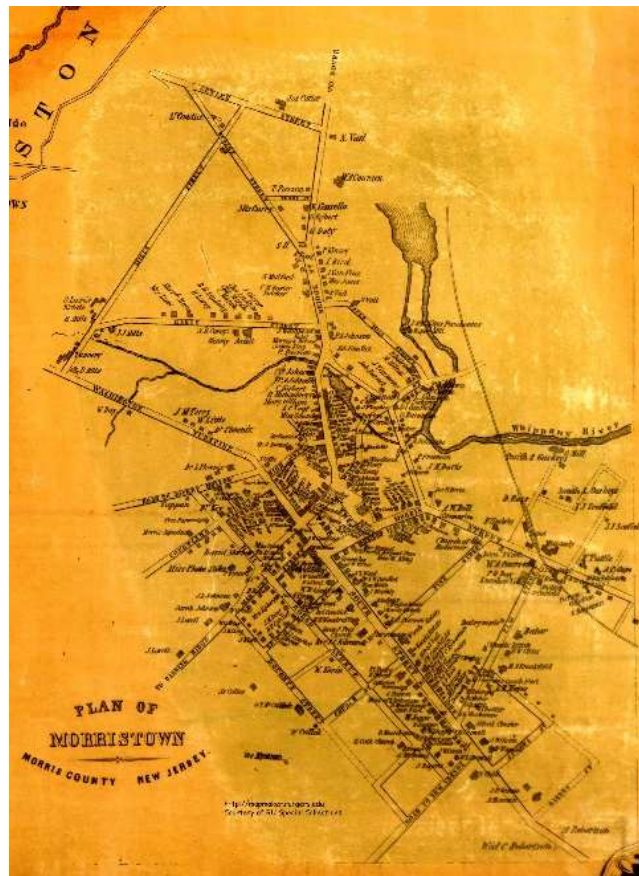


Opportunities & Constraints Analysis Report Morristown, Morris County

Introduction

On June 4, 2020, the Town of Morristown in Morris County submitted their Municipal Self-Assessment Report (MSA) to the New Jersey Office of Planning Advocacy (OPA). Morristown with forward thinking communitywide planning and positive market conditions continues to redevelop and appropriately grow. For the past six years, the Morristown Planning Department received input from the Municipal Steering Committee and from its Technical Advisory Committee whose significant outcomes were the 2014 Master Plan, 2018 Land Use Development Ordinance and the 2018 Master Plan Reexamination. Based on the ongoing public input, OPA's Executive Director has waived the Plan Endorsement requirement that petitioners must create a public/private Plan Endorsement Advisory Committee (PEAC).

This report provides for a comparison of information with the MSA 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 and 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, and historic resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the State Agencies' Opportunities and Constraints Analysis (O&C). In addition, the O&C provides specific comments that will need to be addressed through PE.



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

The Morristown initiated the Plan Endorsement process by attending a prepetition meeting with OPA and our partner State agencies on November 12, 2019. The MSA was authorized by the Town of Morristown via resolution R-94-2020 on May 26, 2020. As previously mentioned, Morristown submitted their MSA on June 4, 2020 and OPA waived the need for the PEAC and further Community Visioning on September.

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

With a history dating from the early 1700's long before the Revolutionary War, Morristown serves as the County seat of Morris County. Planning for the development and redevelopment is mindful of the context from earlier development and is guarded by the zoning ordinance that relies on the district identity. Morristown's redevelopment plans also seek to ensure that development is mindful of the neighborhood's earlier plans. For example, the Epstein redevelopment plan allowed for two additional stories of development, but kept it within the context of the existing, 7 story adjacent parking garage. Redevelopment like this encourages new development with a mix of uses, affordable housing that is mindful of existing development and historical context. The Village Green and the Morristown Train Station are additional examples of this.

The State Plan Policy Map accompanies the State Plan and categorizes every area in the State into a specific Planning Areas based on their suitability for growth, development and preservation. The State Plan Map that was adopted in 2001 depicts the 1,888 acres in Morristown as Metropolitan Planning Area with 35 acres of Parkland. The entire 1,924-acre municipality of Morristown was designated a Regional Center by the State Planning Commission on December 1, 1995. The proposed State Plan included with the Opportunities and Constrains seeks to modify the Regional Center Boundary and Planning Areas due Environmental Constraints and updated information regarding designated Parkland. The proposed Regional Boundary is 1,797 acres and the Metropolitan Planning Area (PA1) is 1,691 acres and Parkland 233 acres.

Designating the Town of Morristown as a Regional Center through the Plan Endorsement process will further enable Morristown to reach its planning goals and further its consistency with the State Plan. Morristown's vision set forth in the 2014 Master Plan, "to become the most welcoming, beautiful, healthy, resilient, and sustainable place to live, work, and play in New Jersey;" is consistent with the State Plan. The goals established by the State Plan and the Morristown Master Plan seek to address development, preservation, and resiliency, while balancing the need to protect the public's right for sustainable economic viability and health.

About the Trend Analysis

The Trend Analysis and the State agency comments that follow are intended to inform municipal visioning.

The TREND Analysis performed by OPA was conducted based on the current zoning information from the November 20, 2018 Morristown Land Development Ordinance. OPA considered known environmental constraints along with identified State Plan Parkland as impediments to development. Also eliminated from development consideration were 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 will determine the amount of housing and commercial space that can potentially be built given current zoning regulations.

Ultimately, the information provided throughout this document shall be utilized to inform the Community Visioning Process. The objective of the analysis is to provide the municipality with an idea of how it might appear at time of full buildout based on current land use and zoning regulations. This series of worksheets represents a

Figure 1 - Summary Table	
Land Consumption (acres)	
Urbanized Land	1,569.9
Constrained Land	240.7
Current Developable Land	115.4
Buildings	
Existing Residential Units	8,172
Potential New Residential Units	290
People	
Current Residents	19,261
Additional Residents at Buildout	908
Total Residents at Buildout	20,169

basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OPA inserted relevant data transferred from the Morristown's zoning language, into the Residential Buildout Method and Commercial Trend - Building Cover Method. Household size was identified as 3.13 persons per household (median) (U.S. Census Bureau (2010). American FactFinder: Morristown, NJ.

The Morristown Land Use Ordinance adopted on November 20, 2018 is found on the municipal website:

https://www.townofmorristown.org/vertical/sites/%7B0813EA2E-B627-4F82-BBB0-DDEE646947B5%7D/uploads/Adopted_LDO_-_2018-11-20.pdf

The zoning ordinance and zoning map reference redevelopment plans and the MSA provides and an update on efforts currently underway.

Morristown Residential Buildout Method

Trend Analysis for Morristown Residential Buildout Method assumes buildout of existing residential zones at the maximum density permitted by the Borough's current zoning ordinance. Morristown, a small municipality, established more than 300 years ago continues to grow. Over the last 60 years, Morristown has experienced significant growth during times of expansion above 10 percent in periods like post World War II and in the 1990's. Although the 2010 Census reported a flattening of growth, the 2020 Census is expected to show a population increase based on the 2019 Census Estimate of 19,261. Planning for growth and reimagining Morristown with an eye on its past, one needs to look at three redevelopment projects: the former Epstein's Department Store a mixed-use project, the Highlands at Morristown Station a transit-oriented development project and the Vail Mansion an adaptive reuse of a former historical building. All show that with proper planning, luxury, market rate and affordable housing will be built along with commercial uses and amenities that benefit the public and redeveloper.

Census Year	Population	%±
1880	5,418	—
1890	8,156	50.5%
1900	11,267	38.1%
1910	12,507	11.0%
1920	12,548	0.3%
1930	15,197	21.1%
1940	15,270	0.5%
1950	17,124	12.1%
1960	17,712	3.4%
1970	17,662	-0.3%
1980	16,614	-5.9%
1990	16,189	-2.6%
2000	18,544	14.5%
2010	18,411	-0.7%
Census Est. 2019	19,261	4.6%
OPA Projection	20,169	4.7%
NJTPA 45	20,863	3.4%

Figure 2 - Residential Trend								
Land Consumption (acres)								
Residential Zone	Total Land in Residential Zone (acres)	Total Constrained Land in Residential Zone (acres)	Total Developed Land (acres)	Total Available Residential Land (acres)	Approx. Minimum Lots size (units per square feet)	Potential Number of units	Average Household Size (persons per unit)	Approx. Number of Total Residents upon buildout
	A	B	C	D=A-B-C	E	F	G	H=F*G
MF-1	181.89	0.23	172.84	9.28	8,400	6	3.13	19
MF-2	166.01	2.05	147.42	20.64	4,000	16	3.13	50
MF-3	61.35	1.06	49.85	12.56	15 - 45 units/acres	128	3.13	401
MX-1	66.62	0.00	66.13	0.49	3,900	2	3.13	6
MX-2	65.53	1.40	63.22	3.72	3,900	12	3.13	38
R	542.62	16.48	462.77	63.38	2,400	42	3.13	131
RDV	34.35	0.92	32.26	3.01		*	3.13	
TC	135.07	1.06	128.33	7.81	50 units/acres	84	3.13	263
Grand Total	1,253.44	23.21	1,122.82	120.88		290		908

Commercial Buildout

The Commercial Buildout would typically be performed similarly as the Residential trend analysis us using the current zoning. While there are mixed-use zones that allow for commercial use, development does not occur typically occur without a residential component.

Costar.com, the commercial real estate service currently lists are six (6) properties with more than 100,000 square feet (sf) and less than 208,000 sf of Office Space. The three (3) largest buildings at Headquarter Plaza are Class A and the others Class B. On the retail side the largest retail property with 70,000 sf is located at 40 West Park Place, a mixed-use building. There are a few retail centers with less than 50,000 sf for multiple smaller retail tenants. The industrial stock is older from the 1950's with a few buildings in the 20-30,000 sf range.

Costar shows four (3) properties that are already slated for office development, 66 Morris Street where two buildings are proposed for construction by 2023 with 240,000 and 121,000 square feet, 58 South Street expand with more than an 70,000 sf of office space above the original retail building. There are twenty-three (23) undeveloped properties or land with the largest property, 161-235 Speedwell Avenue that is eight (8) acres will likely be developed under the proposed Speedwell Avenue Redevelopment with approximately 650 residential units with 20% affordable units and 30,000 square feet of retail space and more than 800 parking spaces. There are six (6) properties between 1 and 2 acres that are like to be developed with residential uses. In the end any significant commercial development will take place through redevelopment. The remaining properties when developed are likely to be developed with residential use already discussed in the Residential Trend Analysis. When commercial properties are developed it will be through redevelopment.

In the MSA Morristown mentions the nine (9) properties designated as areas in need of redevelopment under the New Jersey Local Redevelopment and Housing Law (Redevelopment Law). Based on the continued effort to formerly use the Redevelopment Law, we expect and encourage its continued use in the future to achieve the vision and goals of the Master Plan.

Conclusion

Morristown actively plans for its future by engaging the public and seeks to realize the vision articulated in the 2014 Master Plan and in the 2018 Reexamination. Following through to complete PE with a Plan Implementation Agreement between Morristown and the State Planning Commission will also serve the vision and align its plans with the State Plan. The accompanying letter from OPA outlines the remaining tasks needed to be addressed before the State Planning Commission reviews your petition for PE.