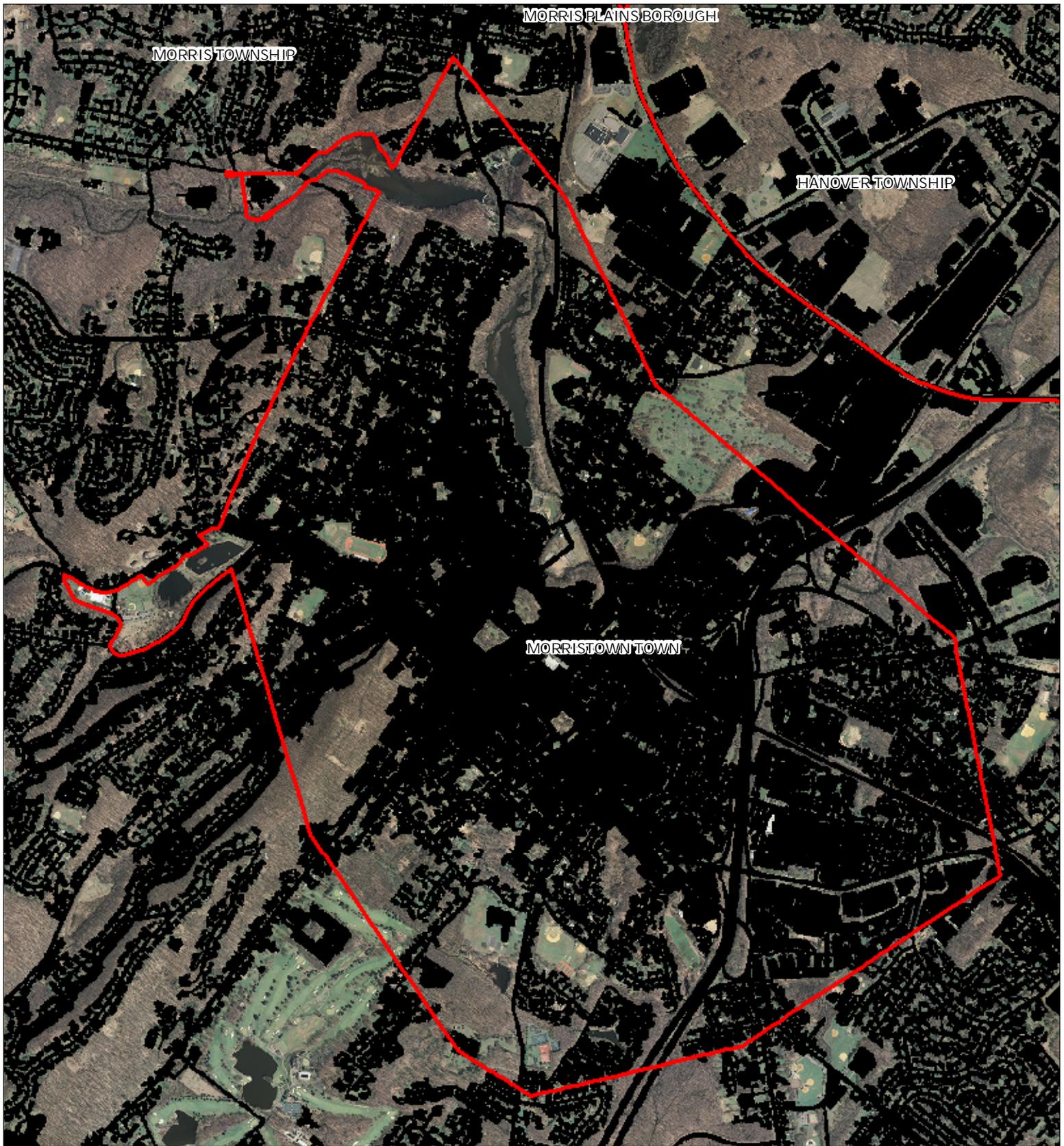
MORRISTOWN TOWN

- Tier 1 Sites
- Tier 1 Sites (Polygons)
- Tier 2 Sites
- ▭ Preservation Area
- ▭ Municipal Boundaries



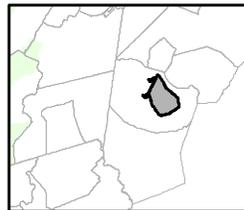
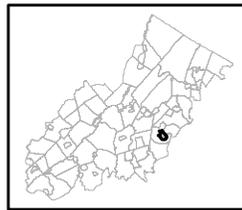
1 inch = 0.309 miles





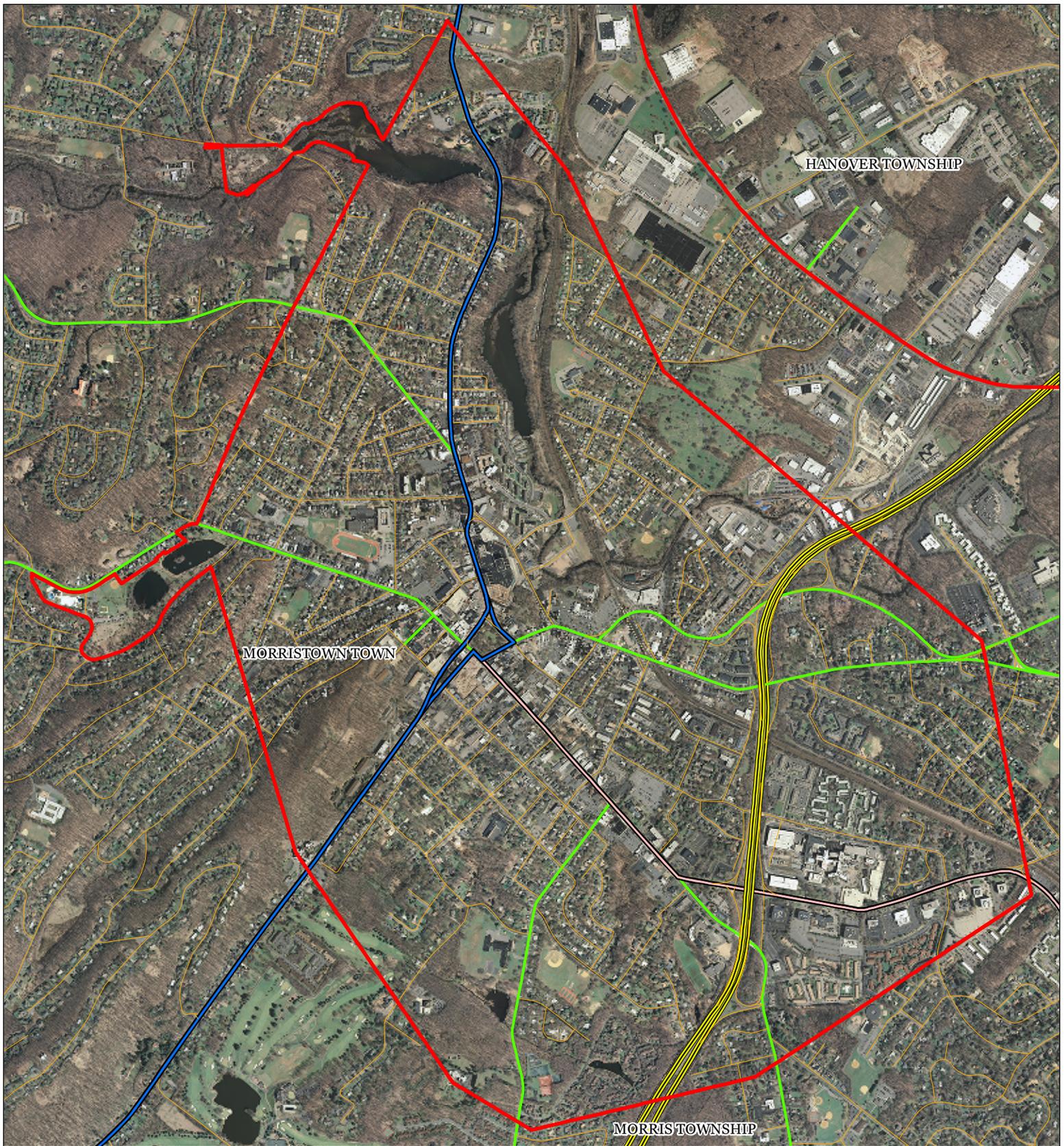
-  Impervious Surface
-  Municipal Boundaries

MORRISTOWN TOWN



1 inch = 0.33 miles



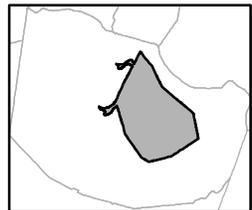
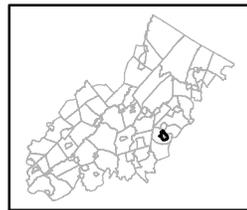


Roadway Network

-  Interstate Highways
-  U.S. Routes
-  State Routes
-  County Routes
-  Local Routes

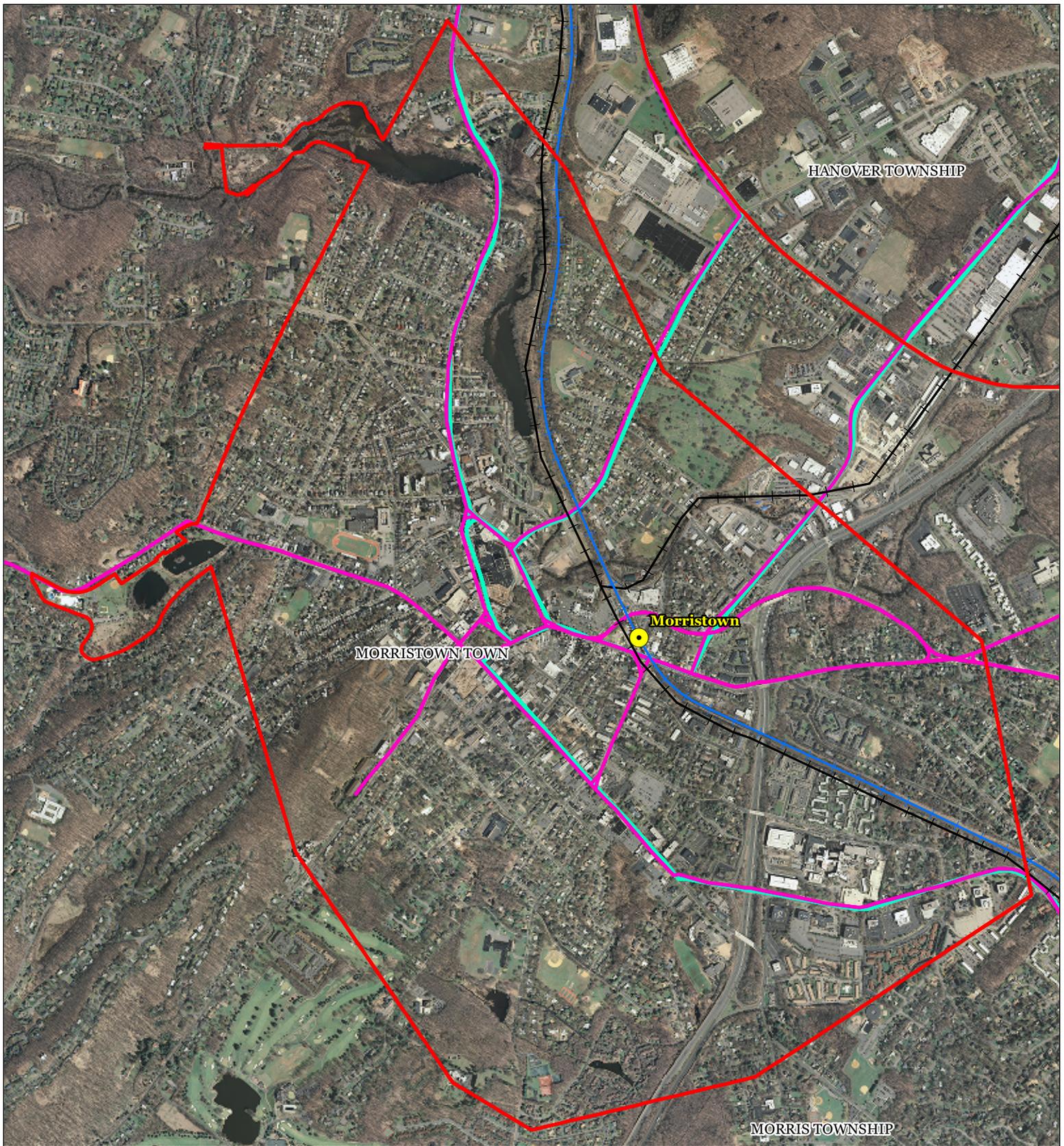
-  Preservation Area
-  Municipal Boundaries

MORRISTOWN TOWN



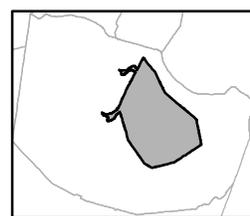
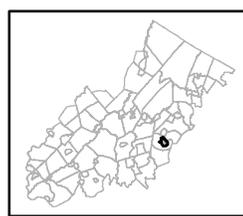
1 inch = 0.309 miles





- Rail Network**
- Boonton Line
 - Main Line & Bergen County Line
 - Morris and Essex Line
 - Raritan Valley Line
 - Freight Rail Lines**
 - Freight Rail Lines
 - Abandoned Freight Rail
- Rail Stations
 - Park and Ride Sites
 - Private Bus Lines
 - NJ Transit Bus Lines
 - Airports

MORRISTOWN TOWN



1 inch = 0.309 miles



N

NJ DEPARTMENT OF TRANSPORTATION

**State Development and Redevelopment Plan
Plan Endorsement
Opportunities and Constraints Analysis**

For:

Town of Morristown, Morris County

August 28, 2009

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

Route 124 – MP 0.00 – 1.50

Route 202 - MP 43.87 – 46.41

Route I-287 – MP 35.35 – 36.82

Straight Line Diagram sheets are attached.

State Highway Access Management Code – Access Levels and Desirable Typical Sections

According to the attached table, Route 124 from mileposts 0.00 – 1.50 is classified as Access Level 6 (driveway access limited by edge clearance and safety considerations) with a desirable typical section (DTS) of 4E (four lanes, undivided, with shoulders or parking - urban situation). There is a proposed change in Access Level between mileposts 0.00 and 1.50 from AL 6 to AL 4 (driveway with provision for left turn access via left turn lane), based on an update of information. The designation of a Center would not change the Access Levels for any portion of this segment.

Route 202 from mileposts 42.67 – 43.90 is classified as Access Level 5 (driveway with provision for left turn access limited by spacing requirements and safety considerations) with a DTS of 2A (two lanes with shoulders or parking). Mileposts 43.90 – 45.30 are classified as AL 5 with a DTS of 4E. Mileposts 45.30 – 45.70 are classified as AL 5 with a DTS of 4C (four lanes, undivided, with shoulders or parking). Mileposts 45.70 – 46.31 are classified as AL with a DTS of 4E. Mileposts 46.31 – 46.99 are classified as AL 4 with a DTS of 4D (four lanes, undivided, without shoulders). There is a proposed change in Access Level between mileposts 43.90 and 45.70 from AL 5 to AL 4, based on an update of information. The designation of a Center would not change the Access Levels for any portion of this segment.

Route I-287 from mileposts 21.20 – 42.10 is classified as Access Level 1 (fully controlled access) with a DTS of 8A (eight lanes, divided, with shoulders or parking). There are no proposed AL or DTS changes. The designation of a Center would not change the Access Levels for any portion of this segment.

Congestion Management System

According to the attached charts, part of this section of Route 124 is classified as “Severely Congested”. The intersection of Route 124 and Elm Street (MP .39) is ranked #93, Route 124 and James Street (MP 0.45) is ranked #90, and Route 124 and Madison Avenue (MP .69) is ranked #228 out of 372 high need signalized intersections on State highways.

Part of this section of Route 202 is classified as “Severely Congested”. Some other parts are classified as “Very Congested.” The intersection of Route 202 and Sussex Avenue (CR 617 – MP 45.07) is ranked #72 and the intersection of Route 202 and Mill Road (MP 46.15) is ranked #254 out of 372 high need signalized intersections on State highways. The intersection of Route 202 and CR 650/Hanover Avenue/Mountain Way (MP 46.41) is also congested.

Parts of this section of Route I-287 are classified as “Very Congested.”

Major Capital Projects/Initiatives and Mitigation Projects

The FY 2010-2011 draft Study and Development Program contains a project to study Route 124 operational and pedestrian improvements that would adjust signal timing and improve lane striping; left turn lane addition at Elm Street eastbound; add signal aspect facing commercial driveway at South and James Street; implement peak period left turn prohibition from Hadley to South Street; consider study of Madison Avenue lane configuration and traffic control.

The FY 2010-2011 draft Study and Development Program contains a project to study Route 202 operational and pedestrian improvements that would improve safety for pedestrians and turning vehicles on Route 202 – Market Street, Morristown Green and Speedwell Avenue (Colles Avenue to Walker Avenue).

It should be noted that the above two locations rank low within the seven Management Systems: Congestion Management, Bridge Management, Pavement Management, Safety Management, Maintenance Management, Drainage Management and Rockfall Hazard Rating System. The Division of Project Development obtains data from these Management Systems to analyze the priority of projects.

Within the region, a Concept Development study is being conducted to evaluate the possibility of completing the missing moves at I-80/Route 15 interchange.

In addition, Intelligent Transportation Systems (ITS) improvements are being studied for I-80 and Route 46.

Designated Transit Villages

Morristown received a Transit Village designation in 1999, one of the first five to be designated under the Transit Village Initiative.

Designated Scenic Byways

Not Applicable

Open Local Aid Grant Projects

Local Aid has the following two active grants with Morristown:

FY 2008 Municipal Aid Program – South Street streetscape, Phase I in the amount of \$200,000.

FY 2005 Municipal Aid Program – West Park Place and adjacent streets in the amount of \$250,000.

NJDOT has implemented several streetscape projects to coincide with the ongoing downtown redevelopment in Morristown, along South Street and areas leading to the train station. The Department has had a cooperative relationship with the Town in these endeavors.

Corridor Studies

Not Applicable

Local Planning Assistance Projects

Not Applicable

Bicycle and Pedestrian Local Planning Assistance Projects

Not Applicable

Public Use/General Aviation Airports

According to the attached profile, the Morristown Municipal Airport is located on Columbia Turnpike (CR 510), three miles east of Morristown.

The attached table shows that the airport received eight grants from during 2007, 2008 and 2009 for improvements and updates to the Airport Layout Plan and the Airport Master Plan Study, Phase II.

The airport also received an education grant for \$4,025 for wildlife abatement/firearm safety training for airport employees, issued on May 18, 2009.

Rail Freight Lines

Morristown is served by the Morristown and Erie Short Line, which is headquartered in Morristown, including their engine shops. The Bureau of Rail Services has funded the Cedar Knolls siding project in adjacent Hanover Township. Over the years, NJDOT has funded numerous projects with the Morristown and Erie Railway, although most of the projects were not in the immediate Morristown area. The Department urges that the Town consider the freight rail services as part of its future vision.

Traffic Engineering and Safety Initiatives

Traffic Engineering and Investigations is investigating the addition of left turn phasing for Route 124 at the intersection of Route 124 and Turtle Avenue/Franklin Street.

This Bureau also is investigation a warrant for a traffic signal and/or pedestrian improvements at the intersection of Route 124 and Pine Street.

Existing and Planned Park-and-Rides

Not Applicable

Other Significant Issues

None at this time.

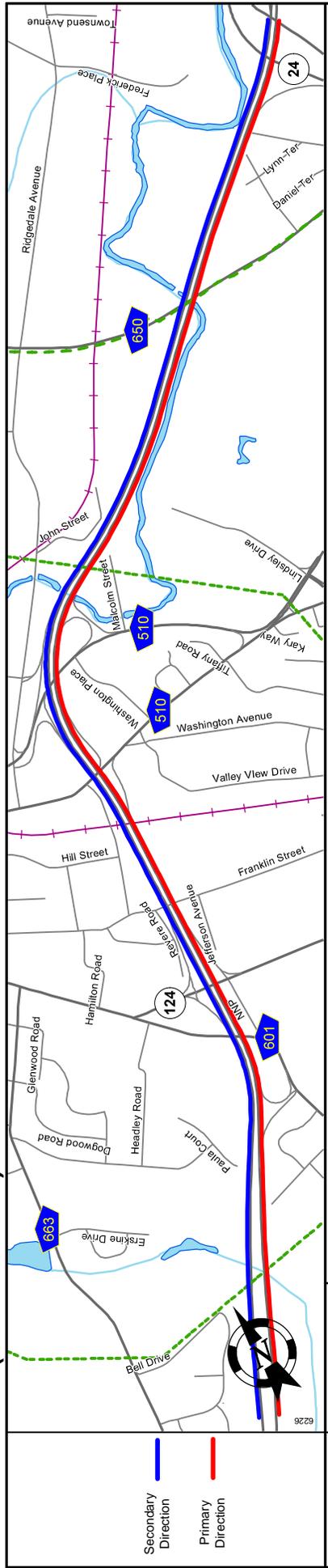
ATTACHMENTS

Straight Line Diagram Sheets
Access Classification Table
Congestion Management System Chart
Morristown Municipal Airport Profile
Morristown Airport Grants Table

NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.

Mile Posts: 35.000 - 38.000

I-287 (South to North)



SRI = 00000287 Date last inventoried: May 2008

Mile Posts: 41.000 - 44.000

US 202 (South to North)



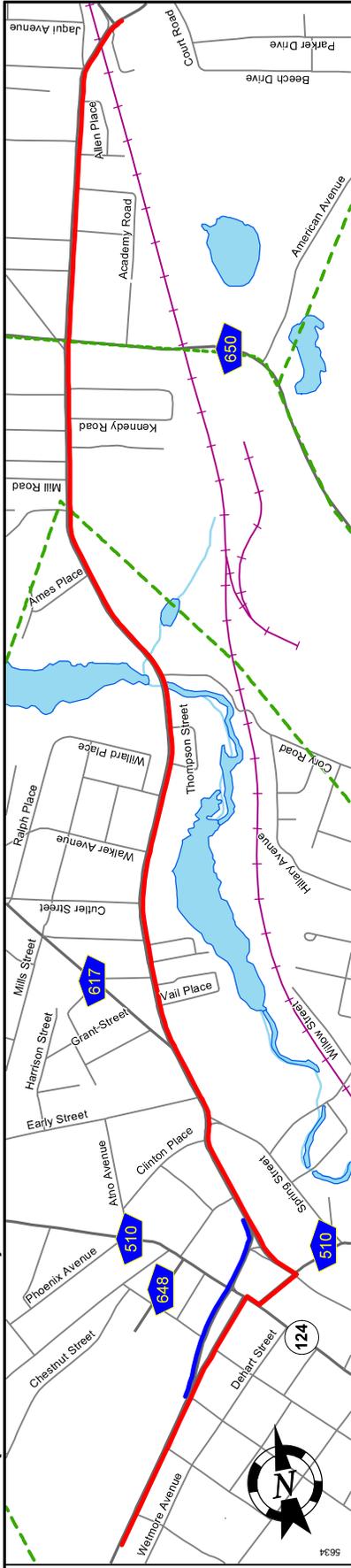
Pavement	12
Shoulder	4
Number of Lanes	1
Speed Limit	45
Street Name	Mt Kemble Avenue

Interstate Route	
US Route	
NJ Route	
County Road	
Interchange Number	
Grade	
Separated Interchange	
Traffic Signal	
Traffic Monitoring Sites	
Road Underpass	
Road Overpass	

Street Name	Mt Kemble Avenue
Jurisdiction	N.J.D.O.T.
Functional Class	Urban Minor Arterial
Federal Aid - NHS Sy	STP
Control Section	1416
Speed Limit	45
Number of Lanes	2
Med. Type	None
Med. Width	0
Pavement	23
Shoulder	3
Traffic Volume	8,093 (2006)
Traffic Sta. ID	1-4-217
Structure No.	N/A
Enlarged Views	See Enlarged View 440

Mile Posts: 44.000 - 47.000

US 202 (South to North)



Pavement	Shoulder	Number of Lanes	Speed Limit	Street Name	East	Speed
		30	70	Market Street	East	Speed
		1	25			
		2				

Interstate Route	US Route	NJ Route	County Road	Interchange Number	Grade	Separated Interchange	Traffic Signal	Traffic Monitoring Sites	Road	Underpass	Road Overpass

Street Name	Jurisdiction	Functional Class	Federal Aid - NHS Sy	Control Section	Speed Limit	Number of Lanes	Med. Type	Med. Width	Pavement	Shoulder	Traffic Volume	Traffic Sta. ID	Structure No.	Enlarged Views
Mt Kemble Avenue	N.J.D.O.T.	Urban Minor Arterial		STP	35	2	None	0	24	5	18,752 (2008)	1-4-220	N/A	
Market Street	N.J.D.O.T.	Urban Principal Arterial		STP	25	3	Positive	VAR	36	49	141P151	141P152		
East Speedwell Avenue	N.J.D.O.T.	Urban Principal Arterial		STP	35	4	None	0	48		141P152			

Street Name	Units in miles
DOUGHTY ST (44.07)	44.0
ENTRANCE AVE (44.23)	44.0
COLLES AVE (44.20)	44.0
MAPLE AVE (44.39)	44.0
W PARK PL (44.50)	44.0
JANN ST (44.42)	44.0
SOUTH ST (44.53)	44.0
MONT PL (44.60)	44.0
MORRIS ST (44.61)	44.0
CLINTON PL (44.89)	44.0
EARLY ST (44.97)	44.0
CLINTON PL (44.90)	44.0
SPRING ST (44.94)	44.0
FLAGLER ST (45.01)	44.0
VAIL PL (45.15)	44.0
ORCHARD ST (45.19)	44.0
LOGAN PL (45.23)	44.0
LAKESIDE PL (45.26)	44.0
SPEEDWELL PL (45.27)	44.0
CUTLER ST (45.34)	44.0
WALKER AVE (45.43)	44.0
FREDERICK ST (45.53)	44.0
KINNEY ST (45.65)	44.0
WHIPPANY RIV (45.73)	44.0
CORY RD (45.75)	44.0
FARMHOUSE LN (45.90)	44.0
AMES PL (45.97)	44.0
UNNAMED RD (46.10)	44.0
MILL RD (46.15)	44.0
SANDER ST (46.19)	44.0
PINE TREE LN (46.21)	44.0
KENNEDY RD (46.26)	44.0
GREGORY AVE (46.32)	44.0
FAIRCHILD AVE (46.30)	44.0
HANOVER AVE (46.41)	44.0
DAYTON RD (46.60)	44.0
ACADEMY RD (46.68)	44.0
MORRIS PLAINS AVE (46.74)	44.0
GLEN BROOK RD (46.76)	44.0
ROSDALE AVE (46.53)	44.0
HILLVIEW AVE (46.58)	44.0
ALLEN PL (46.84)	44.0
FRANKLIN PL (46.90)	44.0
TABOR RD (46.99)	44.0
ELIZABETH CT (46.98)	44.0

Date last inventoried: July 2006

SRI = 00000202

See Enlarged View #10

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000124	0.00	1.48	4E	6	5	4E	4	5
00000124	1.48	1.50	4E	6	5	4E	4	11

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000202	42.67	43.90	2A	5	12	2A	5	12
00000202	43.90	44.53	4E	5	11	4E	4	11
00000202	44.53	45.30	4E	5	11	4E	4	5
00000202	45.30	45.70	4C	5	11	4C	4	5
00000202	45.70	46.31	4E	4	11	4E	4	5
00000202	46.31	46.99	4D	4	11	4D	4	5

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000287	21.20	42.10	8A	1	0	8A	1	0



New Jersey Department of Transportation

Bureau of Systems Planning

CMS Priority Ranking

NJ 124 (MP 0.00 - 1.50), Morristown Town, Morris County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
203	124	0.00	0.16	11006	2	2	0.80	4.39	Low	63	Morris	76	NJTPA	67
204	124	0.16	0.75	12443	1	1	1.40	8.56	High	4	Morris	1	NJTPA	5
205	124	0.75	1.38	11966	2	2	0.72	4.26	Low	65	Morris	79	NJTPA	69
206	124	1.38	1.50	10315	2	2	0.90	4.61	Low	59	Morris	73	NJTPA	64

Part of this section of roadway is "Severely Congested".

- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%.
 Priority Ratings are based on the Overall Score of 0 to 10, as follows:

HIGH = 7.00+

MEDIUM = 5.00 - 6.99

LOW < 5.00

Note:

The intersection of NJ 124 and Elm St. (MP 0.39) is ranked # 93, the intersection of NJ 124 and James St. (MP 0.45) is ranked # 90, and the intersection of NJ 124 and Madison Ave. (MP 0.69) is ranked # 228 out of 372 high need signalized intersections on State highways.



New Jersey Department of Transportation

Bureau of Systems Planning

CMS Priority Ranking

I-287 (MP 35.35 - 36.82) Morristown Town, Morris County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
1473	287	35.35	35.45	49141	3	3	0.90	6.42	Medium	29	Morris	37	NJTPA	34
1474	287	35.45	35.90	49141	3	4	0.85	6.25	Medium	32	Morris	40	NJTPA	36
1475	287	35.90	36.36	50663	4	4	0.70	4.96	Low	53	Morris	65	NJTPA	59
5369	287	36.36	36.59	60476	4	4	0.83	5.92	Medium	38	Morris	49	NJTPA	43
5368	287	36.59	37.91	65525	4	4	0.90	6.42	Medium	29	Morris	37	NJTPA	34

Parts of this section of roadway are "Very Congested".

 - Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%.

Priority Ratings are based on the Overall Score of 0 to 10, as follows:

HIGH = 7.00+

MEDIUM = 5.00 - 6.99

LOW < 5.00



New Jersey Department of Transportation

Bureau of Systems Planning

CMS Priority Ranking

US 202 (MP 43.87 - 46.41), Morristown Town, Morris County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
812	202	43.25	44.00	5000	1	1	0.96	4.77	Low	57	Morris	70	NJTPA	62
813	202	44.00	44.20	5131	1	1	0.83	4.36	Low	63	Morris	78	NJTPA	68
814	202	44.20	44.32	6000	1	1	1.10	5.54	Medium	44	Morris	57	NJTPA	49
5271	202	44.32	44.48	7810	2	0	0.71	3.59	Low	76	Morris	85	NJTPA	79
5270	202	44.48	44.50	9000	2	0	0.67	3.65	Low	74	Morris	84	NJTPA	78
5268	202	44.50	44.58	9000	4	0	0.29	1.68	Low	97	Morris	100	NJTPA	98
816	202	44.58	44.74	14262	4	0	0.62	3.18	Low	82	Morris	89	NJTPA	85
4031	202SB	44.32	44.55	6000	0	2	0.58	2.87	Low	87	Morris	93	NJTPA	89
4032	202SB	44.55	44.74	14310	0	4	0.43	2.53	Low	90	Morris	97	NJTPA	93
817	202	44.74	44.84	6597	2	1	0.84	4.86	Low	55	Morris	67	NJTPA	60
818	202	44.84	44.90	6852	2	1	0.60	4.15	Low	67	Morris	80	NJTPA	71
819	202	44.90	45.00	10000	1	1	1.05	6.61	Medium	26	Morris	30	NJTPA	30
820	202	45.00	45.22	10000	1	1	1.50	8.13	High	8	Morris	4	NJTPA	10
821	202	45.22	45.32	10000	1	1	0.99	6.43	Medium	29	Morris	36	NJTPA	34
822	202	45.32	45.40	10933	1	1	0.93	6.52	Medium	27	Morris	33	NJTPA	32
823	202	45.40	45.76	10999	2	2	0.57	3.62	Low	75	Morris	84	NJTPA	78
824	202	45.76	46.32	13474	2	2	1.23	6.21	Medium	32	Morris	41	NJTPA	37
825	202	46.32	46.62	11027	1	1	1.10	7.11	High	18	Morris	19	NJTPA	21

Part of this section of roadway is "Severely Congested". Some other parts of this section are "Very Congested".

- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%.

Priority Ratings are based on the Overall Score of 0 to 10, as follows:

HIGH = 7.00+

MEDIUM = 5.00 - 6.99

LOW < 5.00

Note: The intersection of US 202 and Sussex Ave. (CR 617) (MP 45.07) is ranked # 72 and the intersection of US 202 and Mill Rd. (MP 46.15) is ranked # 254 out of 372 high need signalized intersections on State highways. The intersection of US 202 and CR 650 / Hanover Ave. / Mountain Way (MP 46.41) is also congested.



Morristown Municipal Airport (MMU)
Morristown, NJ

Morristown Municipal Airport

Mailing Address: 8 Airport Rd.
Morristown, NJ
07960

Location: Columbia Tpk (Rt. 510)
Hanover Twp.
3 miles E of Morristown

Phone: (973) 538-6400

Variation: 12 West

Fax: (973) 538-6947

Web Page: www.mmuair.com

Latitude

N 40°47.96'

Longitude

W 74°24.89'

Elevation

187'

Runways

Runway:	Length:	X	Width:	Surface:
05-23	5999'	X	150'	Asphalt
13-31	3998'	X	150'	Asphalt

Approaches/Lighting

Approach: RNAV(GPS), ILS, LOC, NDB, GPS
Lights: HIRL(05-23), MIRL(12-30),
pilot controlled: 118.1 (when twr. clsd)
Beacon: Yes

Nav aids

Type:	ID:	Freq:
VOR/DME	TEB	108.4
NDB	CAT	254
NDB	MM	392
ILS	I-MMU	110.3

Services

Attended: Continuous
Food: Vending
Restroom: Yes
Customs: Yes

Communication

Type:	Freq:
CTAF	118.1
ATIS	124.25
CLNC DEL	121.2
ARINC	129.6

APP/DEP Frequencies

Type:	Freq:
New York APP:	127.6
New York DEP:	119.2
Tower:	118.1 (0645-1030)
Ground:	121.7

Other

Traffic Patterns: Standard

TPA: 1200(1013)-light aircraft, 1700(1513)-heavy aircraft

Weather: AWOS-3: (973) 290-0135

ATIS at EWR (12 nm SE): 115.7: 134.825: (973) 824-4417

Fees: Landing, hangar, parking, ramp, tiedown, Stage 1 departure 2300-0645.

Fuel: 100LL, Jet A

Notes

Clearance delivery when tower is closed call (516) 542-3690.

No turbojet landing on Runway 13 and 31 unless the cross wind velocity for Runway 05-23 exceeds 16 knots.

Aeronautics
Morristown Grants

Grant ID	Grant Description	Award Date	Type of Grant	\$ State	\$ Federal (95%)	\$ Sponsor	\$ Total
07-03	Taxiway A&B Rehab Phase I	3/20/2007	2.5% Match to Federal Grant	151,345.00	5,751,105.00	151,345.00	6,053,795.00
06-29	Airport Layout Plan Update	9/19/2007	2.5% Match to Federal Grant	5,675.00	215,650.00	5,675.00	227,000.00
06-30	Improvement Runway 13 & West Tie Down Apron (Design/Permitting)	9/19/2007	2.5% Match to Federal Grant	3,212.00	122,075.00	3,212.00	128,500.00
07-17	Taxiways A & B and Runway 5-23 Intersection Rehab Phase II	9/24/2007	2.5% Match to Federal Grant	141,750.00	5,386,500.00	141,750.00	5,670,000.00
98-510	Conduct Aeronautical Survey Runway 5-23	9/4/2008	2.5% Match to Federal Grant	2,368.00	90,000.00	2,369.00	94,737.00
98-511	Obstruction Removal Phase I (Design/Permitting)	9/10/2008	2.5% Match to Federal Grant	12,226.00	464,583.00	12,226.00	489,035.00
06-50	Acquire Crack Sealing Machine, Runway Guard Lights and Lighted 'X's for Runway Closure Warning	3/11/2009	95% State Grant	95,000.00	0.00	5,000.00	100,000.00
05-59	Update Airport Mater Plan Study Phase II	5/18/2009	2.5% Match to Federal Grant	5,809.00	220,743.00	5,810.00	232,362.00

Memorandum

TO: Office of Smart Growth

FROM: Chuck Latini, PP, AICP

DATE: September 14, 2009

SUBJECT: Town of Morristown; Opportunities and Constraints Report

The Town of Morristown is approximately 3 square miles and is a highly accessible rail and bus community located along the historic Morris and Essex Rail Corridor operated by NJ TRANSIT. The M&E line has service from Hackettstown to Hoboken and Mid-town direct from Dover to Penn Station New York. Bus service to and from Morristown includes the MC1, MC2, MC3, MC4, MC5, and the MC10 lines serving various points in the region including New York City, and the Rockaway and Willowbrook Malls. It is anticipated that, once the new Mass Transit Tunnel project and associated rail network infrastructure improvements are in place, the M&E Line may see service enhancements due to increased access into midtown Manhattan.

It should be noted that Morristown is a "traditional" town center with historic development patterns along an historic railroad. Morristown has successfully worked with NJ TRANSIT and others on their redevelopment efforts. In-fact, NJ TRANSIT's first transit-oriented development project (The Highlands at Morristown Station) will have its grand opening this month. NJT worked with Morristown to craft a "Transit Oriented Development" overlay zoning code for an existing NJT commuter parking lot... The Town's TOD planning efforts are fully supported by NJT and we continue to work with the community on issues related to station area planning and redevelopment activities.

Based upon an analysis of population density, employment density and zero car household density, Morristown's current Transit Score is medium-high. According to the applicable modes of transit based on area and future growth, a medium-high transit score is supportive of the types of transit present within the community. Given the Town's current planning efforts, new development will significantly increase the density around both bus and rail transit access points, thus adding to its attractiveness as the true heart of Morris County.

Given Morristown's optimal public transit access, it appears that its existing development pattern and anticipated future growth is adequately served by the existing transit system and services. As development pressure increases in the region whether due to Highlands restrictions in proximate regions and/or the redevelopment potential that exists in the Downtown, service levels may change and be adjusted in the future.

Morristown has worked on perfecting its plans for redevelopment and revitalization for more than 20 years.. Through its visioning and outreach efforts with various stakeholders, Morristown is well positioned for future growth and is a true success story for redevelopment and community design. NJ Transit fully supports Morristown's petition for endorsement.

If you have any questions or require further information, please do not hesitate to contact me at (973) 491-8597. Thank you.