



## State of New Jersey

DEPARTMENT OF STATE  
BUSINESS ACTION CENTER  
OFFICE OF PLANNING ADVOCACY  
PO BOX 820  
TRENTON, NJ 08625-0820

PHILIP D. MURPHY  
*Governor*

TAHESHA WAY  
*Secretary of State*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director*

October 2, 2020

Mayor Timothy P. Dougherty  
Town of Morristown  
200 South Street  
PO Box 914  
Morristown, NJ 07963-0914

Dear Mayor Dougherty:

The Office of Planning Advocacy (OPA) and our State Agency Partners have reviewed the Morristown Municipal Self-Assessment submitted at the end of April 2020, which is Step 3 of the Plan Endorsement (PE) process that you began, in part to continue the Regional Center that was previously designated by the State Planning Commission.

Attached is the Opportunities and Constraints Report (O&C) assembled from the State Agencies directly involved with the review of Morristown PE petition. Typically, the report would be returned to you as a single document, due to technical limitations working remotely, the separate chapters are now separate documents from the responding agency.

OPA – Trend Analysis

Department of Environmental Protection (DEP) – Opportunities & Constraints Analysis Report

Department of Transportation (DOT) – Opportunity and Constraints Analysis (multiple documents)

Proposed online mapping – Regional Center Boundary and Planning Areas

<https://dosopa.maps.arcgis.com/home/item.html?id=5511764379b340babb29d1a90b95967c>

Together, the O & C reports provide the PE petitioner with information and understanding of the State's concerns regarding how your plans are consistent with the State Plan. This is meant to assist in your engagement with the public and develop the Community Vision, Step 5. Previously I granted your waiver request, so that no further visioning is necessary. Morristown's vision "to become the most welcoming, beautiful, healthy, resilient, and sustainable place to live, work, and play in New Jersey," is an ideal vision to work toward that is aligned with the State Plan.

The following outlines the remaining steps that need to be addressed before the SPC will consider your petition.

- Review the Opportunity and Constraints information provided

- Let us know if you have issues or concerns, specifically, let us know if you disagree with the statements, conclusions or proposed mapping
- Submit a brief update on the affordable housing element:
  - Projects, status, number of units, expected completion year
  - A status of any agreement you may have with the NJ Fair Share Housing Center
  - Status with the Court regarding your Fair Share Housing Plan
- Updated List of Designated Redevelopments Plans with brief description and status

Please confirm your agreement of the material, including the Regional Center Boundary and Planning Area modifications

While you are reviewing the O & C material and providing the last remaining information to us, we will work together to prepare the Plan Implementation Agreement (PIA). The PIA is an agreement between Morristown and the SPC regarding state and local commitments as a condition of receiving Plan Endorsement.

Once the items above are addressed, our office will complete Step 6, the Consistency Review with the State Plan and move onto the SPC's Plan Implementation Committee (PIC). The PIC typically meets on the 4<sup>th</sup> Wednesday and the SPC on the 1<sup>st</sup> Wednesday of the month. If all goes well, it is anticipated that the PIC will meet to discuss the Consistency Review, PIA and Recommendation Report (Steps 7 & 8) on November 18<sup>th</sup> and the SPC will meet on December 3<sup>rd</sup> to vote on Plan Endorsement, Step 9.

I look forward to working with Morristown to complete the Plan Endorsement process. Should you have any questions or want to provide feedback, please do not hesitate to contact myself ([donna.rendeiro@sos.nj.gov](mailto:donna.rendeiro@sos.nj.gov)) or Barry Ableman, Principal Planner for Morris County ([barry.ableman@sos.nj.gov](mailto:barry.ableman@sos.nj.gov)).

Sincerely,



Donna A. Rendeiro  
Executive Director

Cc: State Agencies  
NJ Highlands Planning Council  
Morris County Planning Department  
North Jersey Transportation Planning Authority