

TOWNSHIP OF PARSIPPANY-TROY HILLS MASTER PLAN



January 6, 2020

MASTER PLAN

Township of Parsippany-Troy Hills

Morris County, NJ

Prepared for:

Parsippany-Troy Hills Planning Board

1001 Parsippany Boulevard

Parsippany, NJ 07054

By:

BFJ Planning

115 Fifth Avenue

New York, NY 10003

212.353.7474

In consultation with:

Urbanomics



Susan Favate, PP, AICP

License No. 33LI00613100

Adopted on January 6, 2020 by the Parsippany-Troy Hills Planning Board

The original of this document has been signed and sealed in accordance with New Jersey Law

ACKNOWLEDGEMENTS

Mayor

Michael Soriano

Planning Board

Robert Keller, Chairman

Tom Dinsmore, Vice-Chairman

Councilman Michael J. dePierro

Vincent Aperawic

Judy Hernandez

Bruce Frigeri

Dominic Mele

Jennifer Vealey

John Von Achen

Stephen Mandel, First Alternate

Jayeshkumar Patel, Second Alternate

Planning Board Secretary

Nora Jolie

Planning Board Attorney

Scott Carlson, Carlson Siedsma

Planning Board Engineer

Andrew Cangiano, P.E., Keller & Kirkpatrick

Chas. Holloway, P.E., Keller & Kirkpatrick

Municipal Engineer

Justin Lizza, P.E.

Planning Consultant

BFJ Planning

Susan Favate, PP, AICP

Noah Levine, AICP

Taylor Young, AICP

Urbanomics

Tina Lund, AICP

Peter Furst, AICP

Trapa Barua

CONTENTS

1. INTRODUCTION	7
1.1: Overview of Master Plan	7
1.2: Goals and Policies	12
1.3: Vision	18
2. PARSIPPANY TODAY	21
2.1: Population (Demographic and Socioeconomic Trends)	22
2.2: Land Use and Development	27
2.3: Zoning	42
2.4: Transportation and Circulation	47
2.5: Open Space, Recreation, and Conservation	58
2.6: Infrastructure, Community Facilities, and Cultural Resources	64
3. STRATEGIES AND RECOMMENDATIONS	77
3.1: Transportation and Circulation	77
3.2: Economic Development	90
3.3: Open Space and Recreation	96
3.4: Environmental Conservation and Sustainability	100
3.5: Housing and Neighborhoods	108
3.6: Community Facilities and Infrastructure	113
3.7: Arts, Cultural, and Historic Resources	117
4. LAND USE PLAN	120
4.1: Proposed Future Land Uses	122
4.2: Proposed Amendments to Development Regulations and Zone Map	134

FIGURES

Figure 1. Parsippany Age Composition, 2016	22	Figure 30. Parks and Open Space	61
Figure 2. Average Household Size (2010-2016)	23	Figure 31. Community Facilities, and Publicly Owned Land	65
Figure 3. Housing Tenure (2016)	23	Figure 32. Flood Zones	67
Figure 5. Parsippany Race and Ethnicity (2016)	24	Figure 33. Historic Resources	73
Figure 4. School Enrollment	24	Figure 34. Roadway Recommended Improvements	79
Figure 6. Parsippany Income Distribution	25	Figure 36. Intersection Improvement Concepts: Littleton Road East/Smith Road/Route 46 81	
Figure 7. Jobs in Parsippany	26	Figure 37. Intersection Improvement Concepts: Parsippany Road/Boulevard and Littleton Road	82
Figure 8. Jobs in Parsippany	26	Figure 38. Intersection Improvement Concepts: North Beverwyck Road/Knoll Road	84
Figure 9. Neighborhoods	28	Figure 39. Future Land Use Map	121
Figure 10. Land Use	30	Figure 40. Affordable Housing Sites and Overlay Districts	131
Figure 11. Existing Land Use	31	Figure 41. Proposed Zoning Districts	135
Figure 12. Population Density	32		
Figure 13. Housing units authorized by building permits, 2000-2017	34		
Figure 14. Home Value (2010 and 2017)	35		
Figure 15. Home Values	35		
Figure 16. Residential Building Permit Applications (2014-2018)	36		
Figure 17. Office, Commercial, and Industrial Development	37		
Figure 18. Office Vacancy Rate & Average Asking Rent, 2013-2018 Q3	39		
Figure 19. Retail Vacancy Rate & Average Asking Rent, 2013-2018 Q3	40		
Figure 20. Industrial Vacancy Rate & Average Asking Rent, 2013-2018 Q3	41		
Figure 21. Zoning Districts	43		
Figure 22. Roadway Connections Across Highways	47		
Figure 23. Roadway Network	48		
Figure 24. Inflow and Outflow Profile	49		
Figure 25. Typical Weekday Traffic	51		
Figure 26. Crashes	52		
Figure 27. Problematic Areas for Traffic and Safety	53		
Figure 28. Public Transportation	55		
Figure 29. Sidewalk Network and Priority Areas for New Sidewalks	56		

1. INTRODUCTION

1.1: OVERVIEW OF MASTER PLAN

The Master Plan for Parsippany-Troy Hills (“Parsippany”) is a “blueprint” for the Township. It outlines Parsippany’s vision for the future and provides community-established principles for the orderly and balanced future economic, social, physical, environmental, and fiscal development. The document is not a law or regulation, but it provides guidance to elected officials and decision-makers when they make land use, zoning and capital investment decisions. The Master Plan relies heavily on community outreach, stakeholder interviews and existing plans and studies completed by the Township and other agencies.

The basic purpose for a Master Plan, as stated by New Jersey Statute within the “Municipal Land Use Law” (MLUL), is “to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.” The Township last undertook a comprehensive master planning effort in 1976, and since then, has completed periodic reexamination reports, in accordance with MLUL, review the Master Plan and reconsider goals in the context of changes to the community. Reexamination reports are required to be prepared by the Planning Board at least once every 10 years. The most recent Reexamination Reports were completed in 2014 and 2019. The 2020 Master Plan Reexamination Report was intended to provide the policy basis for regulatory changes regarding affordable housing. Recommendations pertain to actions needed to meet the Township’s fair share obligation for affordable housing. Planning recommendations dealing with other areas of focus were deferred to this full Master Plan effort.

The process to develop this Master Plan began in 2018 by the Planning Board, who determined that a full Master Plan effort was necessary to address the various planning issues and concerns facing Parsippany. The Township hired BFJ Planning, a consultant team, to help with the effort. The 2020 Master Plan represents the Township’s continuing effort to ensure that its planning



Veterans Memorial Park

policies and land use goals and objectives remain current and reflect the issues affecting Parsippany-Troy Hills.

Community outreach was a critical component of the 2020 Master Plan process to ensure that the included recommendations were derived from, and supported by, Parsippany’s residents, workers, property owners, and the Township itself. There were numerous opportunities for public input, including community workshops, an online survey, various focus group meetings, and interviews with key stakeholders. The outreach methods were designed to maximize the number of stakeholders that could participate in the process- including reaching those who had never before participated in a civic-led process.

PUBLIC OUTREACH

One of the primary objectives for the Master Plan was to have a broad and meaningful public engagement process. Community outreach is a critical component to ensure the Township’s goals and priorities meet local needs and that they are supported to the maximum extent possible by residents, property owners, merchants, and the Township. As background information was being gathered, the consultant team worked with the Planning Board and Township staff to set up an extensive public engagement process. There were numerous opportunities for public input including public workshops, an online survey, focus group meetings, interviews with stakeholders, and appearances at Township events:

Public workshops (2);

The public workshops were intended to provide a space for participants to learn about the process, recommendations, and provide guidance and feedback on draft recommendations for topics covered in the plan. Each workshop included a presentation of work completed to date followed by interactive activities to solicit feedback from participants. The first workshop on November 27, 2018 was attended by approximately 110 people. The purpose of this meeting was to inform the public about the Master Plan and to begin the discussion of what Parsippany should focus on for the next 10 years. At the second workshop on June 10, 2019, the consultant team presented draft strategies and recommendations for topics covered in the plan. A summary of each workshop can be found on the Township’s website.

Public online survey;

An electronic survey was publicized to gather input on the key issues facing the Township and how they should be addressed in the future. The survey was accessible from Parsippany’s website for over one month (February 22, 2019, to April 1, 2019). The Survey was widely publicized through e-blasts, social media, and other means. A total of 1,110 responses were received. Although the survey is not a scientific gauge, it was an important outreach tool to get a broad understanding of issues and opportunities in the Township. A summary of survey results can be found on the Township’s website.



Pop up meeting at Fall Fair (September 2018)

Focus group and stakeholder meetings:

Focus group meetings were organized with active members of the community and department heads to help ensure that the Master Plan is representative of the community as a whole and that it includes realistic and publicly supported goals and objectives. Focus group meetings with the public were conducted early in the process to provide an opportunity for special interest or key stakeholder groups to discuss specific topics of concern. Attendees were largely members of the various active committees that are already versed in the issues. The focus group meeting themes, and the committees involved were:

- Economic Development (included the Economic Development Advisory Committee)
- Environment and Natural Resources (included the Environmental Advisory Committee)
- Cultural, Civic, and Historic Resources
- Recreation (included the Recreation Advisory Committee and the Knoll Advisory Committee)
- Transportation/Mobility (included the Traffic Advisory Committee)
- Clergy/Religious Leaders

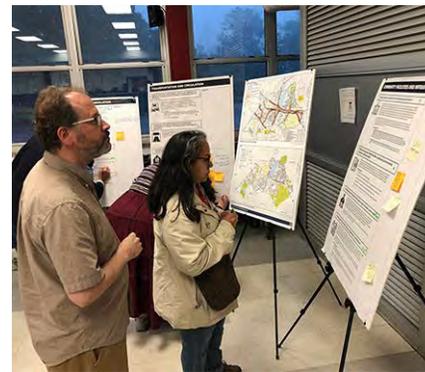
The planning process also included a series of meetings with Township department heads and staff who are actively engaged in the topics being discussed. The focus of these meetings were to form a full picture of existing conditions and to identify key issues and opportunities for the future. The stakeholder meeting themes were:

- Building and Zoning
- Emergency Services, Infrastructure, and Public Safety
- Governance/Communication
- Municipal and Social Services
- Parks and Recreation

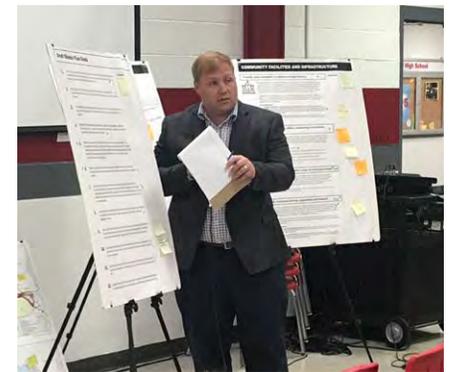
The project team also met individually with the water utility, the Parsippany-Troy Hills School District superintendent, and the Executive Director of Craftsman Farms. In addition, the team and several members of the Planning Board met with the Zoning Board of Adjustment to discuss issues of mutual concern to both boards.



Public meeting #1 (November 2018)



Public meeting #2 (June 2019)

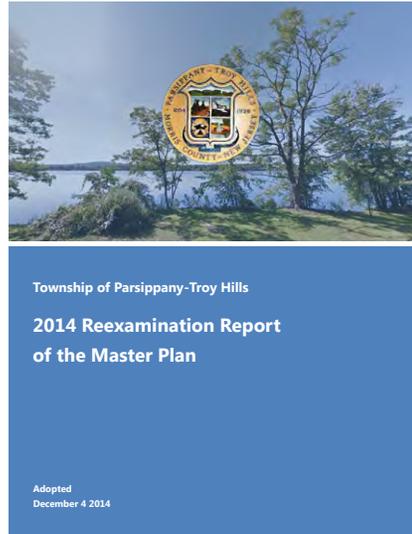


Focus group meetings

PRIOR PLANNING EFFORTS

Master Plans

The Township adopted its first comprehensive Master Plan in 1957. Its most recent full Master Plan was adopted in May 1976, and included elements on land use, open space, community facilities, and transportation. In 1987 and 2004, the Township Planning Board adopted land use plan updates. There have been subsequent Reexamination Reports adopted in 1993, 1998, 2004, 2014, and 2019.



The Township has also adopted key standalone elements of the Master Plan in the past 15 years: a Circulation Element in 2005 and an Open Space and Recreation Plan in 2011. These elements included specific recommendations, many of which have been implemented, as well as policies, goals, and objectives.

Affordable Housing Planning

Parsippany has addressed its fair share affordable housing obligation, as consistent with the New Jersey Supreme Court’s Mount Laurel decisions and the provisions of the State’s Fair Housing Act. The Township’s participation in the affordable housing process dates to the First Round of affordable housing under the Council on Affordable Housing (COAH), for which the Township was awarded final substantive certification from the agency in 1991. Parsippany adopted its Second Round Housing Element and Fair Share Plan in 1995, and was granted substantive certification from COAH in 1996, extending through December 20, 2005.

The Township’s fair share obligations were determined in a settlement agreement between the Township and the Fair Share Housing Center on April 11, 2019. Part of this obligation has already been achieved in prior rounds, while other housing plan components will be undertaken through July 1, 2025, the end of the Third Round. The Settlement Agreement includes a variety of housing compliance mechanisms designed to meet the Township’s obligations. In August 2019, the Planning Board adopted a Master Plan Reexamination Report, which is intended to serve as the policy basis for both the regulatory changes and the proposed developments that will implement the Settlement Agreement provisions and the Housing Element and Fair Share Plan. (HE&FSP). The ordinances to implement these provisions were adopted by the Township Council in the fall of 2019.

Other Relevant Plans and Regulations

The process of developing this Master Plan takes into consideration other planning initiatives undertaken by the County, State and other agencies, including but not limited to the following:

Highlands Water Protection and Planning Act

This act, passed by the New Jersey State Legislature in June 2004, significantly impacts land use planning and environmental protection throughout the 800,000-acre region that is encompassed by the act. The Highlands Region includes 88 municipalities in seven counties, including Parsippany. The legislation divides the Highlands Region into two areas: Preservation Area and Planning Area. The Township is located entirely within the Planning Area, which takes a more permissive view of development than the Preservation Area. The Township Council has initiated the process of petitioning the Highlands Water Protection and Planning Council for compliance.

Surface Water Quality Standards and Classification

In July 2004, the NJ DEP adopted new Surface Water Quality Standards (SWQS) and Surface Water Classifications. As part of this effort, the agency

implemented water quality regulations including stormwater regulations that updated the State’s stormwater management rules for the first time since 1983. The new rule prioritize groundwater recharge by preventing roadways and parking lots from transporting stormwater directly into streams and rivers. Parsippany has not yet adopted the new NJ DEP rules. As of this writing, the State is in the process of drafting updated rules; the Township intends to adopt ordinances implementing those rules once they are in place.

State Development and Redevelopment Plan and Cross-Acceptance Process

In April 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary State Development and Redevelopment Plan, which launched the third round of Cross- Acceptance. A significant aspect of this Cross-Acceptance process, and what distinguishes it from past years, is the State’s intent to rely on this process and the final adopted State Plan as the basis for determining funding allocations for a variety of programs. The Department of Community Affairs had indicated that a new and refined process would commence in 2010; however, this process has not begun and no action has apparently take place on the SDRP. The land use plan in this Master Plan is generally consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas. [Check on status – I think they may have re-started the SDRP process]

Residential Site Standards Act

This act, passed in 1993, created a Site Improvement Advisory Board (SIAB), with the authority to recommend to the Commissioner of the Department of Community Affairs mandatory statewide site improvement standards that are to be applicable to residential development in New Jersey. The SIAB promulgated regulations establishing residential site improvement standards (RSIS), effective in June 1997. Since then, there have been several amendments to the RSIS standards, most recently in 2011. The changes that most significantly affect planning issues and current developments in the Township are listed below: 1. The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings were added to the state standards. This allows

the Township to quantify the impacts a two-family dwelling would have in a single-family residential zone district. 2. The definition of rural lane has been modified to only include lots that are 1 acre in area or greater. This modification will only apply to a small number of potential areas in the Township, which will limit this street classification in a majority of the Township. 3. New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher-density developments and single-family neighborhoods. 4. The RSIS standards were revised as a result of the changes to the stormwater regulations as required by the NJ DEP. These standards will require greater infiltration of stormwater where feasible, and stormwater quality treatment through bioremediation techniques.

Morris County Master Plan

The most recent Land Use Plan for the County was prepared in 1975 and is therefore out-of-date. However, it is noted that the County’s Land Use Plan recommended that a center be established in Parsippany, due to its being “the population center of the county,” “the industrial center of the county,” “well served by highway transportation,” and because more growth was “possible and likely.” The Land Use Plan also identified earlier studies that had evaluated the potential for the Township to be a center similar to Morristown, although it lacked the sufficient transit alternatives, specifically rail service. The County has also adopted various individual elements of the Master Plan, including a Bicycle and Pedestrian Element in 1998, a Farmland Preservation Element in 2008, a Historic Preservation Element in 1976, an Open Space Element in 1988, a Wastewater Management Element in 1985, and a Water Supply Element in 1994. In 2018, the County adopted a Circulation Element. The Element notes congestion on three roads in Parsippany under the County’s jurisdiction: Parsippany Road, Parsippany Boulevard, and Littleton Road. Strategies relevant to the Township include creation of connecting trails networks and improvements to existing bus transit.

1.2: GOALS AND POLICIES

Goal 1: Preserve and protect the character, density, and aesthetics of the Township’s established and stable residential neighborhoods, by restricting incompatible land uses from these areas and significant increases in intensities of use.

Policy Statement: The Township of Parsippany-Troy Hills recognizes that one of its most important attributes is its residential neighborhoods, with limited intrusions of non-residential development or inappropriately scaled residential development within those neighborhoods. The Plan’s land use recommendations are designed to protect and reinforce the prevailing residential development patterns, prevent incompatible land use arrangements, and reinforce the intensities of use recommended in this Plan, while ensuring that the Township’s residents have the ability to enhance their properties and adapt to modern preferences.

Goal 2: Provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations, to serve Township residents of various ages, household types, and incomes.

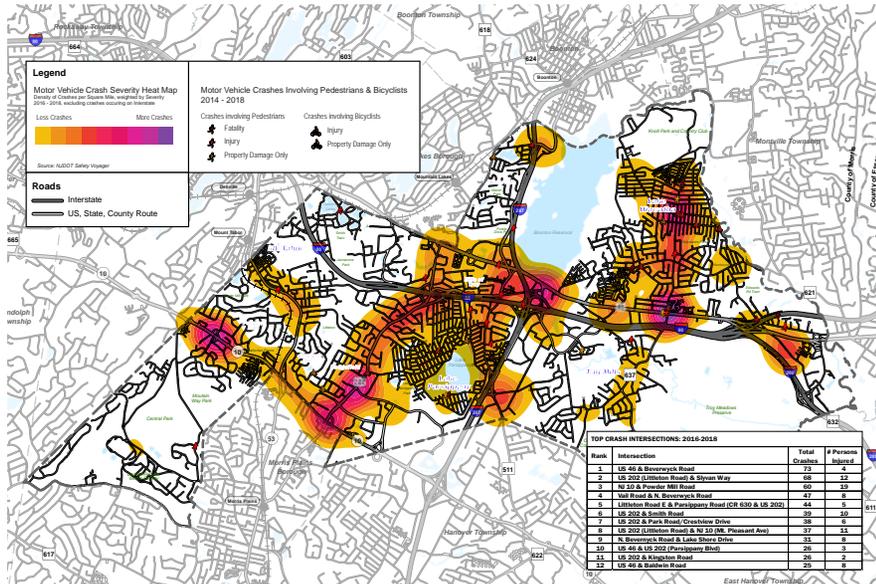
Policy Statement: The Township contains a broad and varied housing stock consisting of detached dwellings, townhouses, and multifamily units, and this diversity of housing should be retained and strengthened, as appropriate, to remain competitive in the current real estate environment. The Township must also continue to affirmatively address its low- and moderate-income housing obligation, as expressed in the Housing Element and Fair Share Plan. At the same time, the development of new townhouse or apartment units should be directed toward established centers of development in close proximity to transit and businesses corridors, and should be planned to mitigate potential impacts including on established single-family neighborhoods, traffic, infrastructure, environmental resources, light, air, open space, and the integrity of the Township Land Use Plan.

Goal 3: Encourage and provide buffer zones and transition areas to separate incompatible land uses and adjoining zoning districts with distinctly different uses, intensities of use, and character.

Policy Statement: The Township recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of open space buffers containing suitable planting elements, with supplemental fencing as appropriate. In addition, low-density residential areas can be buffered from higher-intensity commercial or industrial land uses with transition areas containing lower-scaled uses (i.e. lesser height and bulk) that generate less vehicular traffic and other impacts. Nothing in this policy is intended to preclude the development of appropriately scaled mixed-use development (residential in combination with commercial use) in established development centers of the Township, as designated on the Land Use Plan.

Goal 4: Mitigate identified transportation problems, including traffic congestion, safety, and the need to provide a range of transportation alternatives that connect the Township’s neighborhoods to each other and the region.

Policy Statement: Parsippany’s location at the confluence of a number of major regional highways, with large-scale office campuses that employ residents from throughout the area, generates substantial negative impacts to Township residents including traffic congestion, increased travel time, and general frustration. The Township’s policy shall be to encourage an assessment of each development’s cumulative impact on the community’s road system, and, working with County and State agencies as appropriate, determine the need for necessary



Crashes in Parsippans (see Section 2.4)

roadway improvements in an effort to affirmatively address the issue of traffic congestion in the community. Safe and efficient pedestrian and bicycle circulation should be promoted and expanded throughout the Township and incorporated in all new development or redevelopment. Further, the Township recognizes the need to support a robust public transit system to provide alternatives for commuters as well as residents, including seniors and the disabled, to travel within the Township.

Goal 5: Preserve and enhance the Township’s retail commercial, corporate, research, and professional office areas by implementing land use strategies that respond to modern market and real estate trends. Consider creative alternatives as appropriate, including reusing and repurposing the existing building stock, in the overall context of the Township’s land use planning goals.

Policy Statement: Parsippans has a variety of retail, office, and light industrial districts that are distinct in intensity-of-use and their target user. The Township recognizes that evolving industry standards on

office layouts and amenities, along with an increase in the number of employees in such buildings, will continue to challenge the ongoing viability and vitality of the Township’s existing office building inventory. Meanwhile, ongoing pressures to brick-and-mortar retail, including the impacts of online shopping, will continue to make for a challenging environment for traditional retailers. Acknowledging these changes, the Township supports efforts by office, retail, and other commercial property owners to implement improvements that will make their properties viable and competitive in the marketplace. The physical and aesthetic character of retail areas should be strengthened, with consideration for building, landscape, and other design features that enhance community character, improve attractiveness, increase pedestrian-friendliness, and protect adjacent residential neighborhoods. For highway-oriented business areas, consolidated development should be encouraged to limit the number of curb cuts and conflicting turning movements, and to increase opportunities for vehicular connections without having to return to the highway. Throughout Parsippans, large-scale and “big box” retail uses should be discouraged and a wide diversity of businesses should continue to be encouraged. The Township recognizes that upgrades to commercial areas may include the introduction of compatible new uses. It is specifically noted in this regard that such considerations should be planned to mitigate potential impacts including on traffic, infrastructure, environmental resources, light, air, open space, and the integrity of the Township Land Use Plan.

Goal 6: Develop, enhance, and connect parks and open space amenities to ensure that all residents have access to passive and active recreational assets that enable a range of activities.

Policy Statement: Parsippans has a full range of active and passive recreational opportunities for its residents. These resources must continue to be strengthened, maintained, and connected with each other so that they equitably serve all neighborhoods and all people living in the Township. In planning for new or significantly improved recreational facilities, careful consideration must be given to addressing demonstrated recreational needs of the

community, as well as the ongoing maintenance needs generated by the improvement, and the Township should incorporate input from its advisory Open Space Committee as well as neighborhood representatives. As appropriate, the Township should coordinate with the private sector to enhance access to open space amenities. For example, office campuses often provide walking paths to serve their uses. These paths could be connected as feasible to public open space, so that they may also be enjoyed by Township residents. Large mixed-use or multifamily developments should incorporate both indoor and outdoor recreational space so that residents can have access to high-quality recreational amenities without requiring a vehicle. In addition, Parsippany should continue to pursue grant opportunities and partnerships with Morris County and the Highlands Council, to improve County facilities within the Township and facilitate better connections to regional open space resources.

Goal 7: Ensure that any prospective development preserves or enhances the Township’s environmental features, including wetlands, wetland buffers, streams, wellhead areas, steep slopes, and wooded areas. In particular, the environmentally sensitive areas of Troy Meadows should be preserved in their natural state, and future development in this area should be avoided.

Policy Statement: The Township recognizes that its landscape includes important natural resources that support local wildlife, scenic views, water supplies, and quality-of-life, while furthering larger environmental goals such as mitigation of flooding, stormwater runoff, and greenhouse gas emissions. Parsippany must ensure that its regulations on development in and near these resources are consistent with the most current applicable State regulations and best practices. It is also noted that, even in areas that have been developed, opportunities exist to preserve or enhance natural assets, such as protecting or establishing contiguous wooded areas, planting trees within parking lots and buffer areas, or restoring streams or wetland areas. A key element of this strategy involves maintenance and replacement of trees when they are not healthy or have reached



Troy Meadows

the end of their lifetime. The Township recognizes the special value of the Troy Meadows, an environmentally sensitive and critical ecosystem for the region that encompasses about 3,100 acres, of which over 1,740 acres are within Parsippany. This area consists of swamps, marsh, and floodplain habitats and has been recognized by the NJDEP’s Environmental Information Inventory as a National Natural Landmark, and by Morris County as a I-A Exceptional Ecological Area. It is also noted that the current State Development and Redevelopment Plan (SDRP) designates Troy Meadows as a PA-5 area, and that this natural resource should be protected and preserved as part of a large, contiguous tract of open space that extends across municipal boundaries. The Township’s policy is to preserve Troy Meadows in its natural state and to avoid development in this area in order to promote the public health and general welfare of Parsippany and the region.

Goal 8: Utilize principles of sustainability in all new development and redevelopment through best practices for stormwater management, energy efficiency, green building and infrastructure, waste reduction, and resiliency, to ensure that Parsippany’s developed environment is fully responsive to the realities of climate change and that development retains its long-term value by being constructed to accommodate users’ needs both now and in the future.

Policy Statement: At its most basic level, sustainability focuses on meeting the needs of the present without compromising the ability of future generations to meet their needs. The concept has generally been applied to the environment, but economic and social sustainability are equally important. It is recognized that the impacts of climate change are already being felt in New Jersey, and that every municipality must take steps both to avert further environmental degradation and to mitigate impacts such as more frequent storm events and extreme temperatures. This focus should be incorporated into all Township policy-making and land-use decisions. At the same time, Parsippany seeks to ensure that development that occurs is of the highest quality and built to last. Promoting a high degree of construction quality and the use of efficient, sustainable development



Expansive impervious parking lot with no green infrastructure



Lake Parsippany Volunteer Fire Dept.

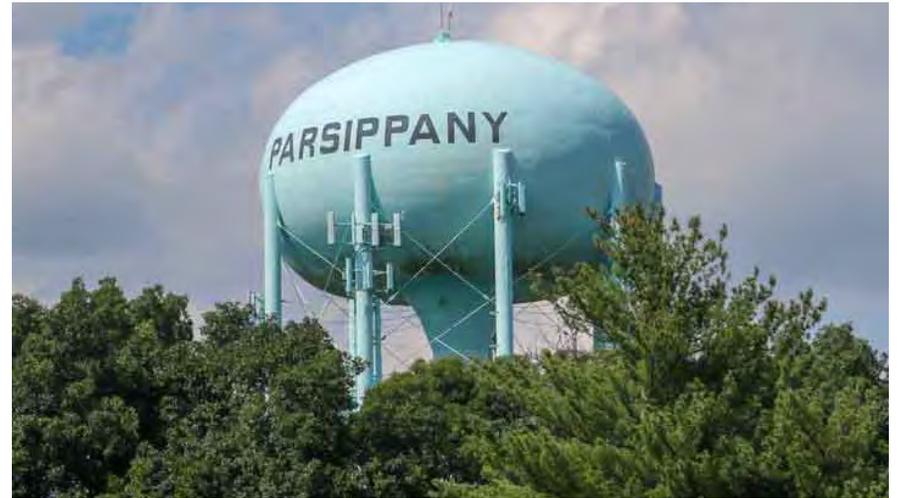
practices helps to assure that developments will not lose their value over time and can be adapted to the needs of future users without imposing substantial costs.

Goal 9: Ensure that the Township has adequate municipal facilities and resources to effectively and efficiently meet the service needs of people living in, working in, and visiting Parsippany.

Policy Statement: Maintaining a high residential quality-of-life while attracting employment and visitors to Parsippany requires that the Township provide the appropriate buildings, staffing, and equipment to adequately and effectively serve the service needs of these constituencies. Parsippany will adequately fund municipal facilities and services to meet these needs, while continuing to invest in opportunities to upgrade and enhance municipal resources, particularly if such improvements can create long-term efficiencies in costs and space utilization. The Township’s approach is to balance a high quality of municipal services with the need to recognize fiscal realities and minimize the residential tax burden.

Goal 10: Assure that Township utilities, including water and sewer, are adequately maintained and have sufficient capacity to provide for current and projected populations. In particular, protect and conserve the water supply serving the Parsippany-Troy Hills community.

Policy Statement: The Township recognizes the delicate balance of demand and supply of potable water and its relationship to current and future growth of the community, and has incorporated this concern into its land use planning efforts. Consequently, it is the policy of the Township to encourage development that is consistent with the overall intensity of use of utilities, in particular water usage, as indicated in this Master Plan. Specifically, recognizing that Parsippany periodically exceeds its DEP water allocation at various times of the year, the Township calls for an assessment of water usage and other impacts on utilities when a proposal seeks a variation from this Plan's land use designation, whether from rezoning, use variance, etc. This assessment, which should be sought by the land use board with jurisdiction over the proposal, should identify the projected utility usage from the site's master planned and zoned use and contrast that to the projected usage from the proposed use of the property. The criteria for water usage utilized for this analysis should be as set forth in the Township's General Legislation, Chapter 420, Schedule A (latest edition). The criteria for impacts on sewer demand and other utilities should be based on applicable State standards. The intent is to discourage uses that generate more water demand than that which is contemplated by the Master Plan. The Township will also continue regular and consistent maintenance and upgrades to utility infrastructure as needed to meet demand, keep the systems in a state of good repair, and respond to technological improvements.



Goal 11: Encourage new development and redevelopment to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality.

Policy Statement: The Township recognizes that the visual and aesthetic character of a community includes the type and design of landscape elements that comprise development sites. The Township site plan review process shall actively encourage elements which incorporate the highest quality of aesthetic elements to enhance the visual character of the community. Broad landscaped areas on commercial properties' street frontages along major highway corridors such as Routes 10, 46, 53, and 202 should be encouraged, as well as landscape features within parking lots, along building foundations, and on the perimeter of properties. In addition, the Township's policy is to encourage the highest level of building and site design and materials, in order to provide visual interest, reduce the apparent scale of development, promote integration of the various design elements of the project, and ensure uniformity and continuity of maintenance.

Goal 12: Nurture the Township’s diverse cultures to establish a unique community identity that supports and strengthens the historical, arts, and cultural resources of Parsippany-Troy Hills.

Policy Statement: Parsippany is a diverse community and continues to become more so as it attracts residents, workers, and visitors from wide-ranging socioeconomic backgrounds and at various stages of life. This diversity helps to create the Township’s special identity, building on its other community features such as its significant historical, arts, and cultural resources. These resources should be valued and strengthened at every level, through measures ranging from Township programs and events to land use regulations. Partners in this effort include the Township’s Historic Preservation Advisory Committee, the school district, the Morris County Tourism Bureau, Morris Arts, and local community and civic organizations.

Goal 13: Support State, County and regional plans as a means of providing growth management and addressing large-scale planning issues, while retaining the principles of home rule.

Policy Statement: The Township maintains that the general intent of the State Development and Redevelopment Plan (SDRP), to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP’s specific planning area designation for Parsippany, represents a reasonable approach to growth management. In addition, the Township recognizes that the Highlands Regional Master Plan’s overarching goal of supporting the protection of natural and cultural resources of the Highlands Region while striving to accommodate a sustainable economy, is consistent with Parsippany’s own growth management goals and policies. The Township will continue to coordinate with State, County, and regional planning efforts to further mutually beneficial land use policies, while at the same time recognizing the statutory jurisdictional authority of Parsippany’s local land use boards and Governing Body.



1.3: VISION

Parsippany-Troy Hills has something for everyone. Residents are proud of their schools; diversity and cultural opportunities; and parks, open space, and historic resources. Parsippany is also known as one of the most recognized business centers in the state, and is home to many national and multi-national corporate offices.

The Township has excellent access to the regional roadway network, being at the crossroads of I-287 and I-80. One consequence is that the highways physically limit circulation, and in effect, split the township into quadrants. Parsippany has been largely fragmented into smaller neighborhoods, due to the highways, topography, and Parsippany’s history of large development clusters. As a result, many residents identify more strongly with their neighborhoods, cultural institutions, and parks in their area, rather than with Parsippany as a whole.

A consistent theme that emerged from the analysis and community engagement conducted for the Master Plan was the concept of connectivity. Stakeholders expressed the need for stronger both from a physical standpoint, as well as through a social lens. Residents, in particular, want to feel more connected to the community: they want to know what is going on throughout the Township, they want to see more community events and cultural offerings, and they want to see a stronger township identity.

The Vision for this Plan is to support growth of Parsippany so that it is a more cohesive whole, rather than a collection of neighborhoods, while also celebrating the individual character of its neighborhoods. Improving connectivity will also encourage neighboring residents to visit Parsippany to shop and enjoy the natural amenities.



Connectivity: Safe and Friendly Street Network.

Generally speaking, the transportation network in Parsippany is friendlier to vehicular transportation than walking or biking, and residents frequently expressed the need for safer options for non-vehicular transportation throughout the Township. The Township should connect neighborhoods to open space areas and key activity nodes such as schools, bus stops, and retail areas. In office areas, improving walkability and access to restaurants and retail will help them to become more competitive in a changing market.

**Safe and Friendly
Street Network**

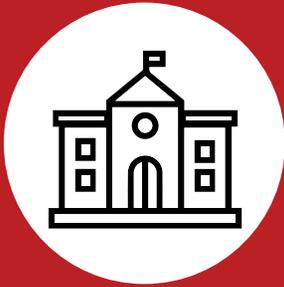
**Community
Center**

CONNECTIVITY

Municipal Services

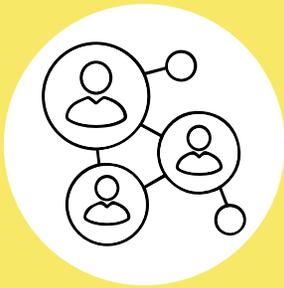
**Communication
and Outreach**





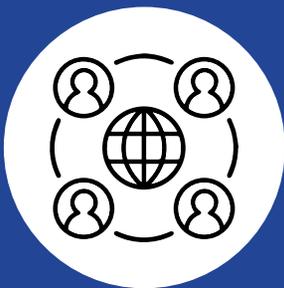
Connectivity: Municipal Services

Space constraints on municipal service departments are a major issue in Parsippany. Not only is there a need for additional work and meeting space at Town Hall, but many other departments are stressed for space. There is a need to holistically assess municipal facilities and their ability to meet Township service needs. There may be an opportunity to collocate these facilities in a centrally located municipal complex that is more cost effective and better serves the community compared with having separate stand-alone facilities.



Connectivity: Social and Cultural Amenities

There is an apparent demand for a central high-quality community and cultural facility which would include a theater, meeting rooms, and other flexible community spaces. Parsippany Library strives to be the center of the community, but is maxed out on meeting space, and while the Parsippany Community Center does have flexible space, it is not central enough to draw upon residents from all parts of the Township. Creating a central facility will have an ancillary benefit of fostering community and connectivity among Parsippany's various neighborhoods and diverse population groups.



Connectivity: Communication and Outreach

Parsippany should support the diversity and various activities in the community by helping to promote the various events that already take place (i.e. school, sports, cultural, neighborhood). One idea is to develop a branding campaign which promotes Parsippany as a whole including its unique neighborhoods and resources. The Township can also create a community calendar which notifies residents about community events and happenings, updates and alerts about construction and infrastructure issues that affect day-to-day life. There is also a role for the municipality to bring people together and raise awareness to address issues of sustainability, such as stormwater management and water conservation.

2. PARSIPPANY TODAY

This section provides an overview of existing conditions pertaining to demographics, land use and development, infrastructure, and community facilities. The document focuses on how the Township has changed since 2010, which was the year of the last decennial census. The data and analysis herein was a snapshot in time, reflecting available information as the document was developed in late 2018.



2.1: POPULATION (DEMOGRAPHIC AND SOCIOECONOMIC TRENDS)

Examining demographics such as age, race and ethnicity, household size and composition, helps tell the story of where the Township has been, who lives in Parsippany today, and where it is going in the future. The data used in this analysis come from the U.S. Census Bureau, and represents the most current and reliable data available. The surveys used are the 2000 Decennial Census,

2010 Decennial Census, 2006-2010 5-Year American Community Survey (ACS), and 2011-2016 5-Year ACS. The data from the ACS are estimates with margins of error, whereas the data from the decennial censuses are counts that represent a “snapshot” of the demographics at that time.

TABLE 1. POPULATION

	Total Population			Average Yearly Growth	
	2000	2010	2016	2000-2010	2010-2016
Parsippany	50,649	52,854	53,515	221	110
Morris County	470,212	489,811	498,215	1,960	1,401

Source: US Census Bureau. 2000 and 2010 Decennial, 2016 5-Year ACS

DEMOGRAPHIC TRENDS

Population Change

Parsippany’s population has experienced moderate growth since 2000 and 2010. The 2016 population of 53,515 represents growth of 661 persons, or 1.25%, since 2010, and 2,866 persons, or 5.66%, since 2000. As seen in Table 1, the average yearly growth was higher between 2000 and 2010 than it was between 2010 and 2016, indicating a potential slowing of growth. However, as discussed in the Land Use Plan (Chapter 4), the adopted Housing Element and Fair Share Plan contemplates the development of approximately 1,700 multifamily units within the current planning period (through 2025), with another 1,600 potential units identified to satisfy the unmet need for affordable housing. Should these units be developed, they could generate a significant population increase.

Age Composition

As shown in Figure 1, Parsippany’s population has a relatively even age distribution. The largest change between 2000 and 2016 was in the 50+ cohort, which is can be attributed to the tail end of the Baby Boom generation, aging into that cohort. This can also be seen in the 16 percent decrease in the 35-49 age cohort. The number of children and young adults in the Township has remained stable. These trends mirror those that occurred in Morris County during the same time period.

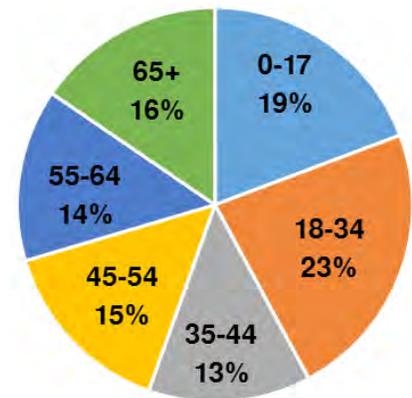


FIGURE 1. PARSIPPANY AGE COMPOSITION, 2016

Source: US Census Bureau, 2016 5-Year ACS

Average Household Size

As shown in Figure 2, average household size in Parsippany is 2.68 persons, an increase from 2.53 persons and 2.58 persons in 2000 and 2010, respectively. This is notably different from Morris County, which remained level over the same period.

Household Composition and Tenure

While the number of households in Parsippany has remained stable, the household composition has slightly changed. As seen in Table 2, the share of family households has increased, while the share of non-family households (either roommates or individuals living alone) has decreased. This data correlates with Parsippany’s increase in average household size, and while the trend is similar to Morris County, Parsippany’s rate of growth in family households was higher from 2010 to 2016. Approximately two-thirds of households in Parsippany own their home, which is a slightly lower percentage than Morris County overall.

TABLE 2. HOUSEHOLDS BY TYPE: PARSIPPANY-TROY HILLS & MORRIS COUNTY, 2010-2016

	Share of Total Households				Percentage Point Change, 2010-2016	
	Parsippany		Morris County		Parsippany	Morris County
	2010	2016	2010	2016		
Family	69.5%	71.2%	71.6%	72.1%	1.7	0.5
Non-Family	30.5%	28.9%	28.4%	27.9%	-1.6	-0.5

Source: US Census Bureau. 2010 Decennial, 2016 5-Year ACS

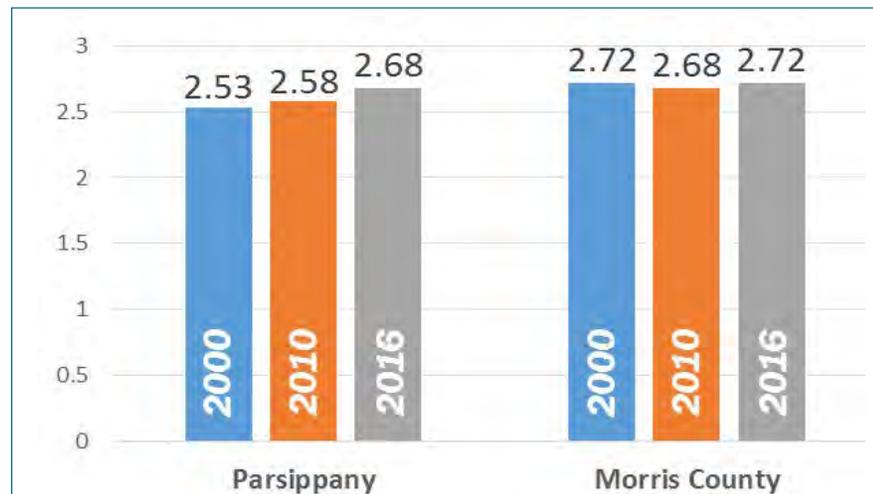


FIGURE 2. AVERAGE HOUSEHOLD SIZE (2010-2016)

Source: US Census Bureau, 2016 5-Year ACS

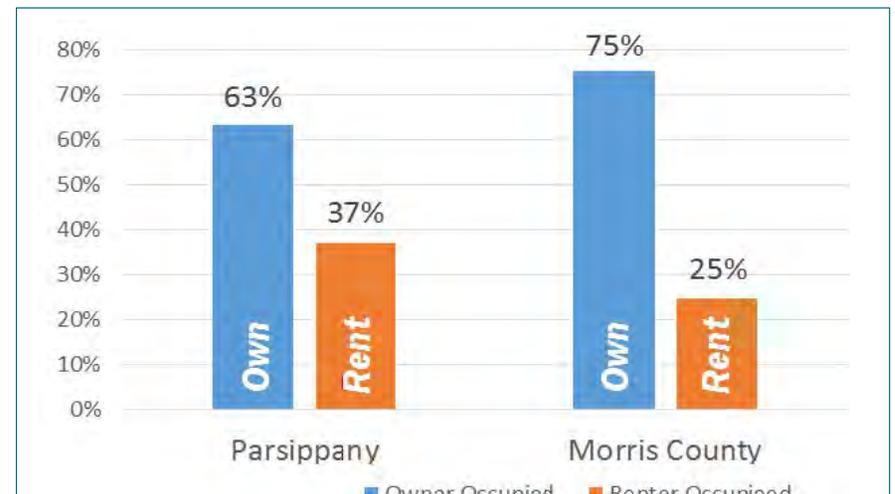


FIGURE 3. HOUSING TENURE (2016)

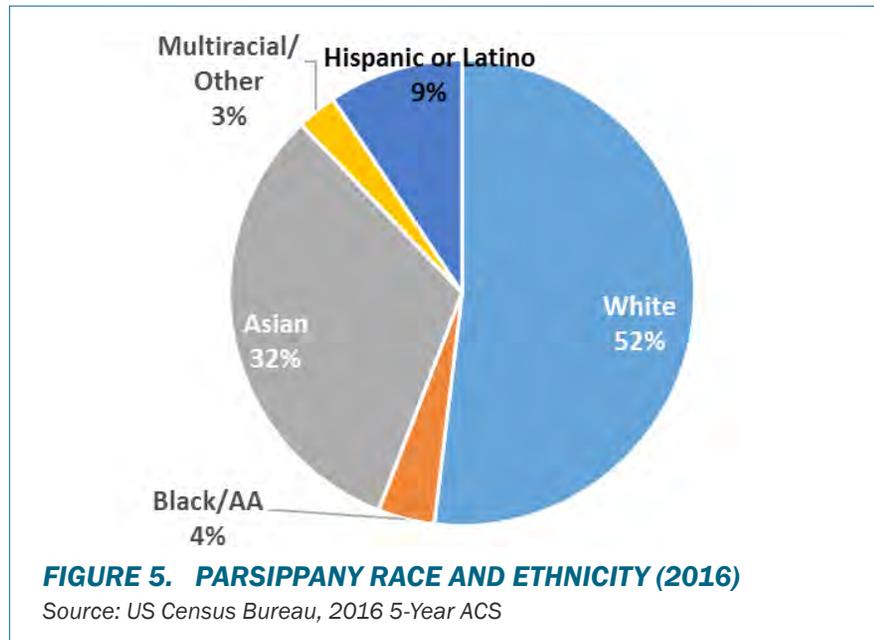
Source: US Census Bureau, 2016 5-Year ACS

Racial and Ethnic Diversity

Parsippany is a diverse community, with large populations of Asian and Hispanic/Latino residents. Roughly half of the Township’s population identifies as White alone, approximately one-third identifies as Asian, and 9 percent identify as Hispanic/Latino. More than one in three Parsippany residents was born outside of the United States, and nearly one-quarter of those foreign-born residents are from Asia. The Township has grown more diverse since 2010, and Morris County followed the same demographic trend.

From 2000 to 2016, Parsippany experienced a dramatic increase in its Asian/Indian community, which grew from 18.1 percent of the population in 2000 to 28.7% in 2010 to 32 percent in 2016. In raw numbers, this segment of the population increased from 15,180 in 2010 to 17,118 in 2016.

Of those residents born in the United States, approximately 71 percent were born in New Jersey. This reaffirms the Township’s historic trend of attracting residents both from New Jersey and from the larger New York City metropolitan area.



School Enrollment

Over the last 10 years, district-wide enrollment has been relatively stable, with a small bump in elementary school enrollment between 2009-2010 and 2011-2012, and a correlating bump in middle school enrollment beginning in 2015-2016.

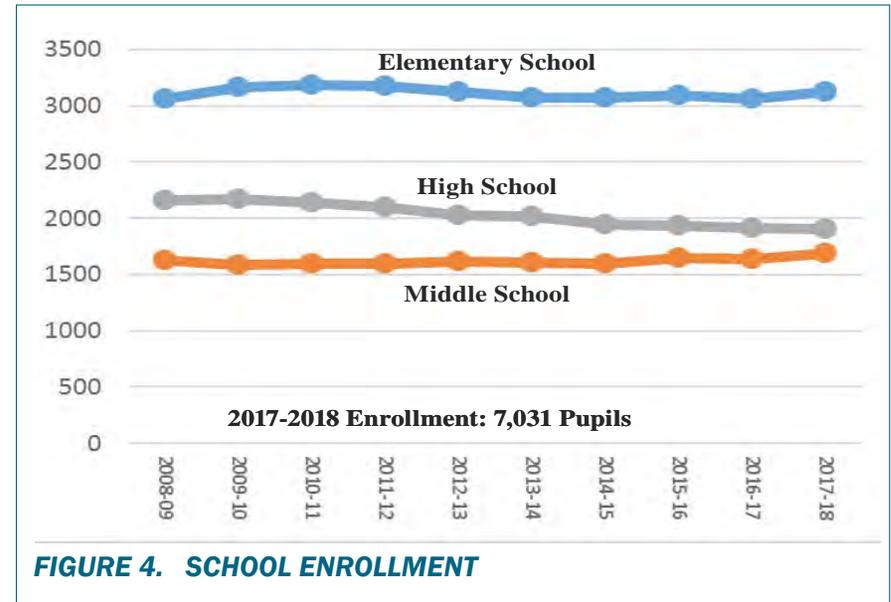


TABLE 3. SCHOOL ENROLLMENT

Parsippany Troy-Hills Township Schools	Students: 2017-18	Total Change from 2008-09 to 2017-18
Elementary	3,126	60
Middle	1,691	68
High	1,906	-254
Total¹	7,032	-138

Source: State of New Jersey Department of Education, Note: Figures have been rounded to the nearest student.

¹Total students also includes ungraded students.

SOCIOECONOMIC TRENDS

Income

In 2016, Parsippany’s median per capita income was \$43,078 and the median household income was \$93,915. When adjusted for inflation, the Township’s median household income has decreased since both 1999 and 2010. The decrease from 1999 was also seen in Morris County.

The vast majority (80%) of households in Parsippany make less than \$150,000. Figure 6 shows the income distribution in 1999, 2010 and 2016. Over this time period, the higher end of the spectrum has increased while the lower-income categories have decreased. Note that the numbers in Figure 6 are not adjusted for inflation.

Jobs in Parsippany

According to the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, in 2015 there were 56,579 jobs within the Township. While there was some job losses in Parsippany during the Great Recession, the number of jobs have increased by 13 percent from 2010, bringing numbers back to pre-recession levels (see Figure 7).

As described in the previous section, 93 percent of the jobs in the Township are being filled by employees that commute to Parsippany from other places. Figure 8 shows the distribution of workers throughout the Township. As shown, the greatest concentrations are in those areas around the major arterials and highways. The largest industry sectors, indicated in Table 5, are Professional, Scientific, and Technical Services (21.7%), Administration & Support (12.3%), and Finance and Insurance (10.1%). Census data shows that in 2016, approximately 31 percent of jobs located within the Township were classified as “low income” or earning below \$40,000 per year.¹

TABLE 4. MEDIAN HOUSEHOLD INCOME

Median Household Income	Parsippany	Morris County
1999	\$98,180	\$111,447
2010	\$94,422	\$106,518
2016	\$93,915	\$107,034

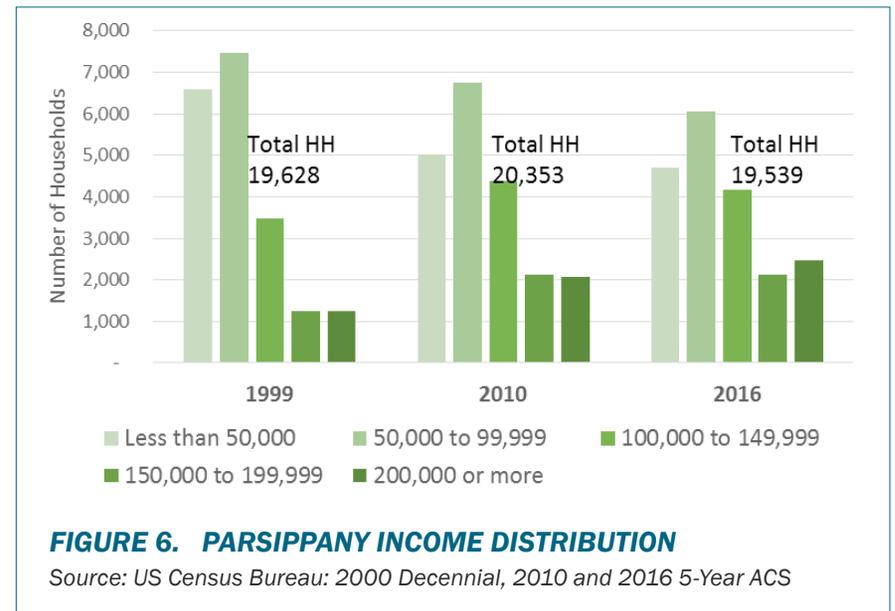


FIGURE 6. PARSIPPANY INCOME DISTRIBUTION

Source: US Census Bureau: 2000 Decennial, 2010 and 2016 5-Year ACS

¹ “Low income” refers to job earnings of \$1,250 per month or less (roughly the federal poverty line) and \$1,251 to \$3,333 per month (roughly twice the poverty line).

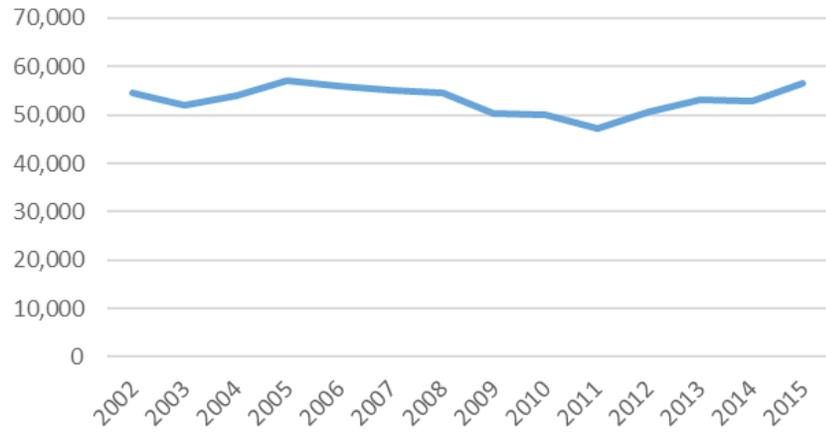


FIGURE 7. JOBS IN PARSIPPANY

Source: U.S. Census Bureau, LEHD Program & QCEW.

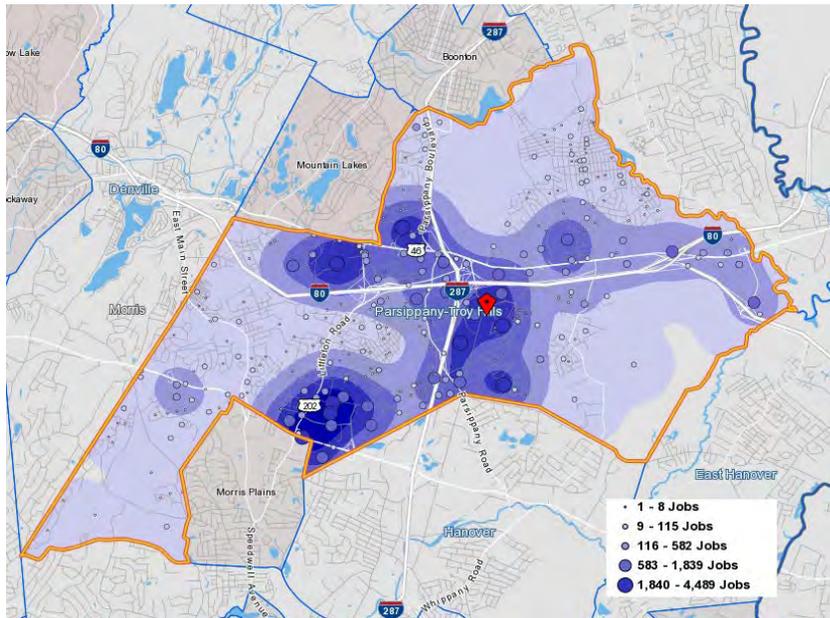


FIGURE 8. JOBS IN PARSIPPANY

Source: U.S. Census Bureau, LEHD Program & QCEW (2015)

TABLE 5. INDUSTRY BY SECTOR

Industry	
Professional, Scientific, and Technical Services	21.7%
Administration & Support	12.3%
Finance and Insurance	10.1%
Wholesale Trade	8.5%
Manufacturing	7.7%
Management of Companies	7.1%
Accommodation and Food Services	5.2%
Retail Trade	5.1%
Transportation and Warehousing	4.1%
Health Care and Social Assistance	4.0%
Educational Services	3.3%
Information	3.2%
Real Estate/Rental/Leasing	3.0%
Other Industries	4.7%

Source: LEHD (2015)

Employed Residents in Parsippany

According to LEHD data, 27,309 Parsippany residents were employed in 2015. The resident labor force expanded by 952 workers between 2010 and 2015, an increase of 3.6 percent, slightly less than at the County level (4.6 percent).

4,001 people, or roughly 15 percent of Parsippany’s employed population, work within the Township. About 24 percent of employed Township residents commute to other locations in Morris County; 33 percent commute to counties to the east (Bergen, Passaic, Hudson, and Essex Counties); and 5.3 percent commute to New York City.

Access to Technology

According to the American Community Survey, 95 percent of residents have access to a computer, and over 90 percent have a broadband internet subscription. Census data in this category is not available for prior years.

2.2: LAND USE AND DEVELOPMENT

OVERVIEW OF NEIGHBORHOODS

Parsippany’s development pattern has been shaped by several key factors. Topography and water resources (wetlands and floodplains) have served to limit development in certain areas of the Township, which has resulted in large areas of preserved open space (primarily Troy Meadows) in the southeastern portion of Parsippany, and lower-density residential development in the southwestern portion where there are areas of steep slopes. In addition, the major highways traversing the Township, especially Routes 80 and 287, act to separate Parsippany into quadrants, which has led to the creation of neighborhoods with distinct characteristics. As a result, the Township often feels like a collection of neighborhoods rather than a cohesive municipality with a singular defined character. These areas are illustrated in Figure 9, with the major neighborhoods described below.

Lake Hiawatha

Lake Hiawatha, located in the northeastern portion of the Township to the east of the Boonton Reservoir, is centered on North Beverwyck Road, a mixed-use corridor that serves as the neighborhood’s local business hub. Other defining features of Lake Hiawatha include several major apartment and townhome communities, as well as one of Parsippany’s two high schools (Parsippany High School) and the Knoll Park and Country Club.

Troy Hills

The neighborhood of Troy Hills is located in the southeastern portion of Parsippany, bounded by Routes 80/280 to the north and Route 287 to the west. It is largely defined by open space: the Troy Meadows Preserve and Old Troy County Park, as well as a concentration of office, light industrial and hotel uses located along Jefferson, Smith and Mazdabrook Roads.



Lake Parsippany

Lake Parsippany

Lake Parsippany is one of the Township’s older residential neighborhoods, centered around the privately owned, 168-acre lake that gives the neighborhood its name, and generally bounded by Route 287 to the east, Littleton Road to the west, Route 80 to the north and the major office parks along Sylvan Way to the south. This neighborhood is decidedly single-family residential in nature, with the exception of a commercial corridor along Parsippany Road, smaller neighborhood commercial nodes on Kingston and Halsey Roads, and several garden apartment complexes.

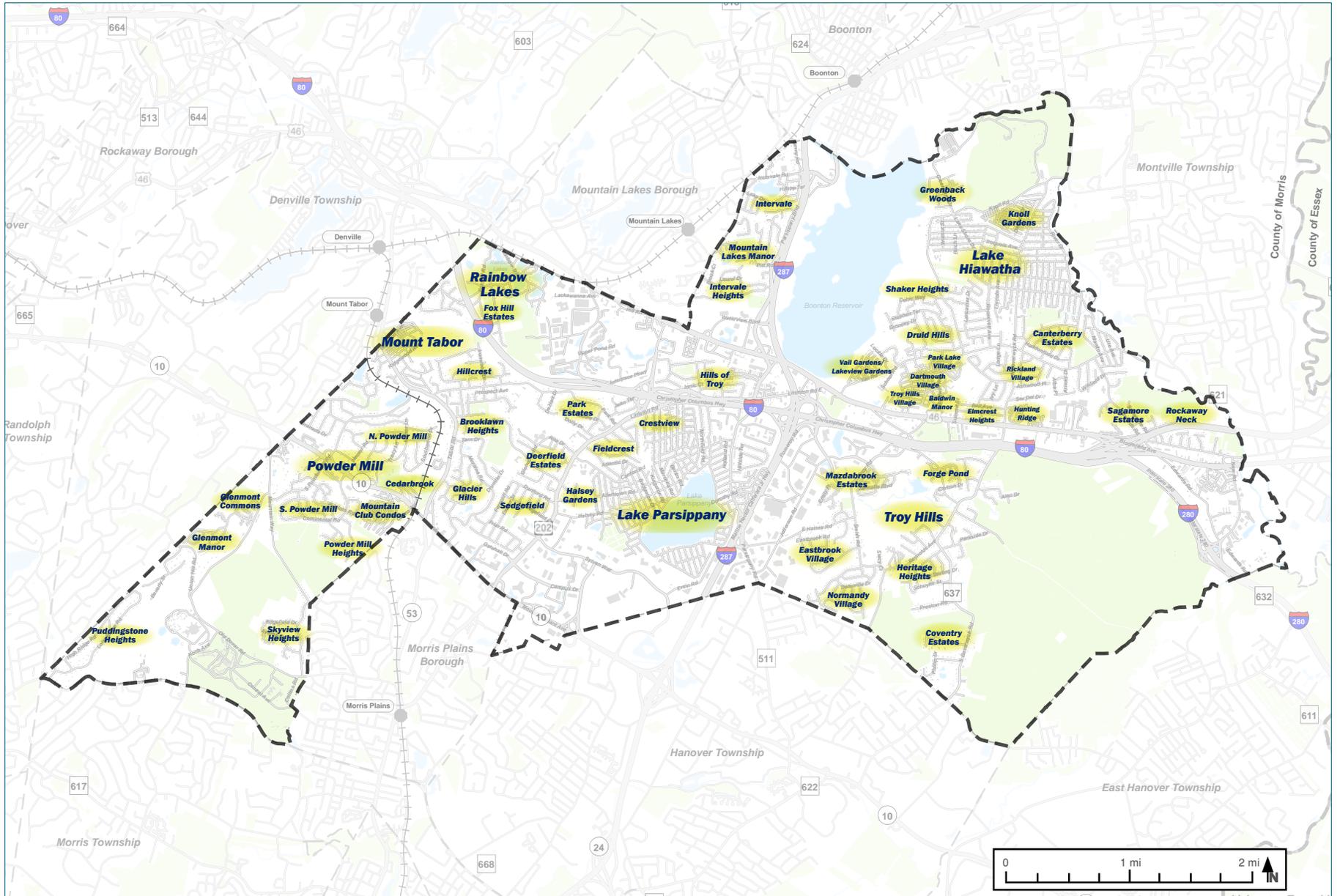


FIGURE 9. NEIGHBORHOODS

Source: Township of Parsippany-Troy Hills

Sedgefield and Glacier Hills

To the west of Littleton Road/Route 202 and the east of Tabor Road (Route 53) lie the neighborhoods of Sedgefield and Glacier Hills, largely single-family areas that are significantly affected by the major office uses along the southern Littleton Road and Sylvan Way/Campus Drive/Century Drive campuses, as well as the commercial uses along Route 10. The Township's second high school, Parsippany Hills, is located here, as well as large tracts of open space and other nonprofit uses.

Powder Mill

Along the western edge of Parsippany, west of Tabor Road and to the north and south of Route 10, are the Powder Mill and Western Parsippany neighborhoods. Powder Mill is a low-density single-family neighborhood characterized by wooded, winding roads and the Craftsman Farms National Historic Landmark that preserves the estate of noted American furniture maker Gustav Stickley. Western Parsippany, located south of Route 10, features significant slopes and residential density ranging from large-lot rural areas to townhome communities to higher-density condominiums. Large swaths of open space, including a network of trails, were created as part of much of this residential development. This area also includes Central Park of Morris County, Greystone Psychiatric Hospital and several County- and nonprofit-owned organizations.

Mount Tabor

The Mount Tabor neighborhood is located on Parsippany's border with Denville, clustered along Tabor Road and the NJ Transit rail line. This area is largely defined by its history as a location for outdoor religious revival services, under the jurisdiction of the Newark Conference Camp Meeting Association of Methodists. The original Mount Tabor settlement is designated as a National Register historic district and features cottage-style homes on small lots, in a neighborhood grid just east of Tabor Road. Because these houses pre-date the current zoning regulations, they are non-conforming with respect to area and bulk; as a result, homeowners require variances for many upgrades. The Camp Meeting Association also owns the adjacent Mount Tabor Golf Course. Along Tabor Road to the south is a commercial corridor; much of this area is within a floodplain associated with the Watnong Brook.



Mount Tabor

Intervale, Rainbow Lakes and Hills of Troy

In the northwestern quadrant of Parsippany, north of Route 80 and west of Route 287, are the neighborhoods of Intervale, Rainbow Lakes and Hills of Troy. Rainbow Lakes, at the far western edge, is clustered around several small lakes and near two Town-owned open spaces, Jannarone Park and the Smith Tract. It is separated from the rest of Parsippany by the large Morris Corporate Center office complex. Hills of Troy is bounded by Cherry Hill Road to the west, Route 46 to the north, Route 80 to the south and Parsippany Road to the east. The single-family residential portion of Hills of Troy is surrounded by major commercial development along Route 46 to the north and Route 202 to the south and east, and offices along Cherry Hill Road to the west. There are also several large garden apartment complexes in this neighborhood. Many of the Township's key municipal facilities, including the main municipal building and the Police Department/municipal court, are found here. The Intervale neighborhood is north of Route 46, between the Boonton Reservoir and the Mountain Lakes border. It is primarily single-family residential, with large offices and retail complexes clustered around Waterview and Parsippany Boulevards (Route 202). A small light industrial and commercial area is at the northernmost area of Intervale, along Intervale and Fanny Roads.

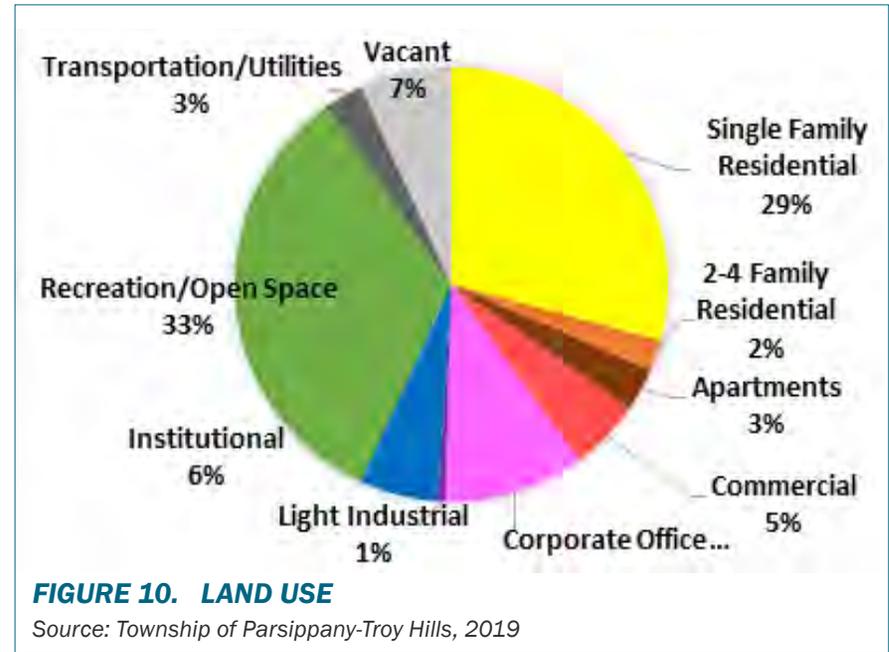
EXISTING LAND USE

While Parsippany is generally considered a predominantly low-density residential community, its 2017 population density of 2,258 persons per square mile is greater than Morris County as a whole (1,086 people per square mile) and most of its neighboring municipalities. In fact, most other municipalities in the county with comparable or greater population density are located on rail lines with traditional downtowns (e.g. Morristown, Madison, and Chatham in the eastern portion of the county and Boonton, Dover, and Mount Arlington in the western portion). Parsippany’s higher density relative to its neighbors reflects a diversity of housing stock, ranging from single-family homes on a range of lot sizes, to attached and detached townhome developments, to garden apartments and multifamily apartment buildings.

As indicated in Figure 10 and, recreation and open space comprises the greatest percentage of the Township’s land use, one-third of the total land area, reflecting primarily Troy Meadows as well as other large tracts such as the Knoll Country Club, Central Park of Morris County and Mountain Way Park.

The second-largest land use in Parsippany is single-family residential, representing 29 percent of total land area, and the vast majority of all residential use. Apartments or other multi-family residences make up just 5 percent of the Township’s land use, although as noted above, they contribute to Parsippany’s relatively high population density. As shown in Figure 12, the portions of Parsippany with the highest residential density are the Lake Parsippany, Lake Hiawatha, and Mount Tabor neighborhoods, as well as locations with clusters of garden apartment complexes.

Corporate office uses make up 11 percent of Parsippany’s total land area, representing the presence of major campuses along the Route 80, Route 287 and Route 10 corridors. Although these uses provide a major boost to the Township’s tax base, they also generate significant quality-of-life issues for adjacent neighborhoods. This is especially true along the Littleton Road/Route 202 corridor just north of Route 10, which faces heavy rush-hour traffic on a daily basis, affecting the neighborhoods of Sedgefield and Glacier Hills. In addition, since the Great Recession, the office market for New Jersey overall and Parsippany in particular, has seen high vacancy rates. Owners of large



office complexes routinely seek reductions in their tax assessments, and are also increasingly exploring options for major building upgrades and/or the introduction of new uses in order to remain competitive.

Non-office commercial uses make up just 5 percent of total land area, with neighborhood-oriented retail clustered along North Beverwyck, Parsippany, Littleton, and Tabor Roads, and larger-scale retail located along Routes 46 and 10. Both corporate office and strip retail uses are characterized by significant surface parking areas, which can have negative impacts on stormwater runoff and aesthetics, among other factors.

Institutional uses (e.g. municipal facilities, schools and houses of worship) represent 6 percent of the Township’s land, while transportation and utilities (excluding roadways) make up 3 percent of land area and light industrial uses just 1 percent.

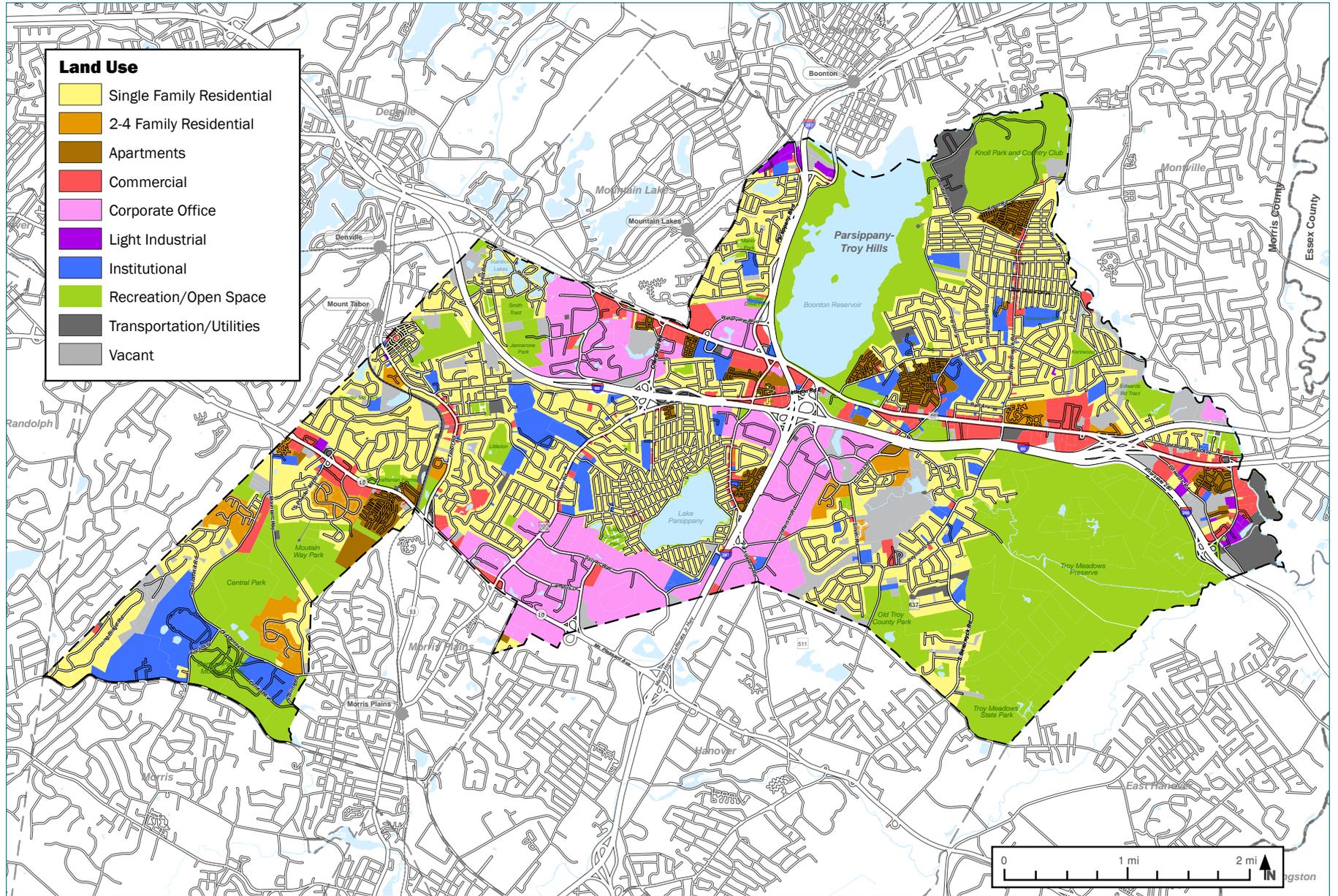


FIGURE 11. EXISTING LAND USE

Source: Township of Parsippany-Troy Hills, 2019

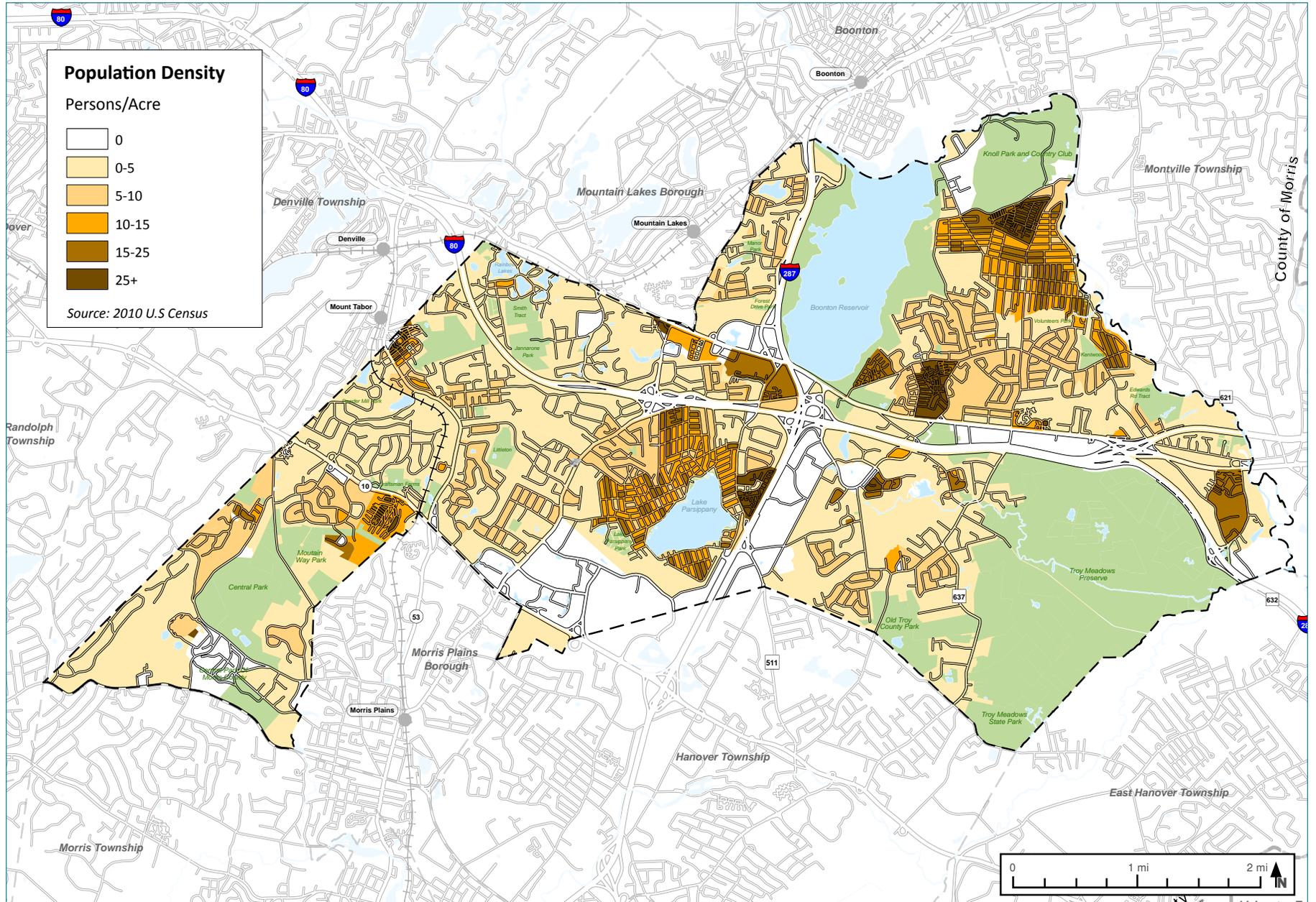


FIGURE 12. POPULATION DENSITY

Source: Township of Parsippany-Troy Hills

Parsippany has very little mixed-use development (residential in combination with commercial use), although some single-family zoning districts allow for the potential for mixed use. Buildings with multiple uses are typical of traditional downtown areas or neighborhood centers, and tend to be highly active, pedestrian-focused destinations for residents, employees and visitors. Several neighborhood retail corridors in the Township present opportunities for introducing mixed-use development, which could help to revitalize those

corridors with enhanced business activity and greater walkability.

About 7 percent of Parsippany’s land area is classified as vacant; however, much of that land is not developable because of environmental constraints such as wetlands, floodplains, or steep slopes. Therefore, most development potential in the Township lies in redeveloping existing, underutilized properties, or smaller, “infill”-type development on scattered parcels.

HOUSING

Parsippany’s housing stock reflects the Township’s significant late 20th century growth, with more than two-thirds of residential structures built between 1950 and 1980 and most of that amount coming in the 1960s (see Table 6). Very few structures built before 1940 remain, and there has been relatively little new construction since 2005. The age of the housing stock means that many homes are ripe for redevelopment, either through upgrades or replacement (i.e. tear-downs).

The number of dwelling units in the Township increased from 20,066 to 21,274 between 2000 and 2010, or 6 percent. Ever since the building boom of the 1960s, dwelling unit growth per decade ranged from 5 percent to 10 percent. Since 2010, housing unit construction has leveled off as shown in Chart 6, which details trends in housing permits. Reduced growth in recent years may largely be attributed to the Township’s relatively developed nature, as well as regional market forces.

While Parsippany-Troy Hills remains a community mainly developed with single-family detached housing, its housing type composition is becoming more diversified. As shown in Table 8, from 2010 to 2016, the share of single-family detached homes remained unchanged, while the share of single-family attached homes rose by 1.1 percent. Although there was growth in the share of units in 2-4 family homes, the share of large multifamily structures (5+ units) declined.

Parsippany has a relatively even distribution of one, two, three, and four-bedroom homes. There are significantly fewer studios and five-plus bedroom

TABLE 6. YEAR RESIDENTIAL STRUCTURE BUILT

Year	# of Structures	Percentage of Structures
2005 or later	181	0.8%
2000 to 2004	1,071	5.0%
1990 to 1999	1,536	7.2%
1980 to 1989	1,911	8.9%
1970 to 1979	3,993	18.7%
1960 to 1969	6,394	29.9%
1950 to 1959	3,887	18.2%
1940 to 1949	1,468	6.9%
1939 or earlier	947	4.4%
	21,388	100.0%

Source: US Census Bureau, 2016 5-Year ACS

TABLE 7. DWELLING UNITS (1950-2017)

Year	Units	Percent Change
1960	6,172	
1970	16,541	168.0%
1980	17,715	7.1%
1990	18,960	7.0%
2000	20,066	5.8%
2010	21,274	6.0%

Source: US Census Bureau, 2016 5-Year ACS

TABLE 8. HOUSING TYPES IN PARSIPPANY, 2010-2016

Units in Structure	Share of Total Housing Units		Percentage Point Change
	2010	2016	2010-2016
Single Family, Detached	56.0%	56.0%	0.0
Single Family, Attached	5.8%	6.9%	1.1
2 to 4	4.4%	5.3%	0.9
5 to 9	4.2%	2.9%	-1.3
10+	29.2%	28.6%	-0.6
Other	0.4%	0.3%	-0.1

Source: US Census Bureau, 2016 5-Year ACS

homes. The table also shows a trend that homes are getting larger; the only category that increased in share by more than one percentage point since 2010 was four-bedroom homes. The biggest difference between ParsIPPany and Morris County are in the studio and five-plus category. Both of these housing types decreased in share within the Township but increased in the County.

Information on construction activity sheds further light on the Township’s housing trends. As seen in Figure 13 below, 2,571 housing units have been authorized since 2000. From 2000 to 2006, 2,090 residential building permits were issued. However, since 2006, only 481 units were authorized. There was a significant uptick in 2017, showing that the housing market has recovered from the great recession and its effects on construction trends on the county, state and national levels.

This activity is not affecting all neighborhoods equally, with some areas of the Township experiencing more home expansions and residential tear downs than others. Figure 16 shows the location of zoning permits issued for new single-family homes, townhomes, and residential additions from 2014 to 2018.² As the map shows, homeowners throughout ParsIPPany are upgrading their homes; however, in terms of new construction, Lake Hiawatha and Lake ParsIPPany, by far, are seeing the most activity. Because these neighborhoods

² The figure excludes minor work such as decks, sheds, or fences.

TABLE 9. HOUSING UNIT MIX, PARSIPPANY & MORRIS COUNTY

	Morris County	ParsIPPany		
	2016	2010	2016	Change 2010-2016
Studio	1.1%	0.8%	0.5%	-0.3
1 Bedrooms	13.5%	26.9%	26.0%	-0.9
2 Bedrooms	19.3%	19.0%	19.3%	0.3
3 Bedrooms	29.7%	23.9%	24.2%	0.2
4 Bedrooms	28.2%	23.9%	25.9%	2.0
5+ Bedrooms	8.3%	5.5%	4.1%	-1.3

Source: US Census Bureau, 2016 5-Year ACS

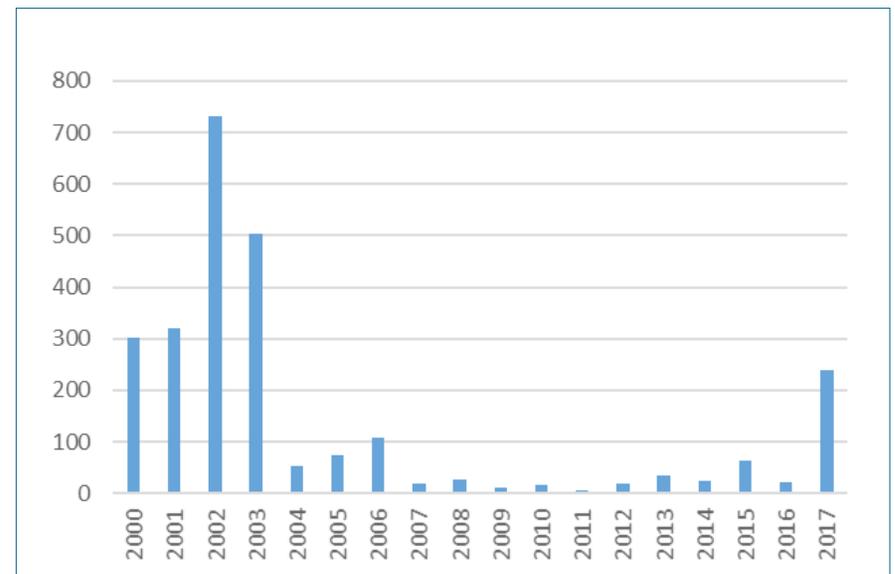


FIGURE 13. HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, 2000-2017

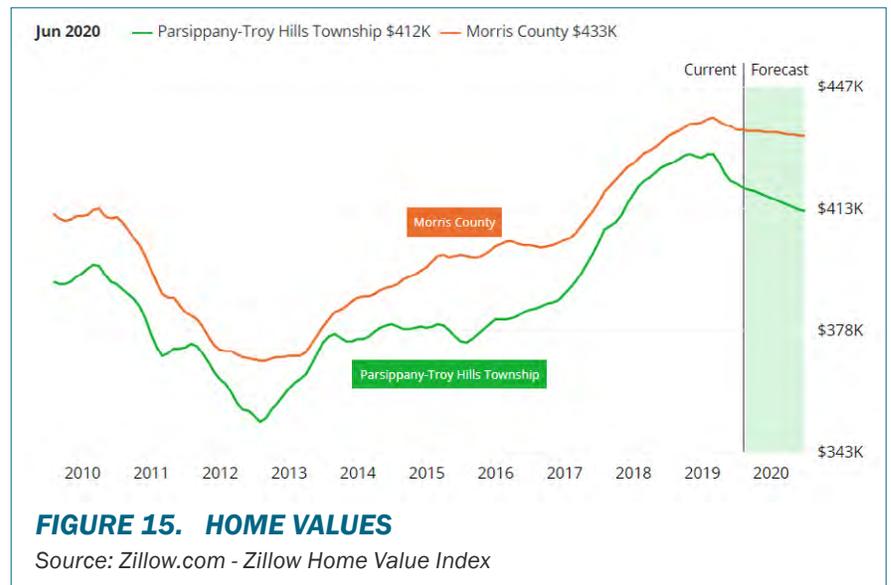
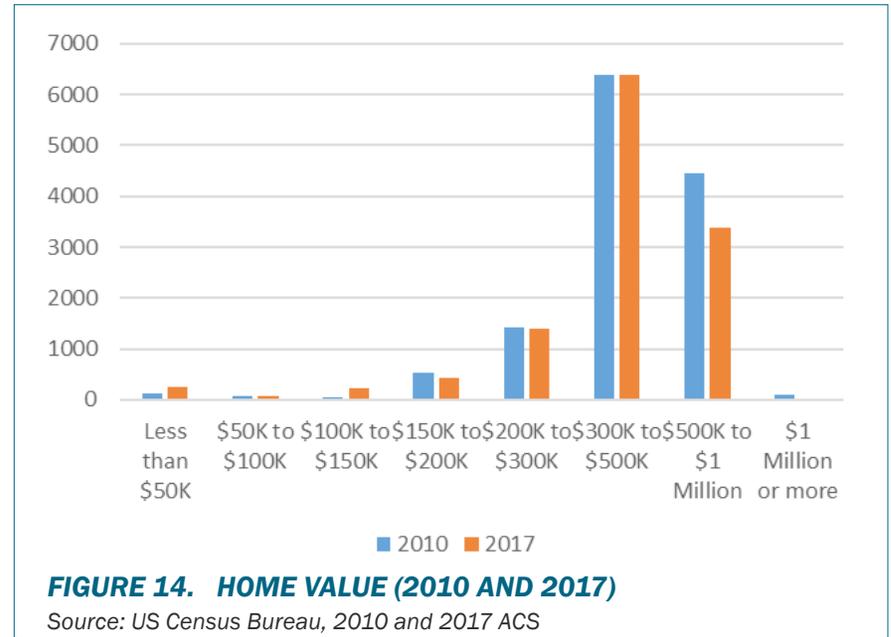
Source: New Jersey Department of Community Affairs, 4/9/18

are fully developed, new construction takes the form of single-family tear-downs, in contrast to most other areas of the Township where the development likely is a new subdivision or townhome development.

The enlargement of existing homes and development of new houses can have both positive and negative impacts. On the one hand, investment by homeowners and the introduction of new dwellings generally enhances the housing stock by adding modern amenities that today’s buyers seek. However, if such development is not well-controlled or well-implemented, it can have detrimental effects on the character of established neighborhoods. For example, the Township’s two traditional lake communities, Lake Parsippany and Lake Hiawatha, developed as seasonal bungalows that later became year-round housing. As these neighborhoods developed, Cape Cod and ranch-style homes were added, but the small lots meant that homes generally remained compact.

Today, homeowners and developers often seek to maximize the development potential, building out to the maximum extent allowable by the zoning requirements. In some cases, the result has been new homes that stand in contrast to the surrounding character in terms of bulk and setbacks.

In the past 20 years, both housing values and rental costs have seen significant increases, despite periods of recession. According to the Census, between 2000 and 2010, the Township’s median housing value was estimated to have increased approximately 89 percent, from \$234,100 to \$442,800. Data provided by Zillow.com show that since 2012, median home values have been on the rise, largely rebounding to pre-recession levels.



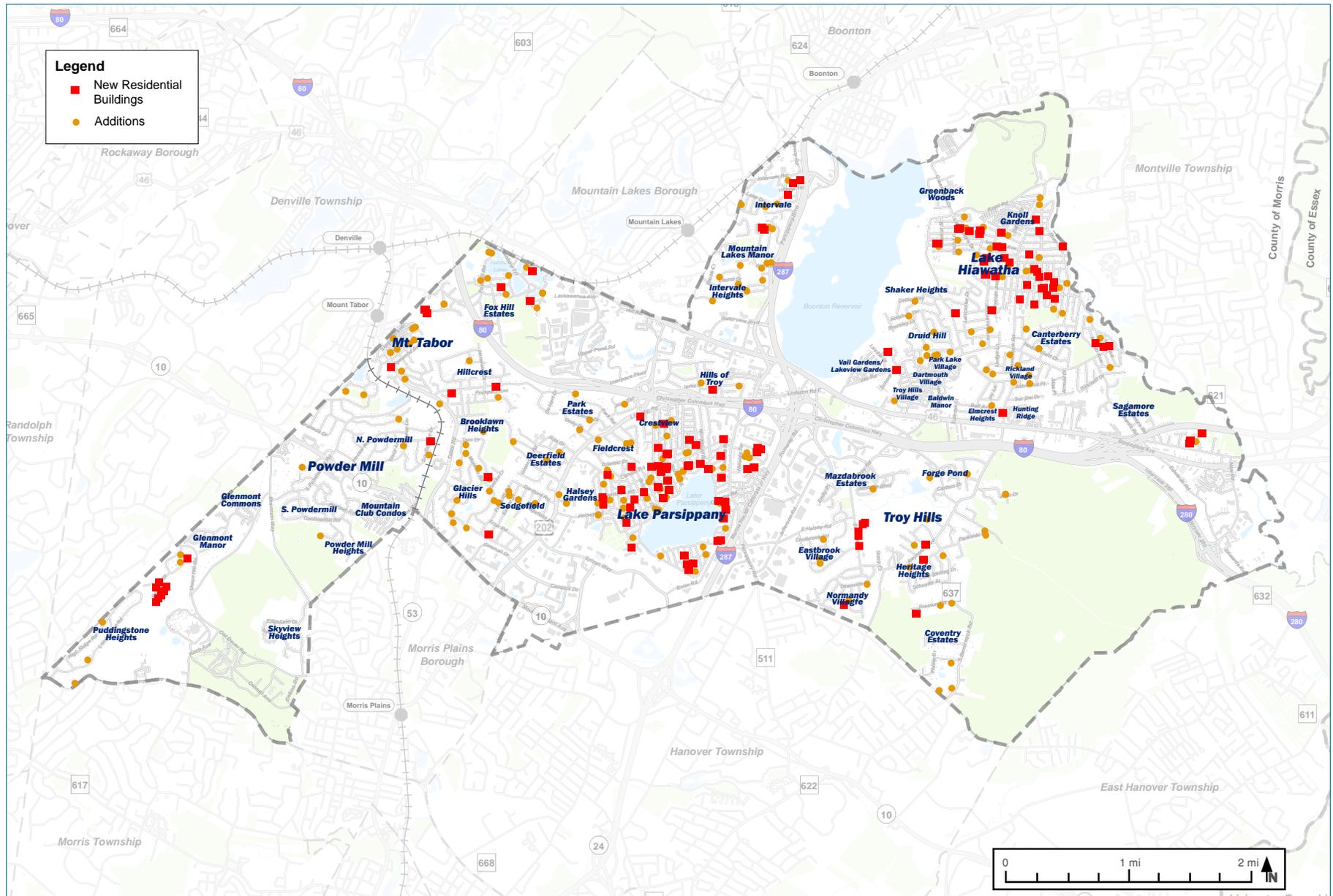


FIGURE 16. RESIDENTIAL BUILDING PERMIT APPLICATIONS (2014-2018)

Source: Township of Parsippany-Troy Hills

OFFICE, RETAIL, AND INDUSTRIAL DEVELOPMENT

Parsippany is known as one of the most recognized office markets in the state. The office and industrial market saw massive growth in the 1970s and 1980s. The suburban office park land use pattern remains to this day, and is characterized by large, low buildings, set behind expansive parking lots. The Parsippany submarket has an inventory base of more than 26.6 million square feet of rentable office space, representing the largest office market in Northern and Central New Jersey.³ This submarket accounts for more than one-half of total office space in Morris County.⁴ Parsippany is home to many national and multi-national corporate offices, including ADP, Deloitte, Novartis, the Medicines Company, and Wyndham Worldwide.

Parsippany, and Morris County as a whole have several competitive advantages, such as its central location in the Boston-Washington corridor and proximity to the NYC metropolitan area. Infrastructure and strong local demographics have historically attracted a diverse pool of business sectors. Commuter access is facilitated by highway network that includes roadways such as I-287, I-80, Routes 10, 202, and 46. Most of the commercial and industrial development is concentrated in areas adjacent to these arterials. Major hotels and retail centers are also located in Morris County, further contributing to its appeal.

This section looks at changes in the quantity and type of retail, office, and industrial development in Parsippany over time. According to 2017 ESRI business data estimates, there were an estimated 2,752 businesses in Parsippany.⁵

Office Market

While Parsippany remains desirable for commerce due to its location on several major interstate and regional roadway networks with an established infrastructure, in the last few decades, development has leveled off and vacancies of existing buildings have increased. The slowing growth has been

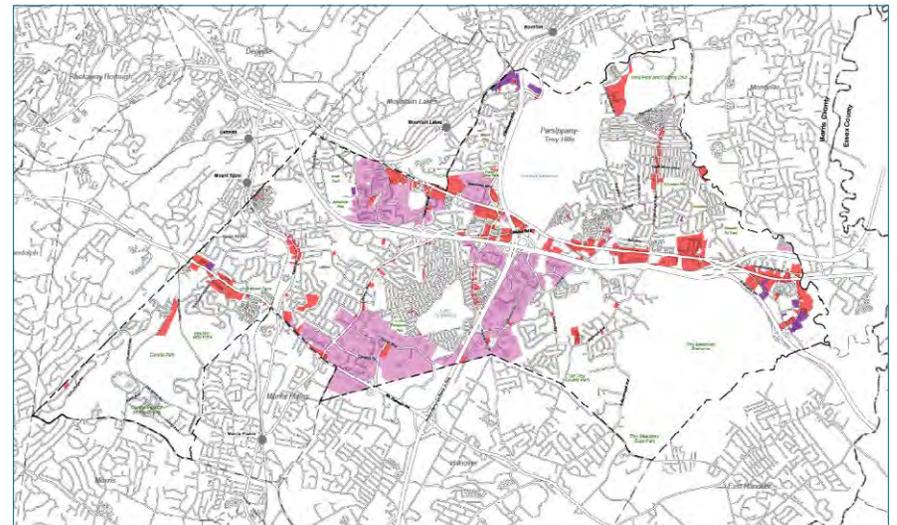


FIGURE 17. OFFICE, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT

³ Parsippany submarket includes Cedar Knolls, Montville, Morris Plains, Mountain Lakes, Parsippany, Pine Brook and Whippany.

⁴ Source: CBRE Research, Q3 2018

⁵ Source: Esri Infogroup, 2017

attributed to a number of factors, including the relocation of businesses to other areas, slower population growth, loss of young people and families, high housing costs, and the impact of the Great Recession of 2008. Additionally, the Class A office market has shifted from the 1980s-era suburban office campus model to one that prioritizes walkable, mixed-use office space with a range of amenities and access to transit. Finally, office space utilization has changed, with companies increasingly allocating less space per worker, so that the same overall number of workers require less square footage. This is reflected in the

TABLE 10. PARSIPPANY OFFICE SPACE AVAILABILITY BY CLASS, SIZE AND LEASING RATE*

Type	SF	Spaces	Leasing Rate PSF / YR	Avg Year Built
Class A	526,091	18	\$18-\$33	1983
Class B	397,138	20	\$14-\$25	1983
Class B	44,642	6	\$12-\$22	1974

* Excludes listings with less than 1,000 square feet.
Source: Loopnet, Retrieved on 2/8/2019

TABLE 11. LARGEST EMPLOYERS IN PARSIPPANY (AS OF 2017)

Employer	Number of Employees
United Parcel Service (UPS)	2,850
Tiffany & Co.	1,000
Avis	900
Common Health	575
Wyndham Worldwide	450
ADP	400
NJ Manufacturing Ins.	300
GAF	250
Deloitte	225
Day Pitney	200

Source: Township of Parsippany-Troy Hills Planning Department

fact that the number of jobs located in Parsippany has recovered from pre-recession levels, but the amount of vacant office space has increased.

Parsippany’s office supply has decreased by roughly 90,000 square feet between Q1 2017 to Q2 2018. While new Class A office space is still being added, some older buildings are poised to be repurposed for other uses. For example, the 288,700-square-foot vacant office complex at 1515 Route 10, is proposed to be replaced with a mixed-use complex of over 400 housing units, stores, and restaurants.

Nearly 1.2 million square feet of new office space is currently proposed in Parsippany, including 348,000 square feet at the Morris Corporate Center (Phase 6) on Interpace Parkway and 200,000 square feet at 20 Sylvan Way. Since 2010, Parsippany has added nearly 450,000 square feet of space at sites including 14 Sylvan Way (203,000 SF) and 10 Upper Pond Rd (200,000 SF). Another 282,800 square feet was renovated during this time.

The office sector remains relatively weak in the Parsippany submarket, with a total vacancy rate of 22.4 percent.⁶ This is higher than 20.3 percent in Morris County as a whole. Historically, a vacancy rate of 8 percent has been considered a sign of market imbalance, according to Cushman & Wakefield Executive Managing Director Curtis Foster. Despite the high vacancy rate, the average leasing rate in Parsippany rose 15.6 percent from \$25.22 in 2013 to \$29.15 in 2018, closely following trends of the county as a whole. Rising leasing rates may reflect that those offices that are being leased are being upgraded with amenities that can command higher rents, while spaces that remain vacant are lacking those in-demand features.

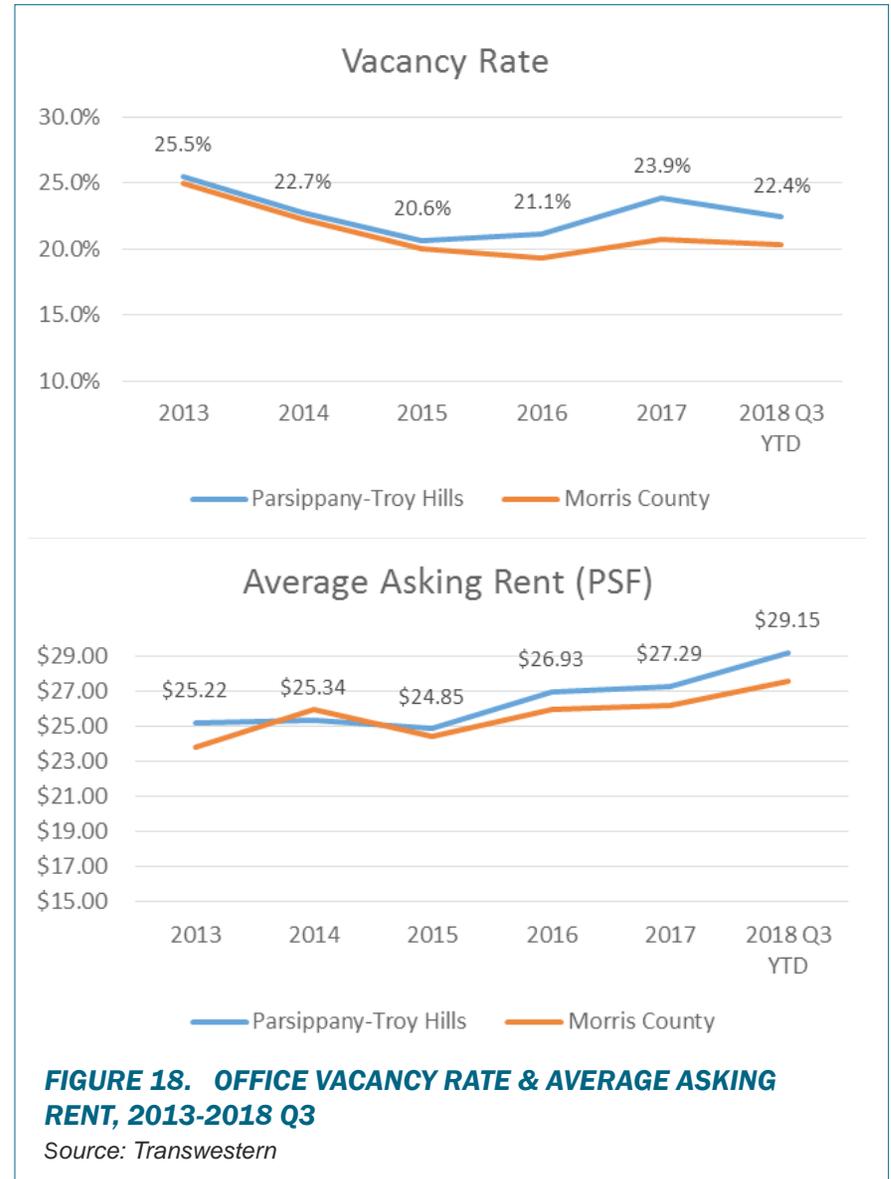
Over the last three years, the average size for major lease transactions was 77,283 square feet. In Q3 2018, Teva Pharmaceuticals signed a lease for 345,000 square feet at 400 Interpace Parkway, the year’s largest office lease in Northern and Central New Jersey. More recently, Vitaquest International, LLC leased approximately 200,000 square feet at 100 Jefferson Road for use as a manufacturing and distribution facility for nutritional products. Conversely, Conagra Brands announced in 2018 that it was closing the former Pinnacle Foods headquarters, comprising more than 180,000 square feet at 399 Jefferson Road.

6 Source: Transwestern, a national real estate firm with a regional presence.

Parsippany’s office space located near clusters of restaurants and retail services could be considered attractive to the millennial generation workforce. However, most properties are in isolated areas and are not walkable to retail services. Improved walkability between offices and neighborhood amenities will further enhance its competitiveness. Recently, older office parks in Parsippany have added cafes and other amenities in effort to cultivate a live-work environment.

Some examples include:

- In 2016, a Starbucks opened on the property of the 192,660-square-foot Octagon 10 Office Center at 1719 Route 10.
- The 280,000-square-foot Century Campus was renovated in 2017 with amenities including a staffed café, co-working suites, art studio, gym/ yoga studio and bike-sharing program to better accommodate the needs of young workers.
- At 300 Littleton Road, Punia Co. opened a new café and cardio studio at the 50,000-square-foot medical office property in 2017.
- The former Morris Corporate Center IV at 369-379 and 389-399 Interpace Parkway, comprising about 700,000 square feet of space, was re-branding at “Latitude” and approved in 2018 for construction of a connecting atrium and a series of site and landscaping amenities.



Retail Market Trends

Parsippany’s largest concentration of retail activity is along Route 46, which is characterized by highway strip and commercial center uses. Smaller commercial areas are found along county and state roads such as Route 10, Tabor Road (Rt. 53), Parsippany Road, and Littleton Road (Rt. 202). There is a cluster of neighborhood-scaled retail along North Beverwyck Road in Lake Hiawatha, and smaller nodes along Kingston and Halsey Roads in Lake Parsippany.

In 2019, there were six retail spaces available for lease totaling 200,079 square feet.⁷ The vacancy rate in the Parsippany submarket has climbed from 7.1% in 2013 to 15% in 2018, more than double the current vacancy rate of Morris County (6.9%).⁸ However, the average asking rent in Parsippany grew from \$17.65 to \$21.14 (+19.8%), though that level is down from a high of \$24.77 in 2015.

Since 2010, more than 230,000 square feet of retail space has been constructed in Parsippany, including a 65,100-square-foot small-format Target built in 2018 and the 135,400-square-foot Waterview Marketplace shopping center under construction, both on Route 46.

A “gap analysis” was conducted to compare local consumer expenditures (demand) with the corresponding retail sales (supply). When demand is not met locally, it is seen as “leaking” out to shops beyond the trade area’s borders. These leakages are usually interpreted as potential untapped local retail demand. The analysis found that local demand for retail/food/drink goods and services exceeds sales in the Township. Unmet demand for retail goods in Parsippany is strongest for general merchandise stores (\$106 million), motor vehicle and parts dealers (\$70.1 million), and clothing and accessories stores (\$51.1 million).

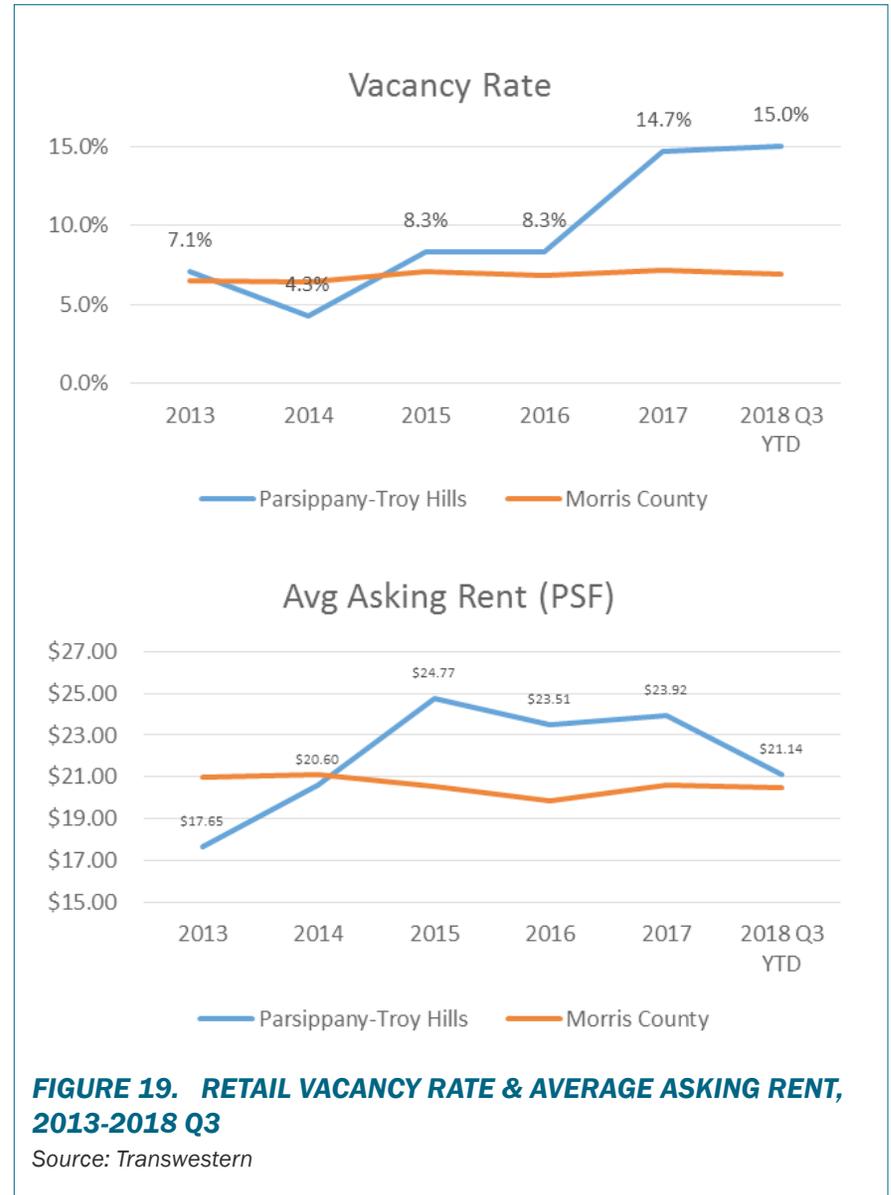


FIGURE 19. RETAIL VACANCY RATE & AVERAGE ASKING RENT, 2013-2018 Q3

Source: Transwestern

⁷ Loopnet, accessed on February 7, 2019.
⁸ Source: Transwestern

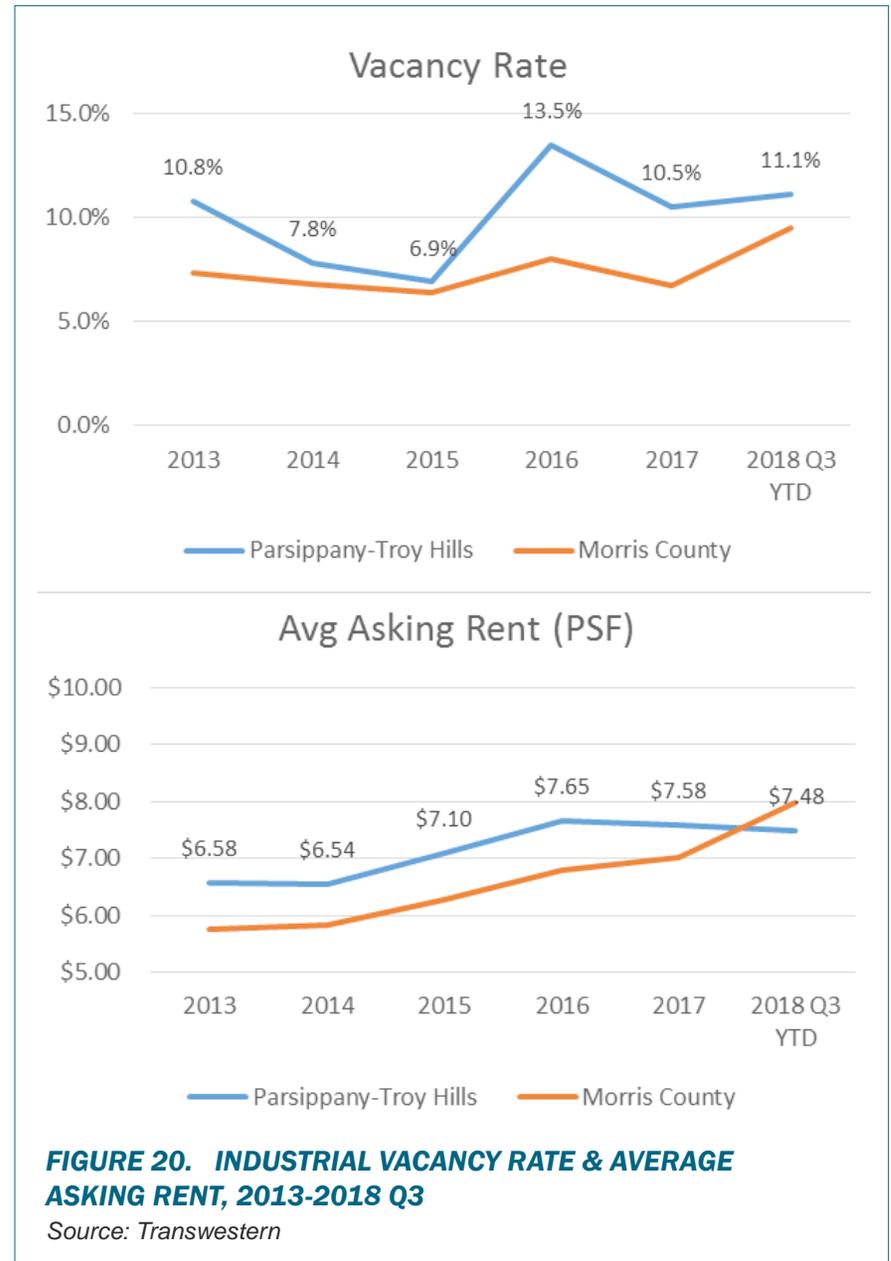
Industrial Market Trends

There has been limited growth in Parsippany’s industrial market. Since 2010, 21,700 square feet of new industrial space was built, and another 331,000 square feet was renovated, including 203,200 square feet at 2 Cranberry Road. No industrial projects are currently in the pipeline.

The industrial vacancy rate in Parsippany fell from 10.8% in 2013 to 6.9% in 2015 but has since climbed to 11.1% in 2018, a net gain of 0.3 percentage points over the five-year period.

Average asking rents over the past five years have generally been higher in Parsippany than the County; however, as of 2018 Parsippany’s average asking rent at \$7.48 per square foot was slightly lower than the Morris County average of \$7.97.

According to Loopnet, there were three industrial spaces available for lease on February 7, 2019, totaling 219,094 square feet. These included a 150,000-square-foot warehouse property at 222 New Road and a 67,434-square-foot warehouse at 60 East Halsey Road.



2.3: ZONING

Zoning is the main control for development and redevelopment of land. The Township’s basic zoning requirements are mapped in Figure 21 and summarized in Table 12. Parsippany has 33 zoning classifications. There are six single-family residential districts, a multifamily residential district, 16 office/business districts, two industrial districts and several specialized zones.

Existing Zoning Districts

Residential

Nearly all of Parsippany’s residential zones allow only single-family homes as the primary permitted use, with minimum lot sizes ranging from 6,000 square feet to 80,000 square feet. Multifamily uses are allowed as principal permitted uses only in the R-5 district, which requires a minimum lot size of 5 acres and limits residential density to 12 units per acre. However, multifamily uses are allowed as conditional uses in the R-1M district, subject to a minimum lot area of 35 acres, maximum gross density of 10 units per acre and a maximum height of 6 stories, among other provisions. Various types of age-restricted housing are allowed, subject to conditions, in the R-2, R-3, R-4, and R-5 districts. In addition, the R-1M and R-2M districts provide for a “mixed land use option” permitting various mixes of residential, office and retail uses, subject to detailed provisions for lot size, setbacks, density, and building size.

Business

Parsippany’s eight business zones are aimed at several intensities of development ranging from local business to highway commercial, and are differentiated mainly by minimum lot size and permitted uses. The B-1 and B-2 districts provide for a similar mix of highway-oriented retail, office, service and restaurant uses, but the B-1 district requires very large (120,000 sf) minimum lots. The B-2A district is also highway-oriented, but permits only single-use retail, office, banks, personal-service and restaurant uses. The B-3 and B-3A districts are geared toward local business and are identical with respect to area, bulk and use provisions, except that the R-3A district

has more stringent limits on building and impervious coverage. The B-4 and B-5 districts are focused on local business on small (8,000 sf and 4,000 sf, respectively) lots. The permitted uses are very similar, except that the B-5 district allows for upper-story residential units as a conditional accessory use. Finally, the O-S (Office-Service) district is virtually identical to the B-4 district in terms of area and bulk, but does not allow most retail, has additional conditions for accessory upper-story residential, and also allows assisted-living facilities as a conditional use.

Office

There are four districts focused on small offices, differentiated mainly by minimum lot size and some variation of uses. The O-1 and O-2 districts allow the same uses except that the O-2 district also permits off-premises signs (billboards). The O-3 district provides for the same permitted uses as O-1, as well as some limited retail and food trucks. Finally, the O-T (Office Transitional) district provides for a mix of office uses and self-storage on a minimum of 5 acres; no retail or residential uses of any kind are allowed in this district.

Corporate Office

Parsippany has two zoning districts supporting corporate office campuses. The SED (Specialized Economic Development) district has three sub-districts differentiated by minimum lot area. In addition, the SED-3 and SED-5 districts only allow office uses subject to certain conditions, while the SED-10 district allows hotels as a conditional use. The other corporate office district, ROL (Research, Office and Laboratory), provides for a similar mix of permitted uses as the SED districts, but also permits banks and pharmaceutical production, and allows hotels as a conditional use, with slightly different conditions as in the SED-10.

TABLE 12. SUMMARY OF EXISTING ZONING DISTRICTS

	District	Minimum Lot Area	Required Yards (in feet)			Building Height ¹	Maximum Building Coverage	Maximum Impervious Coverage	Minimum Gross Floor Area	
			Front	Side (one)	Rear				One-Story Bldgs.	Over One-Story Bldgs. (total all floors)
Single-Family Residential	R-R2	80,000 sf	50	20	20	2.5 stories / 35 ft	10%	20%	1,350 sf	1,900 sf
	R-1/R-1M/R-1M(r)2	40,000 sf	50	20	20	2.5 stories, 35 ft	10%	20%	1,350 sf	1,900 sf
	R-2/R-2M2	30,000 sf	50	12	20	2.5 stories / 35 ft	10%	20%	1,200 sf	1,600 sf
	R-3	15,000 sf	40	10	20	2.5 stories / 35 ft	15%	30%	1,200 sf	1,500 sf
	R-3(RCA)/R-3A(RCA)	6,000 sf	25	6	20	2.5 stories / 35 ft	30%	40%	950 sf	1,250 sf
	R-4	6,000 sf	25	6	20	2.5 stories / 35 ft	20%	40%	950 sf	1,250 sf
Multi-family Residential	R- 5	5 acres	50	25	20	2 stories, 35 ft	20%	75%	--	--
Business	B-1	120,000 sf	80	25	50	3 stories, 35 ft	20%	80%	10,000 sf	10,000 sf
	B-2	40,000 sf	50	10	30	2 stories, 35 ft	20%	90%	2,500 sf	2,500 sf
	B-2A	40,000 sf	50	10	30	2 stories, 35 ft	20%	90%	2,500 sf	2,500 sf
	B-3	20,000 sf	50	10	15	2 stories, 35 ft	25%	75%	2,500 sf	2,500 sf
	B-3A	20,000 sf	50	10	15	2 stories, 35 ft	18%	54%	2,500 sf	2,500 sf
	B-4	8,000 sf	35	5	15	2 stories, 35 ft	30%	80%	2,500 sf	2,500 sf
	B-5	4,000 sf	10	--	15	2 stories, 35 ft	35%	90%	1,000 sf	1,500 sf
Office/ Commercial	O-S	8,000 sf	35	5	15	2 stories, 35 ft	30%	80%	2,500 sf	2,500 sf
	O-1	40,000 sf	50	20	25	2 stories, 35 ft	20%	75%	5,000 sf	5,000 sf
	O-2	15,000 sf	25	10	25	2 stories, 35 ft	20%	75%	2,000 sf	2,000 sf
	O-3	120,000 sf	80	25	25	3 stories, 45 ft	30%	75%	10,000 sf	10,000 sf
	O-T	5 acres	50	25	25	2.5 stories, 35 ft	15%	60%	2,500 sf	2,500 sf
Corporate Office	SED-3	3 acres	75	35	50	3 stories, 45 ft	35%	70%	5,000 sf	5,000 sf
	SED-52	5 acres	100	50	75	3 stories, 45 ft	35%	70%	10,000 sf	10,000 sf
	SED-102,3,4	10 acres	150	75	100	3 stories, 45 ft	35%	70%	15,000 sf	15,000 sf
	ROL	5 acres	100	50	40	3 stories, 45 ft	30%	70%	10,000 sf	10,000 sf
Light Industrial	LIW-2	80,000 sf	50	25	35	2 stories, 35 ft	35%	70%	5,000 sf	5,000 sf
	LIW-5	5 acres	50	25	35	2 stories, 35 ft	35%	60%	5,000 sf	5,000 sf

Industrial

Two Limited Industrial Wholesale (LIW) districts provide for light industrial/warehouse uses, differing mainly in required minimum lot area. Both the LIW-2 and the LIW-5 districts permit a range of uses including offices, laboratories, manufacturing, warehouses, utilities, auto dealerships, restaurants and indoor recreation. The LIW-5 district also permits billboards.

Open Space

Parsippany has one zoning district dedicated to preserving open space for wildlife habitat: the Recreation, Conservation and Wildlife (RCW) district. This zone covers the Troy Meadows portion of the Township, as well as several other smaller areas throughout Parsippany that are deed-restricted to preserve open space. The RCW district was recently amended to allow for several accessory uses intended to support the principal use of outdoor recreation. These accessory uses (environmental education center, maintenance garage, ranger relief station and nature observatory structures) are extremely limited in scale and location.

Specialized Floating Zoning Districts

In addition to the zoning districts above, there are several floating zones intended to encourage specific types and mixes of uses. If mapped, these zones apply only to limited locations, typically as a result of a particular development proposal and often to resolve litigation. They appear to be one-time cases that are unlikely to be replicated.

- The Planned Office District (POD) provides for a planned and staged mix of office and research uses, subject to provisions for area and bulk and standards for street access and internal roadways. Hotels are also allowed subject to additional conditions requiring access only from certain roads and limiting their size. The POD zone has been mapped and built out along Routes 46 and 287 (the Waterview campus and Embassy Suites).
- The Corporate Office District (COD) is also intended to facilitate a planned mix of uses similar to those permitted in the POD, with the addition of assisted-living facilities and “residential inns” as principal permitted uses. This district has been mapped and built out along Route 80 and Smith Road/Mazdabrook Road (the Mazdabrook campus,

Sheraton, and Hyatt House).

- The Planned Residential Districts (PRD, PRD-2, and PRD-3) each provide for the unified development of large tracts of land for residential use. The PRD district allows for single-family, townhouse and multi-family development, while the PRD-2 district allows only single-family and townhouses and the PRD-3 district permits townhouses, open space and community uses. The PRD has been mapped and built out along Route 46 (the Hunting Ridge development, while the PRD-3 has been mapped and built out along Mazdabrook Road (the Preserve at Mazdabrook). The PRD-2 has not been mapped.
- The two Affordable Housing Districts (AHD-1 and AHD-2) promote the development of low- to moderate-income housing as part of inclusionary development. The AHD-1 district permits garden apartments and age-restricted multifamily housing, while the AHD-2 district permits single-family detached homes and townhouses. The AHD-1 district has been mapped off Vail Road (Vail Manor), and the ADH-2 district has been mapped in the western portion of Parsippany off Old Dover Road.
- The Planned Retail/Commercial District (RC) was created to facilitate the development of the Waterview Marketplace shopping center at Route 46 and Waterview Boulevard, and to provide for the preservation of open space on the upland portions of the property. The development is currently under construction.

Redevelopment Areas

The New Jersey Local Redevelopment and Housing Law (LRHL) authorizes municipalities to designate properties as an “Area in Need of Redevelopment” or an “Area in Need of Rehabilitation” in order to facilitate development. In order to be designated, a study must be prepared that determines whether the area meets specific statutory criteria as provided for in the LRHL. Once an area has been designated as either a Rehabilitation Area or a Redevelopment Area, the municipal governing body may adopt a Redevelopment Plan that governs development in that area, typically providing for a greater level of control over design and aesthetics than available under ordinary zoning regulations. Parsippany has several designated Redevelopment Areas:

- The Route 46 Corridor Redevelopment Area was created in 2003 for a small area along Route 46 and Old Bloomfield Avenue, near the

Township’s border with Montville. It promotes a mix of retail, office, hotel and personal-service uses and provides for specialized parking and signage standards. The new designation has not resulted in some development in the area.

- The Township designated two lots on Edwards Road as areas in need of redevelopment in 2012. The parcels, totaling about 25 acres, are in common ownership and located along Route 280, south of the Rutgers Village and Partridge Run Apartments complexes. No redevelopment plan was completed, and the site remain vacant.
- In 2015, the Township designated as areas in need of redevelopment two adjacent parcels, together known as Morris Corporate Center V and VI. The site consisted of a 26.5-acre parcel along Cherry Hill Road, which remains vacant, and a 20-acre parcel at the end of Upper Pond Road, which has since been developed into UPS’s global technology center.
- The District at 1515 redevelopment plan was adopted in 2018 to facilitate a mixed-use complex on the former Intel campus on Route 10. The project includes 441 apartment units and a mix of restaurants and stores, as well as infrastructure improvements. A portion of the site is within the Township of Hanover, where a hotel is proposed. The project has not initiated the site plan approval process.
- In 2019, the Township designated Lanidex Plaza, a 45.08-acre office complex on Parsippany Road near the intersection of I-80 and I-287 as an Area in Need of Redevelopment. It is anticipated that the process of preparing a redevelopment plan will begin later in 2019.

Zoning Variances

Variances from the zoning ordinances are heard by the Planning Board or the Board of Adjustment, depending on the type of application. For bulk variances (setbacks, coverage, etc.), the Planning Board has jurisdiction except in cases of single-family homes, which are heard by the Board of Adjustment. The Board of Adjustment, as a quasi-judicial board, also hears appeals of decisions of the Zoning Officer and interpretations of the zoning ordinance. Where a site plan or subdivision involves variances that are under the Board of Adjustment’s jurisdiction, it hears those full applications.

The Township Zoning Department produces annual reports of the Board of Adjustment’s activities, which are instructive in looking at the numbers and types of variances requested and granted. In general, if the Board of Adjustment is seeing substantial requests for relief from a particular regulation, it is an indication that a change to that regulation may be warranted.

From 2014 to 2017, the vast majority of the Board of Adjustment’s applications involved bulk variances. Of those, the most common variances requested were for yard setbacks (usually the front yard or one side yard) and impervious or building coverage. The next most-common request was for use variances. In total, the board approved 235 bulk and use variances over the four-year period and denied one of each type of variance. No referrals were made to the Planning Board during that time period.

TABLE 13. BOARD OF ADJUSTMENT ACTIVITY, 2014-2017

Type	Approved	Denied	Withdrawn	Pending	Referred to Planning Board
Appeals	3	0	1	0	0
Interpretations	1	0	0	0	0
Bulk Variances	186	1	9	28	0
Use Variances	49	1	7	18	0
Site Plans	13	0	0	0	0
Subdivisions	1	0	0	0	0

Source: Township of Parsippany Zoning Department

2.4: TRANSPORTATION AND CIRCULATION

Existing Roadway Network

Parsippany’s roadway network is a defining feature that has shaped its growth. Figure 23 shows jurisdiction of the Township’s roadways, according to the New Jersey Department of Transportation (NJDOT)⁹. Roadway ownership is an important factor because it identifies the entity that is responsible for maintenance and improvements. The ownership typically signifies functional classification, which is a term used to characterize a road’s role within the transportation network, on a scale of mobility versus accessibility. Arterials are roadways designed to prioritize mobility, and local roads are designed to maximize access. Limited-access highways and principal arterials are usually under federal and state control due to their significance to the regional roadway network.

Parsippany has direct access to the interstate highway network via three interstate highways: I-80 which runs east-west connecting New York City with points westward; I-287 which runs north-south in New Jersey; and I-280 which runs from I-80 in Parsippany to I-95 in Kearny. The interchange of I-80 and I-287 is in the center of the Township. While the surrounding area has excellent access to the regional roadway network, the highways limit circulation within Parsippany due to limited crossing locations. In effect, I-287 and I-80 split the township into four quadrants.

The Township also features a number of U.S., State, and County arterial roads. The principal arterials include U.S. Route 46, which provides an east-west connection, and U.S. Route 202 (Littleton Road), which provides a north-south connection. A portion of Route 202 is maintained by Morris County within Parsippany, with a portion maintained by the Township. Minor arterials interconnect with principal arterials to serve trips at a somewhat lower level of travel mobility and a somewhat greater level of accessibility. These US, State- and County-owned roadways are shown in the table to the right

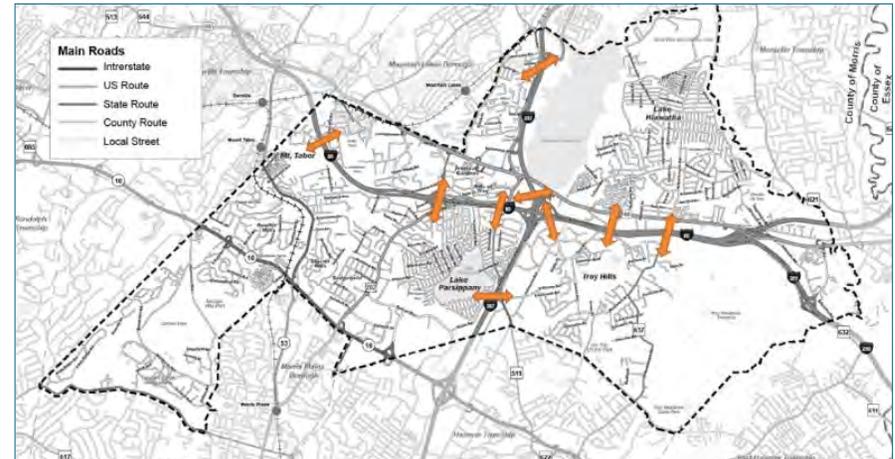


FIGURE 22. ROADWAY CONNECTIONS ACROSS HIGHWAYS

TABLE 14. ROADS UNDER STATE AND COUNTY JURISDICTION

U.S. Roads	Route 80, Route 280, Route 287, Route 46, Route 202 – Littleton Road/Parsippany Blvd (U.S. owned, maintained by County and Township)
State Roads	Mount Pleasant Ave (Route 10), Tabor Road (Route 53)
County Roads	S. Beverwyck Road (Route 637), Parsippany Road (Route 511), Cherry Hill Road (Route 654), West Hanover Avenue (Route 650)

⁹ NJDOT functional classification maps follow guidance from the U.S. Department of Transportation Federal Highway Administration (FHWA)

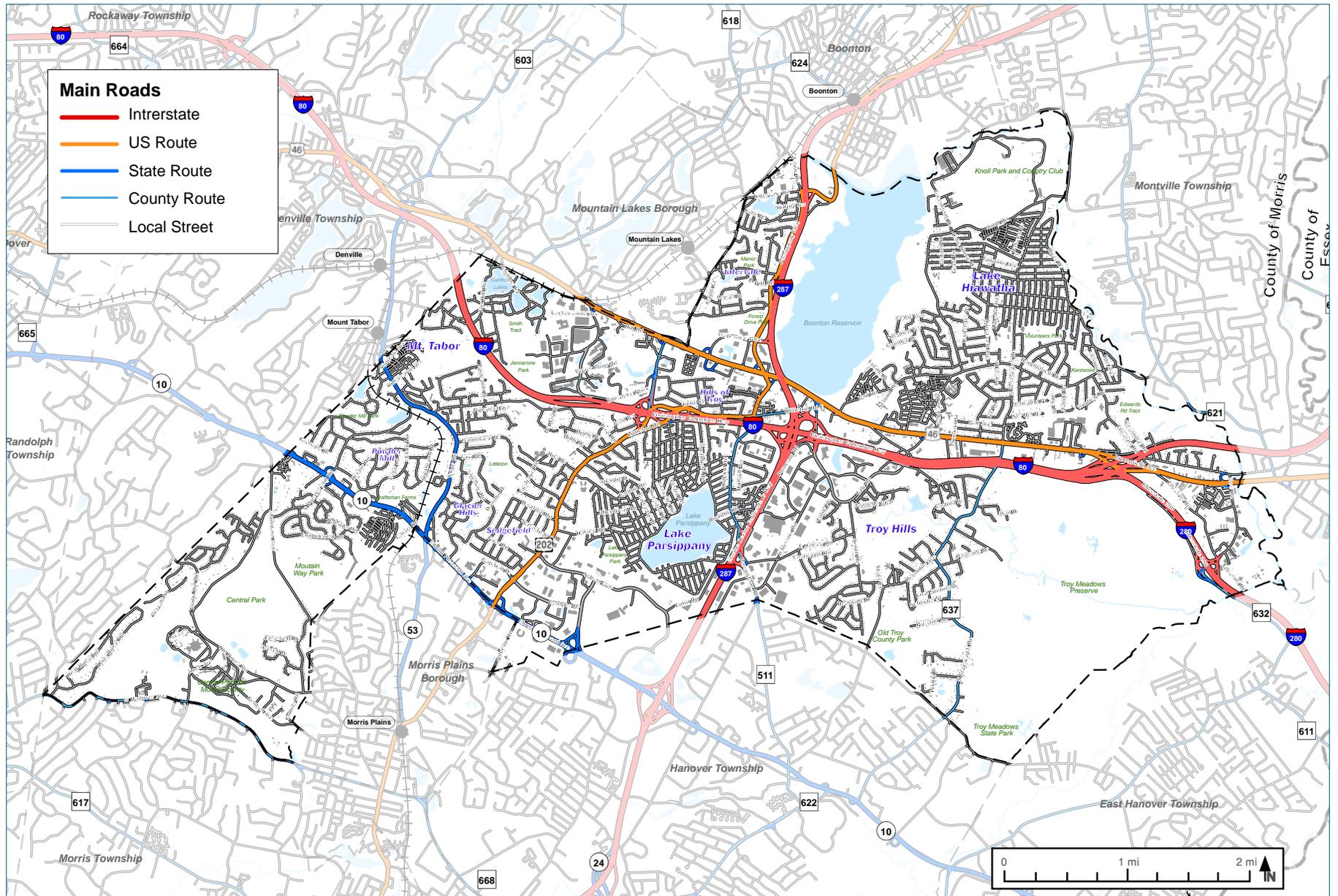


FIGURE 23. ROADWAY NETWORK

Source: Township of Parsippany-Troy Hills

Travel Trends

Commutation to Work

According to LEHD data from the Census Bureau, in 2015, there were 27,309 employed residents in Parsippany. Of those residents, approximately 15 percent work in Parsippany and 85 percent live elsewhere. As can be seen in Table 15, most workers commute to the surrounding areas in northern New Jersey. Only 5.3 percent of workers commute to Manhattan. Over 60 percent of workers have a travel time to work that is less than 30 minutes.

Table 17 summarizes means of transportation to work for employed residents of Parsippany. The data indicate that the vast majority of workers (81%) drive alone to work, followed by people that carpool (7%) or take public transit (6%).

Because Parsippany has a large cluster of corporate offices, travel by employees who work in the area is of particular interest. There are 56,579 workers employed in the township, slightly more than the number of Parsippany residents. Figure 24 shows the number of workers coming into Parsippany

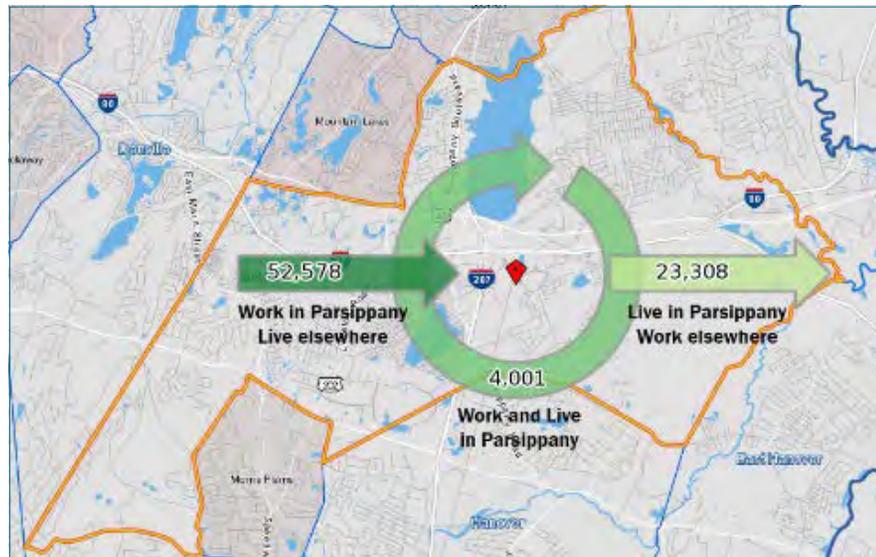


FIGURE 24. INFLOW AND OUTFLOW PROFILE

Source: LEHD (2015)

TABLE 15. LOCATION OF EMPLOYED RESIDENTS

Location	Count	Share
Parsippany	4,001	14.7%
Morris County (elsewhere), NJ	6,466	23.7%
Essex County, NJ	3,751	13.7%
Bergen County, NJ	2,691	9.9%
Passaic County, NJ	1,666	6.1%
New York County, NY	1,444	5.3%
Union County, NJ	1,290	4.7%
Middlesex County, NJ	1,116	4.1%
Somerset County, NJ	1,010	3.7%
Hudson County, NJ	855	3.1%
Mercer County, NJ	438	1.6%
All Other Locations	2,581	9.5%
	27,309	100%

Source: US Census, On the Map – Work Area Profile Analysis (2015)

TABLE 16. TRAVEL TIME TO WORK (2016)

Time	Percentage of Workers
0-15 minutes	24%
15-30 minutes	37%
30-45 minutes	21%
45-60 mins	7%
60-90 mins	7%
90+ mins	4%

Source: US Census Bureau, 2016 5-Year ACS

TABLE 17. MEANS OF TRAVEL TO WORK

Mode	Percentage
Car, truck, or van - drove alone	81%
Car, truck, or van - carpooled	7%
Public transportation	6%
Taxicab, motorcycle, bicycle, walked, or other	4%
Worked at home	2%

Source: US Census Bureau, 2016 5-Year ACS

(“inflow”) and the number of workers leaving Parsippany to work in other places (“outflow”) for 2015.

Approximately 93 percent of workers employed in Parsippany come from outside areas. The number of workers coming to Parsippany for work has increased by 14 percent between 2010 and 2015. 4,001 people, or just under 15 percent of Parsippany’s employed population, both live and work in the Township. This number has remained level since 2010.

According to forecasts provided by North Jersey Transportation Planning Authority (NJTPA), traffic volume is expected to grow throughout Morris County. Table 18 shows projected traffic volume increases for major roads between 2014 and 2040, as provided in Morris County’s Master Plan Circulation Element. Traffic volumes on all major roadways are expected to grow, with Route 10 projected to see the highest percentage increase.

According to LEHD data, approximately 28 percent of workers commute to Parsippany from other locations in Morris County, while 75 percent of workers come from locations more than 10 miles away. This underscores the importance of the automobile as the primary means of transportation for workers in Parsippany. Most of these workers presumably access Parsippany via I-80 or I-287.

Traffic Congestion

Parsippany-Troy Hills is bisected by the interstate road system, and the Township contains two major interstate-to—interstate interchanges. While these interstates provide excellent roadway access, they also heavily influence travel patterns within the Township. Peak period congestion on the interstate system and some of the ramp lead to high traffic volumes. Motorists frequently use the arterial and local road system to circumvent congestion. As well, accidents on the interstate system frequently result in significant traffic diversions onto arterial and local roads in Parsippany. Consequently, traffic operations on Parsippany’s local roads are intertwined with the interstate system that traverses the Township.

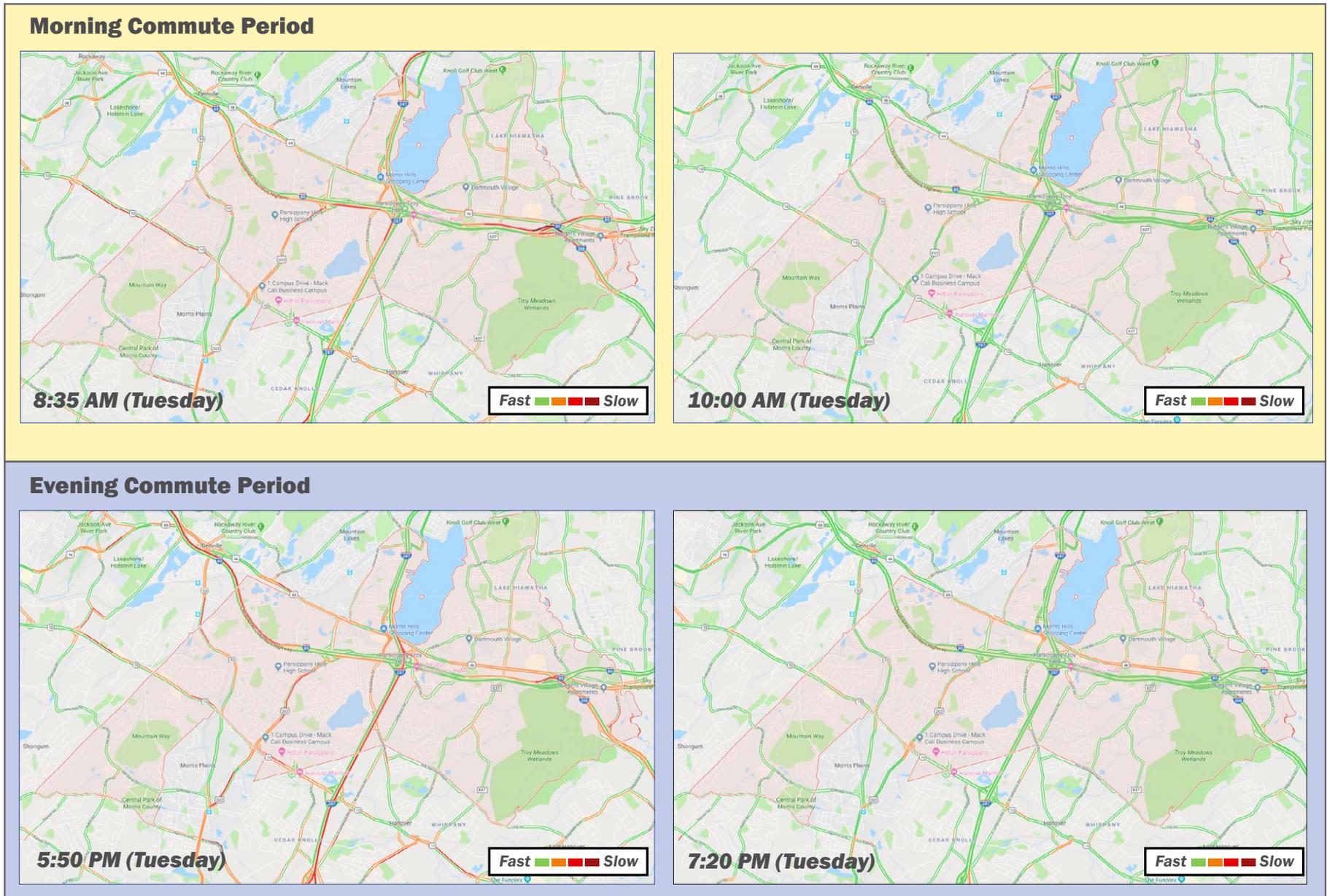
TABLE 18. TRAFFIC FORECASTS (2014 TO 2040)

Roadway	NJRTM-E 2014 Volume	NJRTM-E 2040 Volume	NJRTM-E Change	NJRTM-E % Change
I-80	125,910	137,847	11,937	9.48%
I-280	49,036	53,760	4,724	9.63%
I-287	104,879	114,614	9,735	9.28%
US 46	30,984	33,705	2,721	8.78%
US 202	25,564	28,057	2,493	9.75%
NJ 10	51,872	57,788	5,916	11.40%

Source: North Jersey Regional Transportation Model – Enhanced, NJTPA Note: Sections of each road may have higher or lower volume depending on location.

As seen in Figure 25 on the following page, traffic congestion in the Township is most severe during the morning and evening commute periods. Congestion tends to build up from the interstate interchanges, Route 10, and Route 46, which then spills over onto other collector roads in residential areas. The congestion is primarily limited to the commuting hours.

Figure 27 shows areas of concern as identified by residents in the public outreach process for this Master Plan. According to residents, traffic and safety along Route 10, Route 46, and Route 53 is of particular concern, as there are multiple issues along these State roads. The Route 46 commercial corridor is reportedly congested at different times of the day. Crossing the street (i.e. at Park & Ride locations, or at retail centers) can be particularly problematic. Traffic along Route 53 is also heavy and is expected to increase with new approved development near Tabor Road. To avoid congestion, many motorists use local roads in neighborhoods such as Lake Parsippany and Sedgefield/Glacier Hills. Residents commented that sometimes these roads can be hazardous to walk and bike as drivers travel at unsafe speeds to avoid traffic. Street maintenance, lighting, potholes and road closures were also expressed as a concern.



Source: Google Traffic on Google Maps. Google Traffic works by analyzing the GPS-determined locations transmitted to Google by a large number of mobile phone users. By calculating the speed of users along a length of road, Google is able to generate a live traffic map. Google processes the incoming raw data about mobile phone device locations, and then excludes anomalies such as postal vehicles which make frequent stops. When a threshold of users in a particular area is noted, the overlay along roads and highways on the Google map changes color.

FIGURE 25. TYPICAL WEEKDAY TRAFFIC

Source: Google Maps

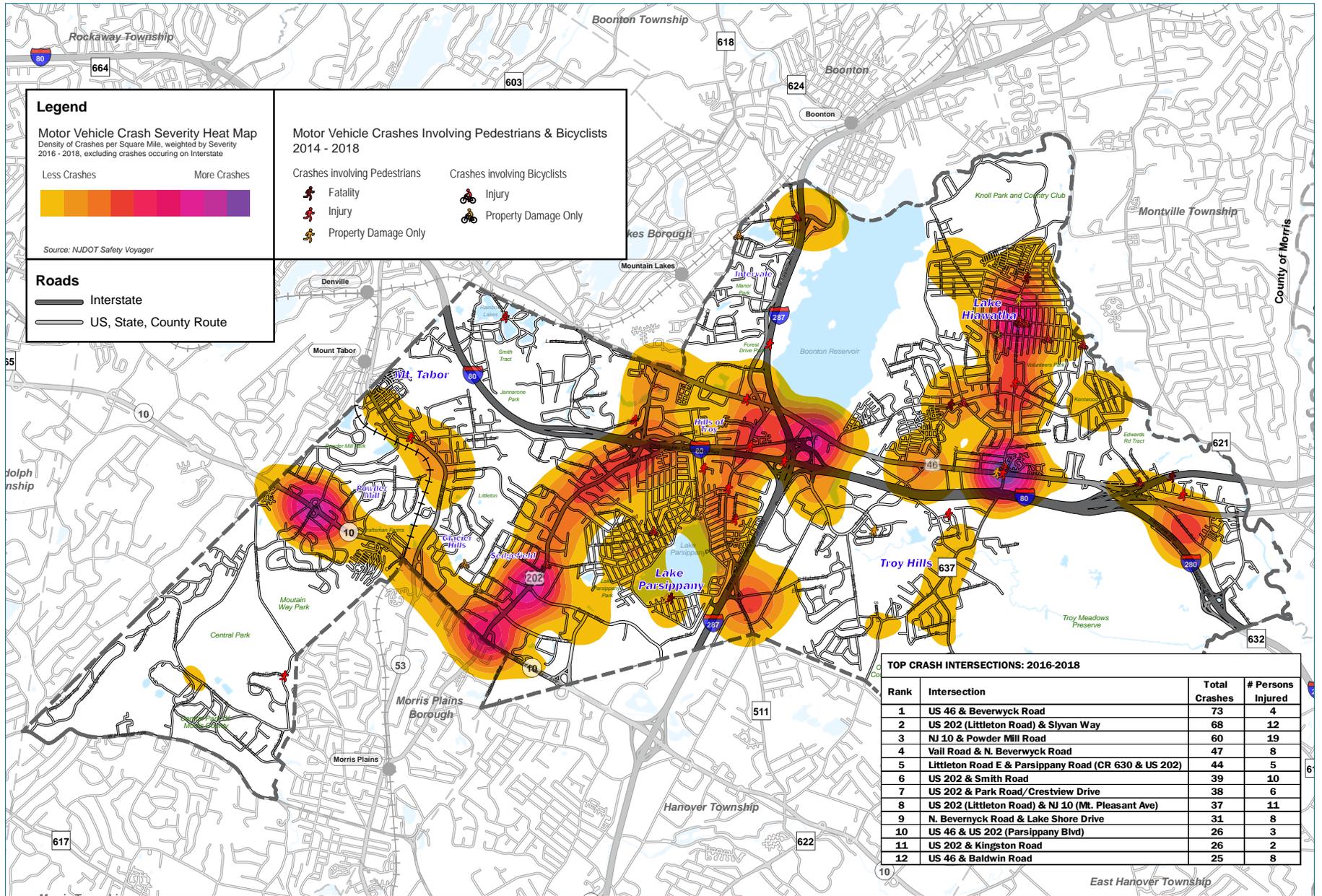


FIGURE 26. CRASHES

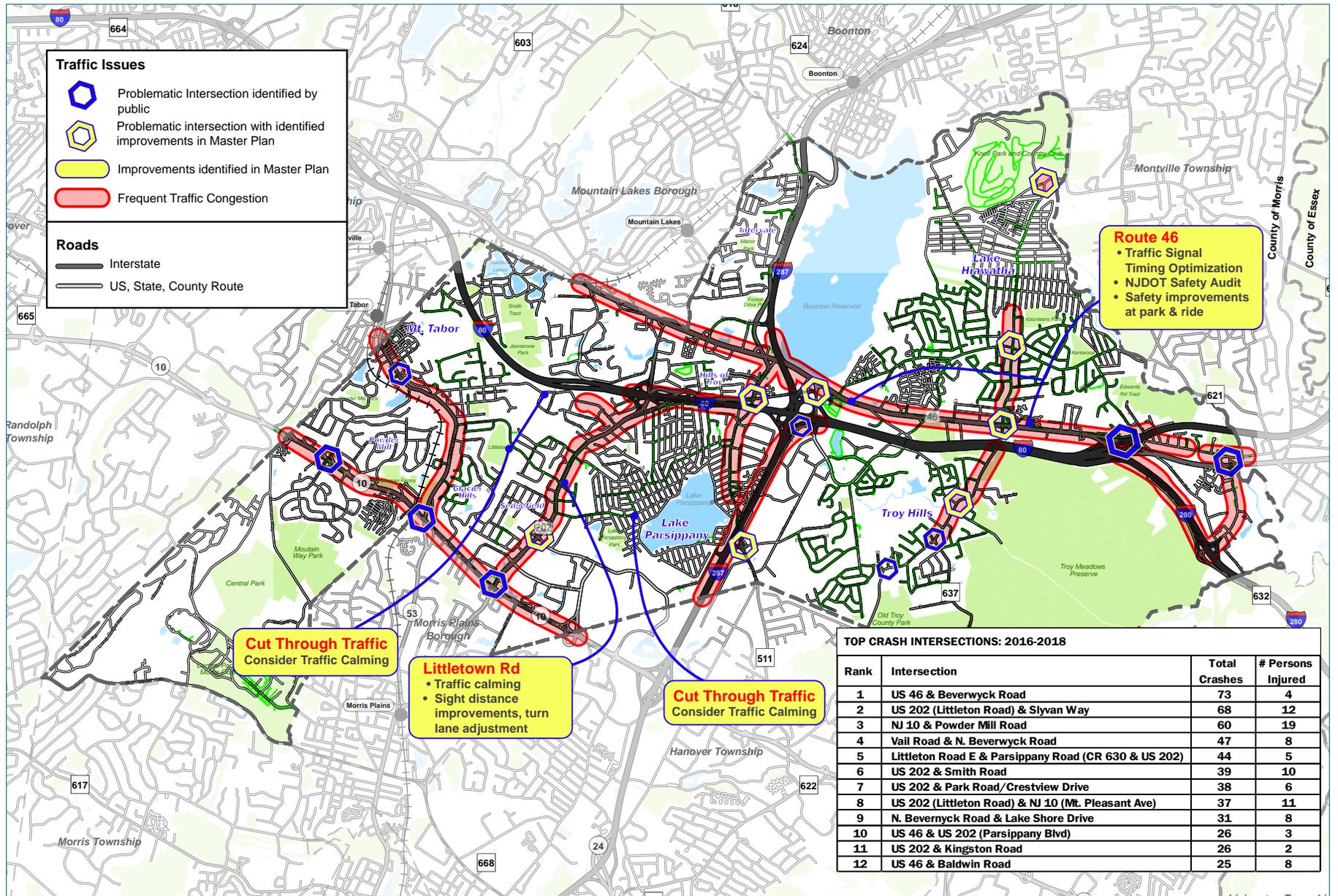


FIGURE 27. PROBLEMATIC AREAS FOR TRAFFIC AND SAFETY

Source: Township of Parsippany-Troy Hills, BFJ Planning

Traffic Safety

Crash data were obtained from the State for a three year period between 2016 and 2018. Crashes involving pedestrians and bicyclists were collected for a five year period. Figure 26 shows the location of all motor vehicle crashes aggregated into clusters. The table in the figure list intersections with the highest number of crashes. The intersection of Route 46 and Beverwyck Road has the highest total number of crashes, with a few crashes involving pedestrians or bicyclists. The most injuries occurred at the intersection of Route 10 and Powder Mill Road followed by US 202 and Sylvan Way. Six of the 10 top crash intersections are located along US Route 202.

Public Transportation

Train

The Montclair-Boonton New Jersey Transit Line runs just north of Parsippany, with stops in Denville, Mountain Lakes, and Boonton. The Morris & Essex New Jersey Transit Line runs through Parsippany; however, it also does not have any stops within the Township. The closest stops are Mount Tabor and Denville to the north and Morris Plains to the south. Both lines cater to Manhattan/Hoboken-bound commuters and primarily operate in peak commuting hours. The trip to New York is roughly 75-90 minutes.

Bus

NJ Transit operates a statewide bus system, which includes the following service from Morris County to the Port Authority Bus Terminal in New York; local service within Morris County; and local service between Morris, Essex, and Passaic Counties:

- Local Bus Service (Routes 871, 872, 873, 874, 875, 878, and 880)
- Regional Bus Service (Routes 29 and 79)

The privately operated Lakeland Bus operates a commuter bus line along Route 46 to the Port Authority Monday through Friday. These buses pick up at park and ride stops located along Route 46. The Township operates two



Bus Stop on Route 46

free bus routes within its borders, serving residents. Both routes begin at the Morris Hills Shopping Center and operate Monday through Friday from 9 a.m. to 4 p.m. There is no service between noon and 1 p.m. or on holidays.



Parsippany Free Transit Bus

Sidewalks

Generally speaking according to residents, the transportation network in Parsippany is more friendly to vehicular transportation than walking or biking. Children have to be driven to school and other destinations. There was general support for improving the sidewalk network, particularly at connector roads and thoroughfares, such as South Beverwyck Road and Route 202.

Figure 29 shows the sidewalk network in Parsippany, along with pedestrian generators, which are locations that are likely to attract pedestrian activity (i.e. schools, retail centers, bus stops, and parks). As shown, some neighborhoods have a robust sidewalk network, including the southern half of Lake Parsippany, most of North Beverwyck Road, and in the neighborhood of Troy

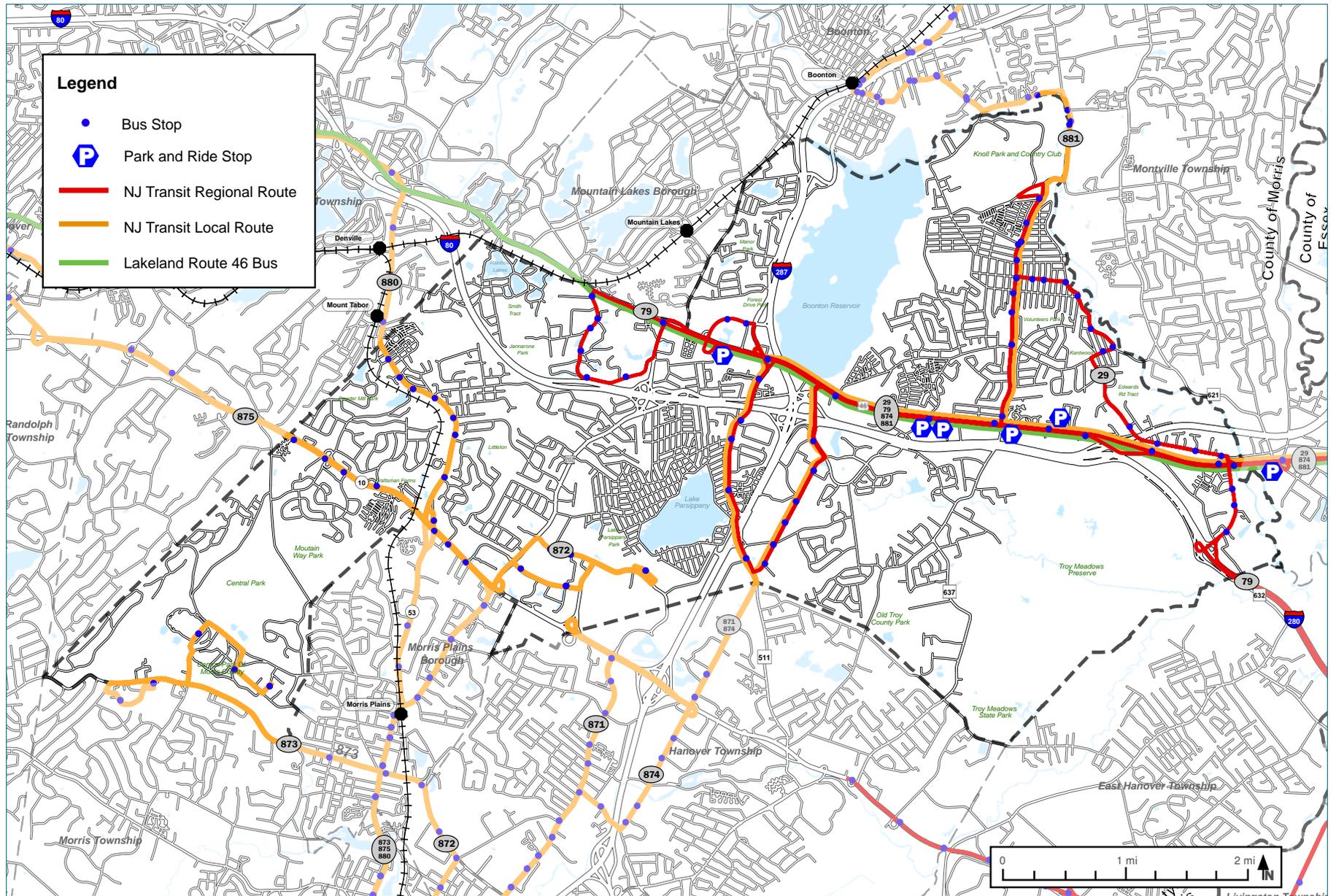


FIGURE 28. PUBLIC TRANSPORTATION

Source: Township of Parsippany-Troy Hills, BFJ Planning

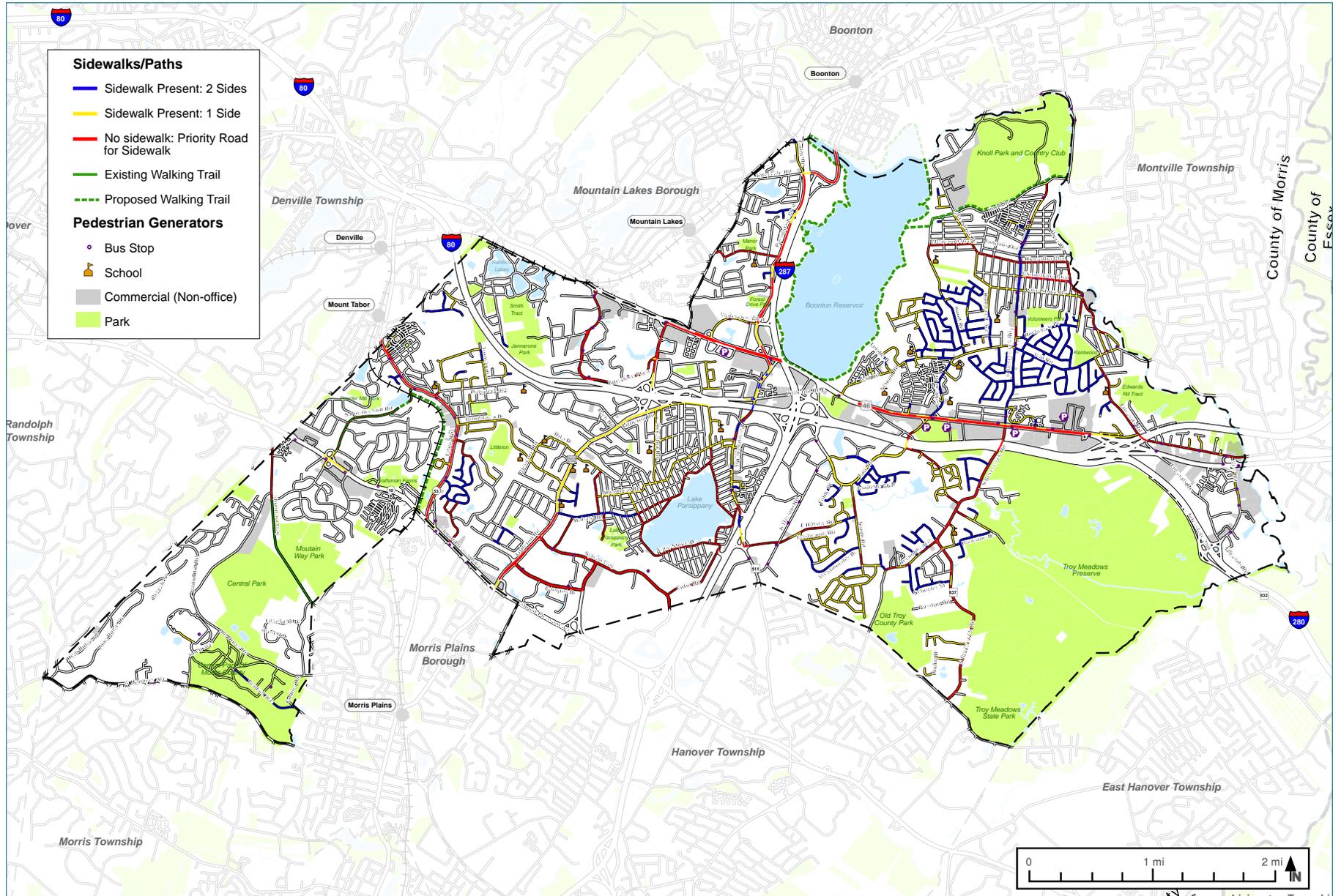


FIGURE 29. SIDEWALK NETWORK AND PRIORITY AREAS FOR NEW SIDEWALKS

Source: Township of Parsippany-Troy Hills, BfJ Planning

Hills. Sidewalks are relatively sparse in most other neighborhoods, and are also inconsistent along the various commercial corridors.

During the public outreach process, many residents cited the need for continuous sidewalks, particularly in residential areas and near schools. Some of the most frequently cited locations for sidewalks are on Lake Shore Drive and around Lake Parsippany, along Route 202, Route 53, Route 46, N. Beverwyck Road, S. Beverwyck Road, Fox Hill Road, Knoll Road, Minnehaha Boulevard, Moraine Road, Vail Road, Intervale Road, Park Road, Parsippany Boulevard, Reynolds Road, and Smith Road. Respondents also want sidewalks generally in the Lake Hiawatha, Mount Tabor, Powder Mill, Sedgfield, and Glacier Hills neighborhoods.

Many of the neighborhoods with sidewalks were originally developed with those amenities; other areas were not built out the same way. Encouraging new sidewalks has been a challenge for the Township over the years. Existing development regulations do not require sidewalks in any of the residential districts, and many homeowners have chosen not to build them on their property, citing maintenance and liability concerns. Along County-owned roads, bicycle and pedestrian facilities are permitted where feasible, but municipalities are responsible for implementation and maintenance.

Figure 29 also shows potential focus areas for sidewalks . Opportunities to fill gaps in the sidewalk network should be pursued, particularly near schools and parks. Another priority should be developing continuous sidewalk paths along commercial roads and collector roads on at least one side of the street. Additionally, it should be also studied if greater connectivity can be achieved between neighborhoods of the community that are physically separated by Interstate Highways or significant geographic limitations to improve pedestrian and bike .



Parsippany Road: No sidewalks, wide shoulder



Lake Parsippany Neighborhood

2.5: OPEN SPACE, RECREATION, AND CONSERVATION

There are 34 parks and open spaces in Parsippany (see Figure 31). Of these, 21 are Township parks, 11 are undeveloped areas owned and maintained by the Township, and two are Morris County parks. In addition, Troy Meadows in southwest Parsippany, is a large, mostly privately-held wildlife preserve with public walking trails.

Township-owned parks are located throughout Parsippany, and generally fall into one of two types: large parks with fields for organized sports that attract residents from across the Township, and smaller, neighborhood-oriented parks with playgrounds meant for residents within a walking distance. The Parks and Recreation Department offers team sports leagues and clinics for children and adults, sports classes for young children and parents, and other programming in addition to maintaining parks.

Recent Planning Efforts

2011 Open Space and Recreation Plan

The Township's 2011 Open Space and Recreation Plan identifies issues, goals, and recommendations for parks and recreation in Parsippany. The plan includes an inventory of public, quasi-public, and privately-owned open space, and lists potential parcels that could be preserved through being added to the Recreation and Open Space Inventory (ROSI), direct acquisition, easements, and other preservation strategies.

General goals of the plan were to update existing recreation facilities to meet current standards and acquire new facilities as necessary, and to provide sufficient recreation opportunities on an equal and accessible basis in the various neighborhoods. Specific goals for enhancing open space and recreational facilities include:

- Maintain and enhance existing public open space to contribute to the preservation of community character.
- Support conservation efforts to preserve environmentally sensitive land, natural features, open space, and protect residential neighborhoods.

- Support conservation efforts in order to preserve the community's water supply.
- Upgrade existing recreation facilities with new equipment to meet current standards, and create new facilities in appropriate locations.
- Provide sufficient open space and recreation opportunities on an equal and accessible basis throughout the Township.
- Support the Morris County Open Space and Recreation Plans in establishing a county-wide greenway links for various trails such as the Patriots Path.

The plan's findings were based on discussions with Township staff and committees, and analysis of open space guidelines. Key findings are summarized below.

- Jannarone Park, Mountain Way Park, and Smith Field Park do not have an adequate balance of active and passive recreation.
- Parsippany should build more small parks in different neighborhoods to meet the goal of having parkland within walking distance of every resident.
- Parsippany does not have a Township-owned or managed public indoor recreation facility.
- The Township's changing demographics have led to increased demand for international sports such as cricket, soccer, and field hockey increases.
- Parsippany fields are used year-round by sports teams, causing increasing maintenance. Artificial turf has been used at a few locations because it requires less maintenance.
- Partnering with neighboring municipalities may provide recreation more cost effectively, and creative funding strategies and applications to State and County funding sources can help stretch the Township's funds.
- Most of the streams in Parsippany have contaminants from non-point sources. The Township should consider riparian buffer zones along streams for improved water quality.
- Important ecosystems are fragmented and surrounded by development.

Greenways and natural corridors could link larger ecosystems together for the benefit of wildlife.

- A system of paths walking and bicycling should connect Parsippany’s parks, and should be incorporated into municipal space where possible.

2014 Master Plan Reexamination

The 2014 Master Plan Reexamination reinforces many of the policies and land use goals from the 2004 Reexamination Report while adding additional statements regarding the Township’s future growth and development and recommending modifications to the Township Land Use Plan and zoning ordinances. Many open space and recreation issues from the 2004 Reexamination remained in place; however, the Township established wellhead protection zones for potable water wellheads, as was recommended in the 2004 report.

The 2014 Reexamination produced 12 goals and accompanying policy statements, several of which are directly related to open space and conservation:

- Limit development in environmentally sensitive areas, such as steep slopes, wetlands, floodplains, and established forests.
- Protect and preserve Troy Meadows, a vast environmentally sensitive and critical ecosystem.
- Protect and preserve the Township’s water supply. Growing while conserving water is a delicate balance; Parsippany should discourage uses that generate more water demand than is planned for.

Open Space Trust Fund and Open Space Committee

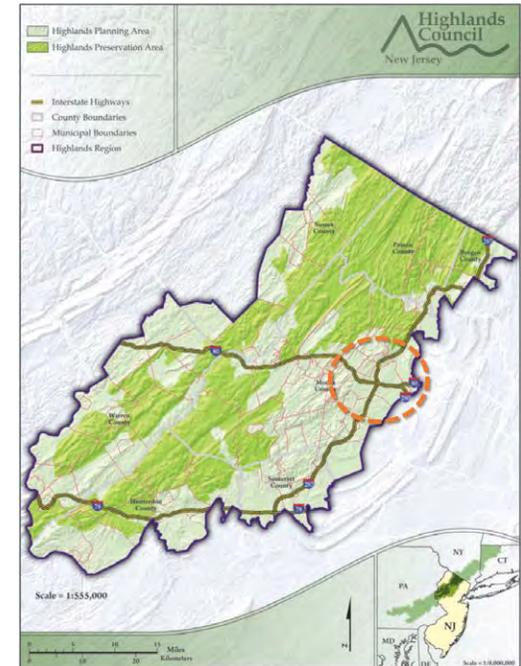
The Open Space Trust Fund and Open Space Committee was established by the Township Council in 1989. The Trust Fund is funded through an annual tax levy, and funds are allocated for the acquisition of open space, capital improvements to open spaces and parks, and preservation of historic properties. The Open Space Committee advises on which parcels of land should be conserved through fee acquisition or purchase of development rights.

Highlands Council

The Highlands Water Protection and Planning Council was created in 2004 with the passage of the Highlands Water Protection and Planning Act. The Act was passed to preserve the Highlands region, which is over 850,000 acres in size in New Jersey, as it supplies drinking water to roughly 70 percent of the State’s population.¹⁰ In addition, the area is a natural resource providing habitat for a diverse array of plants and animals.

The Highlands Act splits the region into two areas: the “Preservation Area” and the “Planning Area.” The Act mandates that municipalities within the Preservation Area comply with the 2008 Highlands Plan, whereas compliance is voluntary for municipalities in the Planning Area. Parsippany is located within the Planning Area, and has not voted to comply with the Highlands Plan, known as “opting in” to the Planning Area. However, the Township is currently considering re-starting the opt-in process, which was begun several years ago and not completed.

The benefits of opting in to the Planning Area are protecting one of New Jersey’s natural treasures and the Township’s drinking water supply, in addition to the potential to receive planning grants provided by the Highland Protection Fund and administered by the Highlands Council. Other benefits of conformance include legal assistance and deference to master plans.



The Highlands Regional Master Plan (RMP): Planning Areas

¹⁰ The Highlands region stretches from Pennsylvania, through New Jersey, to New York and Connecticut.

OPEN SPACE AND RECREATION FACILITIES

ParsIPPANY’s parks and open space properties range in size and offerings (see Figure 30 and Table 19). The largest Township-owned space, Knoll Park and Country Club, is 352 acres and features two golf courses and associated facilities. Morris County Central Park, maintained by the County, is the largest publicly accessible park in ParsIPPANY. Parks are generally programmed with sports fields and playgrounds for active recreation, and open spaces may have trails or other passive features, but also may not be programmed at all.

Recreation Programming

ParsIPPANY residents have ample opportunities to learn and play sports through Township leagues and clinics, non-profit providers, and the ParsIPPANY Board of Education. Traditional sports such as baseball/softball, basketball, football, and soccer are well represented in the Township. In recent years, interest has grown in sports like cricket and lacrosse that are newer to the region.

The ParsIPPANY Recreation Department has programming and leagues for youth and adult for basketball, volleyball, softball, roller hockey, and track and field. In addition to school-based athletics, nonprofit providers like the Police Athletic League (PAL), ParsIPPANY Soccer Club, Little League East/West, Little Viking Football, Lake Hiawatha Swim Club, ParsIPPANY Lacrosse Club, and Par-Troy Wrestling Club provide organized games and training for local youth.

Open Space and Conservation

The 2011 Open Space and Recreation Plan and the 2014 Master Plan Reexamination both discuss the importance of preservation and expansion of land that functions as a conservation resource. Parks and recreation facilities complement open space as a means of buffering environmentally sensitive areas from development impacts, and creating habitat for plants and animals.

Open space also protects human health and the natural environment by buffering runoff after rain events, increasing protection from flood waters, and holding water so that it can recharge the groundwater supply. A more detailed discussion of stormwater management is found in Section 2.6.



Knoll Golf Club



ParsIPPANY PAL Youth Center

The Boonton Reservoir and Lake ParsIPPANY are the Township’s largest water bodies, and the North Branch Whippany River and the Rockaway River, in the western and eastern portions of ParsIPPANY, respectively, are also important water resources. Troy Meadows is a very large (approximately 3,100 acres, 1,740 in the Township) freshwater marsh that has been designated a National Natural Landmark by the National Park Service. The area is mostly privately owned, but portions are owned by the State and the Township. Troy Meadows provides an invaluable resources to ParsIPPANY, the State and the region.

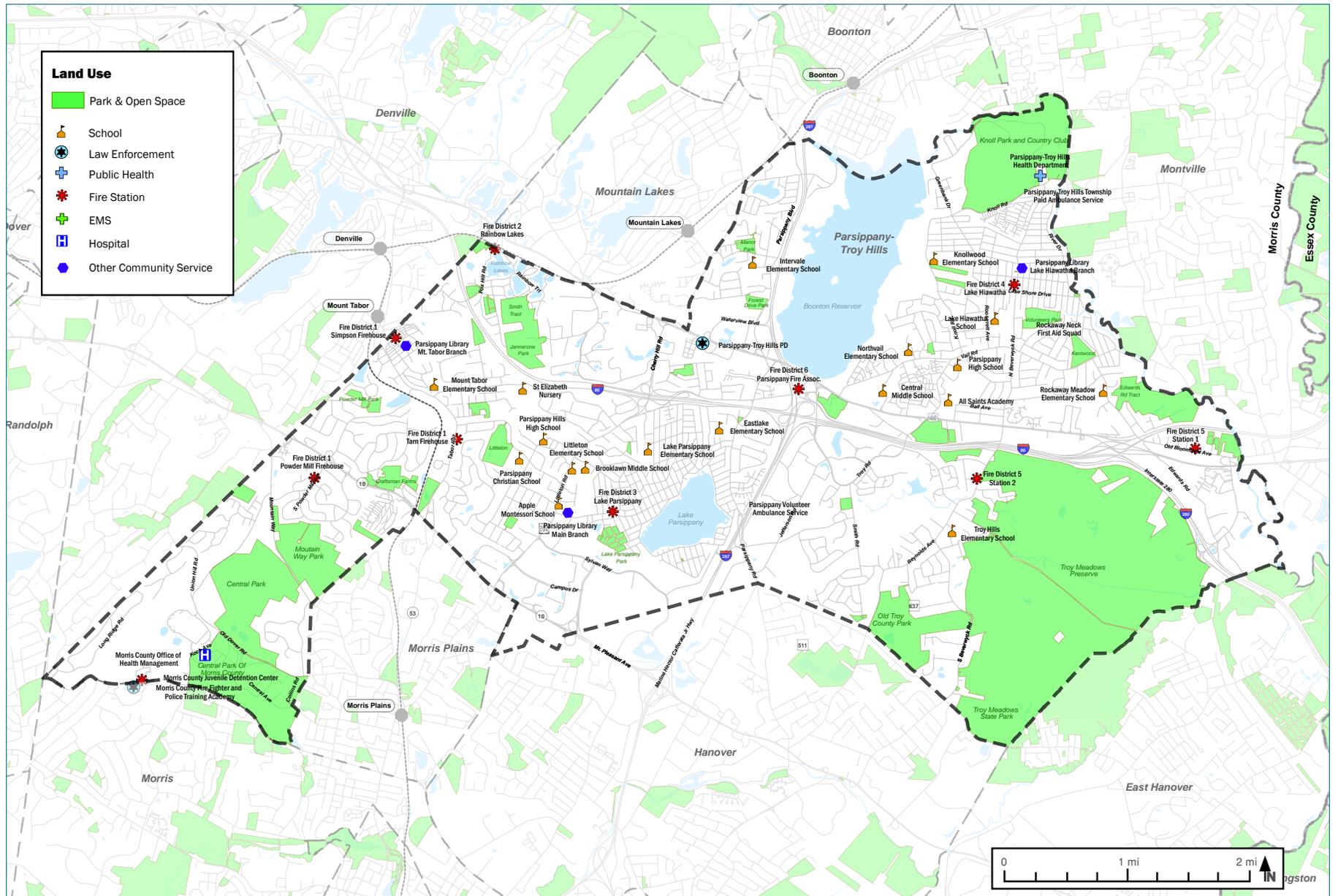


FIGURE 30. PARKS AND OPEN SPACE

Source: Township of Parsippany-Troy Hills, BfJ Planning

TABLE 19. PARKS AND OPEN SPACE

Name	Area (Acres)	Amenities
Knoll Park and Country Club	352.2	Two golf courses, picnic areas, playgrounds, open fields, bocce ball, horseshoes, volleyball, restrooms, nature center; site also features floodplains and steep slopes
Mountain Way Park	189.9	Two playgrounds, hiking trails, basketball court, volleyball court, gazebo
Jannarone Park	63.6	Baseball field, artificial turf field for football and soccer
Craftsman Farms	29.6	Historic Site on the National Register
Smith Tract	29.2	Undeveloped area
Littleton Park	27.4	Undeveloped area
Smith Field Park	25.7	Multiple sports fields, including baseball/softball, soccer/football, tennis courts, basketball courts, volleyball, handball, bocce ball, horseshoes, playgrounds, picnic shelter, restrooms, and a PAL indoor recreation center.
Birch Lane	24.8	Undeveloped area
Volunteers Park	24.7	Picnic area, playgrounds, skate park, open fields, baseball/softball/cricket field, basketball court, soccer field, horseshoes, and walking path. Includes floodplains and a tributary to the Rockaway River; owned by the Board of Education and leased to the Township
Lake Parsippany Park	23.5	Picnic area, baseball/softball field, walking path, bocce ball, horseshoes, volleyball and basketball courts, soccer/football field, playgrounds, restrooms; Site also contains wetlands and a tributary to Malapradis Brook
Kentwood	20.3	Undeveloped area.
Veterans Memorial Park	16.9	Bandstand and lawn area, walking paths, multi-purpose field, picnic shelter, veterans memorial
Edwards Road Tract	16.6	Undeveloped area
Rockaway Neck Park	12.3	Basketball court, playground, open fields; also includes floodplains and wetlands
Watts Property	11.1	Undeveloped area
Fieldfare Property	11.1	Undeveloped area
Cameron Dog Park	10.8	Off-leash dog park
Parsippany Roller Hockey Park (Bevaqua Tract)	10.0	Two roller/ice hockey rinks
Powder Mill Park	9.4	Tennis court, basketball court, open playfield, playground

TABLE 18 (CONTINUED). PARKS AND OPEN SPACE

Name	Area (Acres)	Amenities
Manor Brook Park	9.4	Picnic area, playground, basketball court, softball field, paved walkway. Site also contains a tributary to Troy Brook
Mountain Way Area	7.9	Undeveloped area
South Beverwyck Park	7.5	Undeveloped area
Park Road Field	7.3	Baseball/softball fields, playground, restroom, paved walking path.
Hills of Troy Park	6.5	Softball field, playground, basketball courts, paved walkway. Site also includes a floodplain and tributary to Troy Brook
Fox Hill Road	5.3	Undeveloped area
Correal & Ortu	5.0	Undeveloped area
Smith Field South	4.4	Undeveloped area
Grafton Park	4.3	Undeveloped area
Mount Tabor Park	4.2	Undeveloped area
Druid Hill Park	2.5	Basketball court, bocce ball, horseshoe pits, play area, volleyball court, walking path
Normandy Park	2.3	Playground, , basketball court, tennis court, open field
Lake Hiawatha Park	0.6	Youth play area, gazebo
Forest Drive Park	0.5	Playground and open field
Lake Parsippany Tot Lot	0.1	Playground
Rainbow Lakes Park		Playgrounds, baseball/softball field
Crestview Drive Park		Volleyball court, playground
Morris County Central Park (Morris Co.)	420	Numerous attractions; disc golf, hockey, hiking, soccer/football/lacrosse field, baseball/softball field, playground, picnic areas, cricket field, hunting/fishing, cross-country course
Old Troy Park (Morris Co.)	162	Soccer field, Baseball/Softball fields, hiking trails, fishing, cross-country skiing, picnic areas
Source: Parsippany-Troy Hills Township, Morris County		

2.6: INFRASTRUCTURE, COMMUNITY FACILITIES, AND CULTURAL RESOURCES

This section discusses the institutions that keep the Township running, the organizations support it through social services and arts, and the historic resources that contribute to Parsippany’s identity. The Infrastructure and Emergency Services sections include municipal and private and utilities and

services. The Community Facilities section describes Parsippany’s schools, libraries, and community center; and the Historic Preservation section describes Parsippany’s historic properties. Publicly owned land and facilities (municipal property and schools) are shown on Figure 31.

INFRASTRUCTURE

Water Quality and Supply

The majority of Parsippany’s drinking water comes from 19 groundwater wells within the Township that pump water from a glacial sand and gravel aquifer. During summer months, the residents who live east of I-287 receive some of their water from the Boonton Reservoir. If there were ever an emergency, and the Township could not use its water supply, it has intermunicipal agreements with Boonton, Denville, and Mountain Lakes.

The Parsippany Water Department monitors and tests for physical, chemical, and bacterial contaminants, which are regulated by the New Jersey Department of Environmental Protection (NJDEP) and the Environmental Protection Agency (EPA). The most recent Consumer Confidence Report (2018) shows that Parsippany’s water does not exceed thresholds for drinking water contaminants; however some samples showed elevated levels of sodium, which is likely caused by runoff from road salt. According to the DEP, for healthy individuals, the sodium intake from water is not significant, because a much greater intake of sodium takes place from salt in the diet.¹¹

As was recommended in the 2014 Master Plan Reexamination, Parsippany has established wellhead protection zones around potable water wells. These

protections prohibit land uses and activities that add a potential pollutant source within the parts of the protection area. Prohibited activities include hazardous waste storage and disposal, automotive service centers, on-site dry cleaners, landfills, and underground heating oil tanks. Other uses are permitted in the wellhead protection area with best management practices.

A water allocation permit from the NJDEP is required for the diversion of large amounts of groundwater for long periods of time.¹² The Township has a NJDEP permit for up to 2,900 million gallons per year, and uses about 80% of that amount, within capacity limits of daily water supply.¹³ To conserve water, Parsippany limits the number of days when residents and businesses may water their lawns from the start of June until the end of September each year.

Stormwater Management

Parsippany has separate stormwater and wastewater systems. The Township’s stormwater system, managed by the Engineering Division, has over 7,000 stormwater drains that connect to trunk line pipes which take stormwater from the collection points into surface water. Current stormwater priorities at the state and local level have shifted from transporting water as quickly as possible through pipes and drains, and toward containing stormwater so it can

¹¹ Annual Consumer Confidence Report, April 2, 2018. Township of Parsippany-Troy Hills Water Department

¹² The permit is required to divert surface or groundwater totaling more than 100,000 gallons per day for a period of 30 days, within one 365-day period.

¹³ Peak daily water demand is 8.962 million gallons a day (MGD), and the system’s limit is 12.061 MGD.

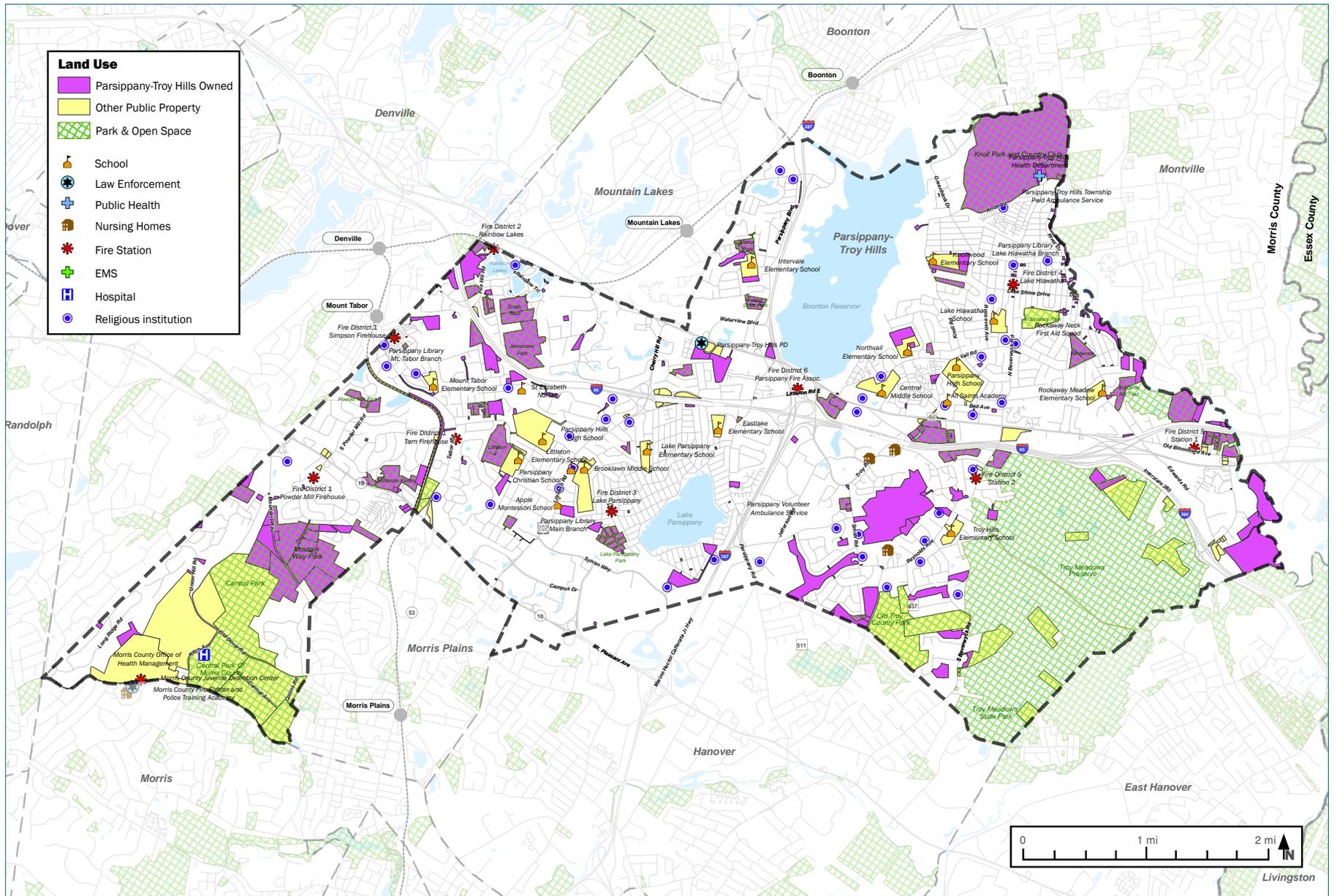


FIGURE 31. COMMUNITY FACILITIES, AND PUBLICLY OWNED LAND

Source: Township of Parsippany-Troy Hills

filter back into the groundwater. Parsippany draws its drinking water from local groundwater; thus, cleaning stormwater through natural filtration and vegetative buffers is very important for drinking water quality.

Flood Zones

As seen in Figure 32, there are many areas within the Township that are vulnerable to flooding, particularly during high-intensity, short-duration storms. No properties experienced significant damage during Hurricane Sandy; however, over 300 properties were flooded during Hurricane Irene, mostly in the Lake Hiawatha area along the Rockaway River. In both Hurricane Sandy and Hurricane Irene, there were numerous road closures, a significant amount of debris to be removed, and damage to infrastructure that needed repairs.

Chapter 3 discusses goals and initiatives related to hazard mitigation and preserving environmentally sensitive lands. These goals and actions include limiting development along steep slopes, within wetlands and floodplains, and other sensitive areas; promoting water conservation; implementing green infrastructure; and protecting and preserving environmentally sensitive areas of Troy Meadows. The Plan also recommends the preparation of a Sustainability Element of the Master Plan, to guide land-use decisions and provide the basis for ordinances addressing sustainability and land use issues.

Wastewater Treatment and Sanitary Sewer

The Parsippany Sewer Utility operates and maintains the Township’s wastewater treatment plant on Edwards Road near the intersection of I-280 and New Road. The treatment plant, which opened in 2012, has a capacity of 16 million gallons per day (MGD).¹⁴ The Township produces 9 MGD, just over half of the plant’s capacity, and generates revenue by treating wastewater from Mountain Lakes, East Hanover, Montville, and a portion of Denville.

The Parsippany Wastewater Treatment Plant was upgraded in 2009 to include Biological Nutrient Removal (BNR) through the use of existing tankage with more efficient blowers. The portion of the Plant which received the upgrades was rated at an average daily flow of 16 Million Gallons Per Day (MGD)



Parsippany Wastewater Treatment Plant

and the Plants NJDPES Permit has set 16 MGD as the Plant Flow. The Grit Chambers, Primary Sedimentation and related piping was from the 1976 expansion, or the “new” Plant and was sized, rated and permitted at 12 MGD. So while the back of the Plant and the Permit is rates and sized at 16 MGD, some components in the front of the Plant are only sized at 12 MGD. There have been instances of very heavy rain where the Plant Flow has exceeded a flow rate of 40 MGD and the Grit Chambers have surcharged and overflowed. This problem would be exacerbated if one of the six Primary Sedimentation Tanks were out of service for repair or maintenance. This extreme variation in flow to the Plant is an indication of a severe Inflow and Infiltration (I&I) problem in some or all Sanitary Sewage Collection Systems tributary to the Plant. I&I is the unintended rain water and ground water that enters the sanitary sewer system. Excessive I&I results in expending capital funds to increase the Plant capacity to accommodate these higher flows, higher operating costs to pump and treat these higher flows and potential disruption to the biological treatment process. And this overflow was when the Average Daily Flow (ADF) to the Plant is approximately 10 MGD. If the ADF to the Plant increases to approach the Permit Limit of 16 MGD, the probability is that these overflow conditions will occur more frequently. Also, while the Plant provides treatment to most of the wastewater generated in Parsippany-Troy

¹⁴ Mayor: Upgraded Sewer Plant Means Savings. Parsippany Patch: June 19, 2012. <https://patch.com/new-jersey/Parsippany/mayor-upgraded-sewer-plant-means-savings>

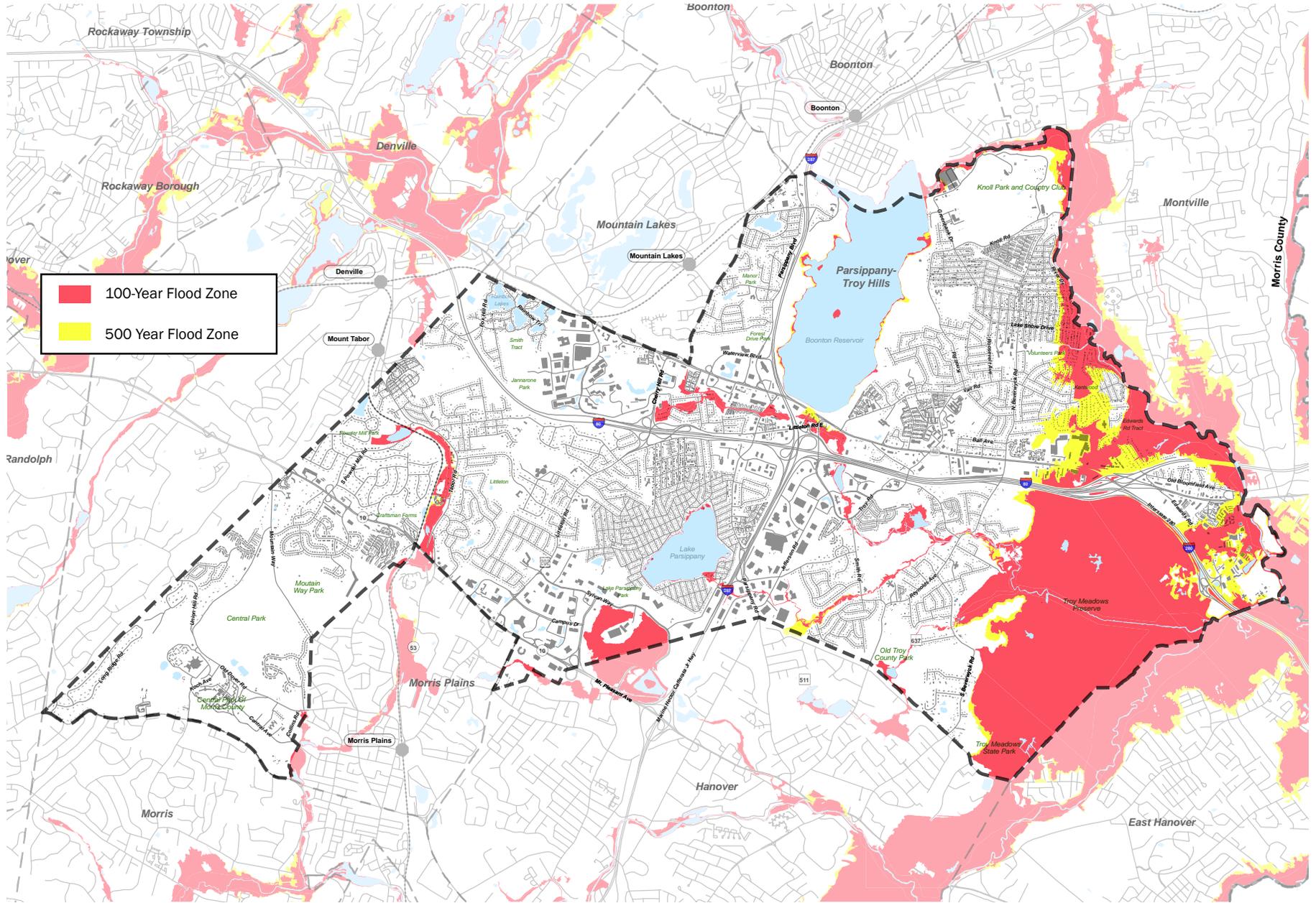


FIGURE 32. FLOOD ZONES

Source: Federal Emergency Management Agency (FEMA)

Hills, it also treats the wastewater generated in four Customer Municipalities. Three of these four municipalities are connected to the Plant through the main influent pipe, but Montville has a separate connection to the Plant which has its own hydraulic issues. These hydraulic limitations should be studied and addressed. These hydraulic issues can be addressed through modifications within the Plant and concerted efforts by Parsippany and the Customer Municipalities to correct the I&I Issues that may exist within their Collection Systems.

The Plant's NJDPES Permit has limits and treatment requirements, some of which have become more stringent in each succeeding five-year Permit Cycle and, some on a more frequent basis, through Major Permit Modification. The Limits for Chlorine Produced Oxidants (CPO), Nitrates, Phosphorus and Copper have been included or have become more stringent in the current Permit and there are discussions that some of these Limits may become more stringent in future permits. The Plant was not designed to achieve these Limits, and Plant modifications and operational changes will be required for Permit compliance. Continued violation of the Permit Limits would result in a ban on new connections to the Plant which would stop the construction of all buildings and developments requiring and NJDEP TWA Permit.

Parsippany has 370 miles of sanitary sewer line and 28 pump stations. Residents and businesses connect their sewer pipes to trunk lines, which carries wastewater to the treatment plant. The wastewater treatment process produces bio-solids and treated water. Bio-solids are sent out-of-state to a landfill, and the treated water flows into the Rockaway River where it meets the Whippany River.

Energy and Communications

Electricity in Parsippany is provided through the Jersey Central Power and Light (JCP&L) grid, which consists of overhead transmission lines typical in suburban communities. Residents and businesses can create their own energy through renewable sources such as solar photovoltaic panels. Parsippany residents and businesses that produce their own renewable energy benefit from

net metering, which allows any excess energy produced by the solar panels during the day to offset energy that is consumed by the building from the JCP&L grid.¹⁵

Both fiber and cable internet are available in Parsippany through Verizon and Optimum, the two primary internet service providers that serve Township residents. Parsippany and the surrounding region are also well-served by mobile phone and data providers.

Waste Management

The Parsippany Division of Recycling and of Sanitation collects household garbage and recycling curbside throughout the Township. The Township has single-stream recycling where paper, plastic, aluminum and metal cans, and glass can be placed in the same recycling bin. Bulk waste and yard waste are also collected curbside. Residents can also drop off recyclables, garbage, and yard waste to the Township recycling center off Waterview Boulevard.

Streets and Roads Division

Parsippany's Streets and Roads Division (also known as the Department of Public Works – DPW) is on Waterview Boulevard, next to the Parsippany Water Department and Division of Recycling and Sanitation, and immediately north of the Troy Brook. The Division maintains over 186 miles of roadways within the Township and is responsible for clearing and snow plowing roadways and maintaining storm sewers, drains, and culverts. The Streets and Roads Division has approximately 60 trucks in its fleet.

Due to the unique nature of Parsippany's regional transportation routes, many of its major, highly traveled roads are not under Township jurisdiction, and therefore are not maintained by the Streets and Roads Division. Some of these roads are listed earlier in Section 2.4 and further discussed in Section 3.

Emergency Services

Parsippany's emergency services and public safety providers include the Office

¹⁵ Net Metering and Interconnection. NJ Clean Energy, Board of Public Utilities. <<http://www.njcleanenergy.com/renewable-energy/programs/net-metering-and-interconnection>>

of Emergency Management (OEM), Parsippany Police Department, Volunteer Fire Districts, Emergency Medical Services (EMS), and the Volunteer Ambulance Squad. These services are funded through taxes, donations, and grants, and supported by paid and volunteer staff.

Office of Emergency Management

The OEM is located in the DPW building on Waterview Boulevard. OEM serves Parsippany through emergency preparedness planning, disaster mitigation and prevention, and coordination during emergencies and recovery. The office also manages the Community Emergency Response Team (CERT) and responds to hazardous material releases. It has two large vehicles and four SUVs in its fleet.

Fire Department

Parsippany’s Fire Department is entirely run by volunteers in six fire districts which are each governed by a Board of Fire Commissioners. Each fire district has at least one fire station. The districts fulfill many types of emergency response functions, including fire protection, vehicle rescue, hazardous materials, elevator emergencies, swift water rescue, ice rescue, and flood rescue. In addition to fire protection and emergency services, volunteer fire districts participate in events including fire safety education, community meals, and holiday events.

Individual volunteer fire districts are funded by property taxes from the properties within each district. Firehouses are generally modern and have sufficient space for operation. The Mount Tabor firehouse on Tabor Road is planned to be replaced. Table 20 shows the districts and the areas of town they serve.

Police Department

The Parsippany Police Department is centrally located on Route 46 near the intersection of Waterview Boulevard, in a building constructed in 2004 that also includes the municipal courts. The police department is staffed by 106 police officers and 40 support staff, and has approximately 70 vehicles.

The department is broken into three divisions: patrol, investigative, and

TABLE 20. VOLUNTEER FIRE DISTRICTS

Fire District	Area Served
1: Mount Tabor Volunteer Fire Dept.	Southwest portion of Township, including Mount Tabor
2: Rainbow Lakes Volunteer Fire Dept.	Northwest portion of Township, including Mount Tabor
3: Lake Parsippany Volunteer Fire Dept.	Lake Parsippany
4: Lake Hiawatha Fire District	Lake Hiawatha
5: Parsippany-Troy Hills Volunteer Fire Co.	Eastern portion of the Township
6: Parsippany-Troy Hills Fire Assoc.	Central Parsippany

support, and handles over 100,000 emergency and non-emergency calls per year.¹⁶ Officers communicate with Parsippany residents through social media and voice, text, and email alerts. Social media posts and alerts include information on road closures, safety alerts and tips, and reminders about ordinances and laws that affect residents. The Parsippany Police Department also places a school resource officer in middle and high schools to handle criminal-delinquent and family crisis matters.

Emergency Medical Service

Parsippany Volunteer Ambulance Squad, founded in 1942, is an all-volunteer organization that serves all areas of the Township except Lake Hiawatha. The ambulance squad has four fully equipped ambulances, a first responder truck, and a utility truck for special operations. It operates out of a building on Parsippany Road in Lake Parsippany. All of the ambulance squad’s members are CPR-certified, and most EMT- and defibrillator-certified.

Parsippany Emergency Medical Service (EMS) provides emergency medical services to residents and visitors. The department has 18 employees and responds to over 3,600 calls each year. Parsippany EMS staffs two ambulances and has an average response time of seven minutes. In addition, the EMS participates in community events to educate residents and promote injury prevention. The EMS division has a small office and storage space located at the Parsippany Community Center on Knoll Road.

¹⁶ Parsippany Police Division. <<http://www.parpolice.com/Divisions/>>

COMMUNITY FACILITIES

Schools

The Parsippany-Troy Hills school district has 10 elementary schools, two middle schools, and two high schools. Public schools and the three private schools located in the Township are listed to the right. As discussed, total enrollment is slightly down over the past 10 years (2008-09 to 2017-18 school years).

TABLE 21. PARSIPPANY BOARD OF EDUCATION SCHOOLS

Elementary Schools	
Eastlake Elementary	Littleton Elementary
Intervale Elementary	Mt. Tabor Elementary
Knollwood Elementary	Northvail Elementary
Lake Hiawatha Elementary	Rockaway Meadow Elementary
Lake Parsippany Elementary	Troy Hills Elementary
Middle Schools	
Central Middle	
Brooklawn Middle	
High Schools	
Parsippany High	
Parsippany Hills High	
Private Schools	
St. Elizabeth School (PK, K-6)	
All Saints Academy (PK, K-8)	

Public Library System

The Parsippany Public Library has three locations in the Township. The Main Library is in Lake Parsippany in a 38,000-square-foot facility that was constructed in 2004. The other branches are in Lake Hiawatha (68 Nokomis Avenue) and Mount Tabor (31 Trinity Park). The library also operates a “Book Nook” at the Community Center. Free membership is available to anyone who lives or works in Parsippany. In addition to traditional library services, the facility provides computers for use and a digital media catalog.

The library also offers programming for children, teens, adults, and seniors. Special programming includes senior yoga, home delivery for homebound residents, resources for hearing and vision impaired residents, and computer classes for adult learners. The library also has STEM programs and a maker space that loans equipment for crafts and audio/video production. Meeting rooms and group study rooms can be reserved by community groups for free or a small fee depending on whether the group is nonprofit or for-profit, and how many attendees live or work in Parsippany. The library has become increasingly popular as a work space for Parsippany residents who work from home.

Community Center

The Parsippany Community Center is on Knoll Road in Lake Hiawatha, across from the Parsippany Recreation Department near Knoll Golf Club. The Community Center has been in operation since 1991 and houses Parsippany’s Human Services department, which includes the Office of Health, Office of Social Services, and the Office of Aging and the Physically Handicapped.

The Community Center is well-used by older adults who attend exercise classes, watch movies, play cards, and participate in other activities daily. The Center also operates a food pantry.

The Women’s Theater Company is a nonprofit theater company dedicated to the advancement of women in theater production. The company puts on about three shows per season in the 99-seat theater in the Community Center.

HISTORIC PRESERVATION

ParsIPPany’s location on the road to Morristown – a major center of Revolutionary War activity – and its historic status as an agricultural community have given it interesting and important historic resources. The Township has one National Historic Landmark, five buildings and one archaeological site on the National Register of Historic Places, and two State Historic Districts (see Figure 33).

Local Historic Preservation Initiatives

Historic Preservation Advisory Committee

The Historic Preservation Advisory Committee was created in 2003 to advocate for historic preservation. Some of its responsibilities include preparing a survey of historic sites within the township, making recommendations relating to historic preservation in the Master Plan, and advising the Planning Board and Zoning Board of Adjustment on development applications.

Municipal Open Space, Recreation, Floodplain Protection, and Farmland and Historic Preservation Trust Fund

ParsIPPany established a trust in 2012 that may be used for the preservation of historic sites through acquisition and maintenance. The trust is funded through the dedication of an amount of each annual tax levy and donations.

Craftsman Farms: National Historic Landmark

National Historic Landmarks are buildings, districts, or sites that have been deemed to be nationally significant by the U. S. Secretary of Interior. They are similar to sites on the National Register of Historic Places, except that where sites on the National Register are significant on a state or local level, National Historic Landmarks are important for the entire country. There are about 2,600 National Historic Landmarks in the United States and 58 in New Jersey.

Craftsman Farms is a home that was designed and constructed in the Arts and Crafts style by architect Gustav Stickley in 1911. This style is notable



ParsIPPany-Troy Hills Public Library

for its emphasis on building in harmony with nature and furniture that features simple and strong lines. Craftsman Farms is now a museum that showcases the Log House and 30 acres of surrounding grounds which include outbuildings and other residences. The property is owned by the Township and operated by the nonprofit Craftsman Farms Foundation. It was designated as a National Historic Landmark in 1990.



The Stickley Museum at Craftsman Farms

National Register of Historic Places

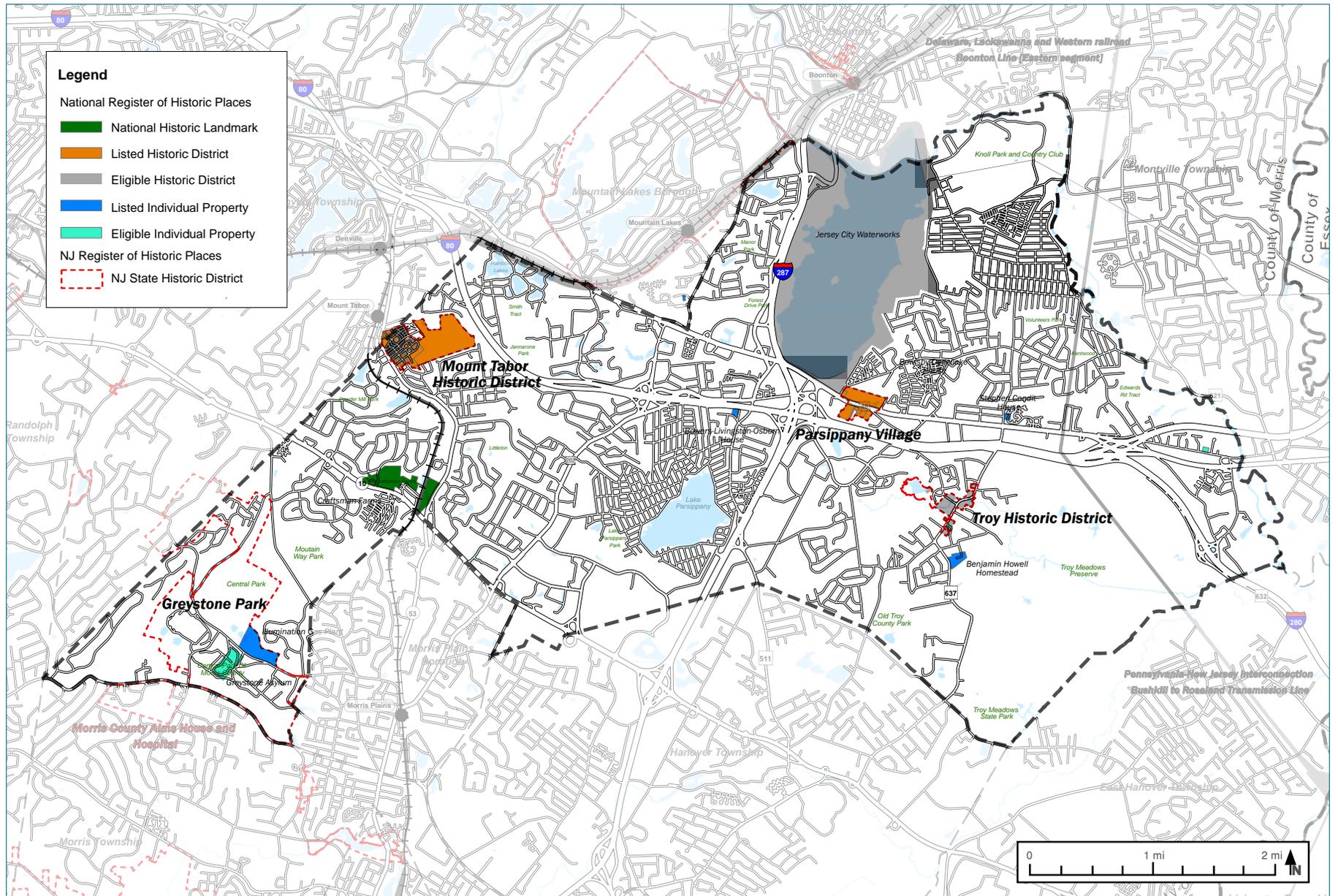
In order to be eligible for National Register listing, districts, buildings, or structures must be over 50 years old and meet at least one of the following criteria:

- Associated with events that have made a major contribution to the broad patterns of U.S. history;
- Associated with the lives of significant people in U.S. history;
- Embody distinctive characteristics of a type, period or construction method; or
- Have yielded or may yield important historical data.

Beyond the distinction and honor of being designated on the National Register, benefits for properties include tax credits and grants administered by the State Historic Preservation Office (SHPO). The properties in Parsippany that are listed on the National Register reflect the Township’s Revolutionary War and farming history.

TABLE 22. TABLE 21. STATE AND NATIONAL ELIGIBLE HISTORIC SITES

Individual Sites	Location
Troy Hills School	509 South Beverwyck Road, Troy Hills
Rockaway Neck School	156 Old Bloomfield Avenue, Pine Brook
Littleton Schoolhouse	1780 Littleton Road, near intersection with Route 10
Little Lost Cemetery	Littleton Rd. near Jersey City Reservoir
Howell Tavern/Locust Farm Archaeological Site	N/A
Estate of Judd Condit Prehistoric Site	North Beverwyck Road at Route 46
Killoren Archaeological Site	N/A
Historic Districts	
Troy Historic District	Hills of Troy, Central Parsippany
Jersey City Waterworks Historic District	Around Jersey City Reservoir, Northeastern Parsippany
Greystone Park [Historic District]	Southwest Parsippany
Old Main Delaware, Lackawanna and Western Railroad Historic District	Travels north-south along railroad in western portion of Parsippany, roughly follows Route 53
Pennsylvania-New Jersey Interconnection Bushkill to Roseland Transmission Line	Travels north-south in eastern portion of Parsippany, now a power line easement in Troy Meadows



Source: Township of Parsippany-Troy Hills

Source: Township of Parsippany-Troy Hills

FIGURE 33. HISTORIC RESOURCES

Bowers-Livingston-Osborn House

The Bowers-Livingston-Osborn House is at 25 Parsippany Road adjacent to Governor Livingston Park just south of Route 80 in Lake Parsippany. The house was constructed in the 18th century was the home of Governor William Livingston during part of the Revolutionary War. The property was added to the State and National Registers in 1973.¹⁷

Bowlsby-Degelleke House

The Bowlsby-Degelleke House is on 320 Baldwin Road near Parsippany High School in Lake Hiawatha. The house is a late 18th or early 19th Century farmhouse, the last remaining example of a farmhouse from this era in the Township.¹⁸ Parsippany purchased the house in 1977 for use as the Parsippany Historical Museum. It was added to the State and National Registers in 1978 and has received restoration grants from the Township's Open Space Program and Morris County Historic Preservation.

Stephen Condit House

The Stephen Condit House, a Victorian farmhouse constructed around 1870, is on North Beverwyck Road north of Route 46. The house is largely original, and is an excellent example of Parsippany homes from the period. The property was once a rural estate but has since been surrounded by townhomes on its north, east, and south side. The house was added to the National Register in 1974.¹⁹

Illumination Gas Plant of the New Jersey State Asylum

The Illumination Gas Plant provided gas for lighting to the New Jersey State Asylum at Morris Plains, which was later known as Greystone Park Psychiatric Hospital. The property is located across Old Dover Road from the former Greystone property in the southwestern portion of the Township. The Illumination Gas Plant was built in 1876 and supplied coal gas to the asylum until it converted to electricity in the 1930s. The Plant is one of the rare remaining examples an illumination gas plant. It was an engineering marvel at the time of its operation. One remaining building and two other structures on the site contribute to its historical significance. Artifacts are from the plant



*Bowers-Livingston-Osborne House.
Source: Jerrye & Roy Klotz, MD*



*Bowlsby-Degelleke House
Source: Jerrye & Roy Klotz, MD*

¹⁷ National Register of Historic Places Inventory – Nomination Form. Bowers-Livingston-Osborn House.

¹⁸ National Register of Historic Places Inventory – Nomination Form. Bowlsby-Degelleke House.

¹⁹ National Register of Historic Places Inventory – Nomination Form. Stephen Condit House.



Benjamin Howell Homestead
Source: Jerrye & Roy Klotz, MD



Cobb-Smith House
Source: Morris County



Mt. Tabor historical society at the Richardson History House
Source: Morris County Tourism Bureau



Parsonage for Parsippany Presbyterian Church. Source: Parsippany Presbyterian Church (website)

that date from the 1870s to the 1970s are also located on the site. The plant was added to the National Register in 1999.²⁰

Benjamin Howell Homestead

The Benjamin Howell Homestead is on 709 Beverwyck Road in Troy Hills. Portions of the house were constructed in the mid- to late-1700s. The farmstead was owned by Benjamin Howell, a prominent member of the local community whose home was used for military conferences when the Continental Army was encamped at Morristown. The house was added to the National Register in 1978.²¹

Beverwyck Manor

The Beverwyck Manor Archaeological site is located southeast of the intersection of Route 46 and South Beverwyck road, and was listed on the National Register in 2004. The site consists of intact archaeological remains of residential and agricultural buildings as well as landscape features. It comprises the core of the Beverwyck estate, which was in operation from the mid-1700s to the mid-1900s. Between 1772 and 1803, the estate served as a focal point in the social and political circles of Revolutionary War-era New Jersey, and used an enslaved labor force in its daily operations.²²

State Historic Register

Cobb-Smith House (Smith-Baldwin House)

The Cobb-Smith House was listed on the New Jersey Register of Historic Places in 2018. The site, located at 460 South Beverwyck Road, was purchased in 2013 by the Township using funds from the Open Space Trust Fund. It is an example of Federal and Greek Revival architecture, with the oldest part of the house constructed by Dr. John Joline Cobb in 1811 and later modified and expanded by Hiram Smith, Jr. in 1854.²³

State Historic Districts

Historic Districts located on the New Jersey Register of Historic Places differ from individual sites because the district may include many sites that are historically significant and may reflect a historic boundary or grouping of sites that are related. There are two historic districts in Parsippany: Parsippany Village and Mount Tabor.

Parsippany Village Historic District

The Parsippany Village historic district was listed in 1977. It includes Parsippany Presbyterian Church and the associated Vail Memorial Cemetery,

²⁰ National Register of Historic Places Registration Form. Illumination Gas Plant of The New Jersey State Asylum for the Insane at Morris Plains.

²¹ National Register of Historic Places Inventory – Nomination Form. Benjamin Howell Homestead

²² National Register of Historic Places Continuation Sheet. Beverwyck Site

²³ Parsippany Historical and Preservation Society. Smith/Baldwin House. <<http://parsippanyhistoricalsociety.org/smithbaldwin/>>

which includes veterans of the Revolutionary War and War of 1812. Other notable properties in the historic district include the Righter House, the Meeker/Webb Store, and the Modern Industrial building.

Mount Tabor Historic District

The Mount Tabor Historic district was listed in 2015, and is located along the western edge of the Township. Mount Tabor began as a Methodist summer camp in the mid-1800s and was eventually developed into year-round private cottages.²⁴ There are about 250 properties within the district.

State and National Eligible Sites

The New Jersey SHPO has determined that there are seven individual sites, and five historic districts within Parsippany that are eligible for listing on the National Register. Properties that are eligible to be listed on the National Register have a small layer of protection from impacts that would be caused by any federally-funded projects; the impacts to these properties must be studied, but ultimately they can be impacted and even demolished.



Reservoir Park, Mount Tabor

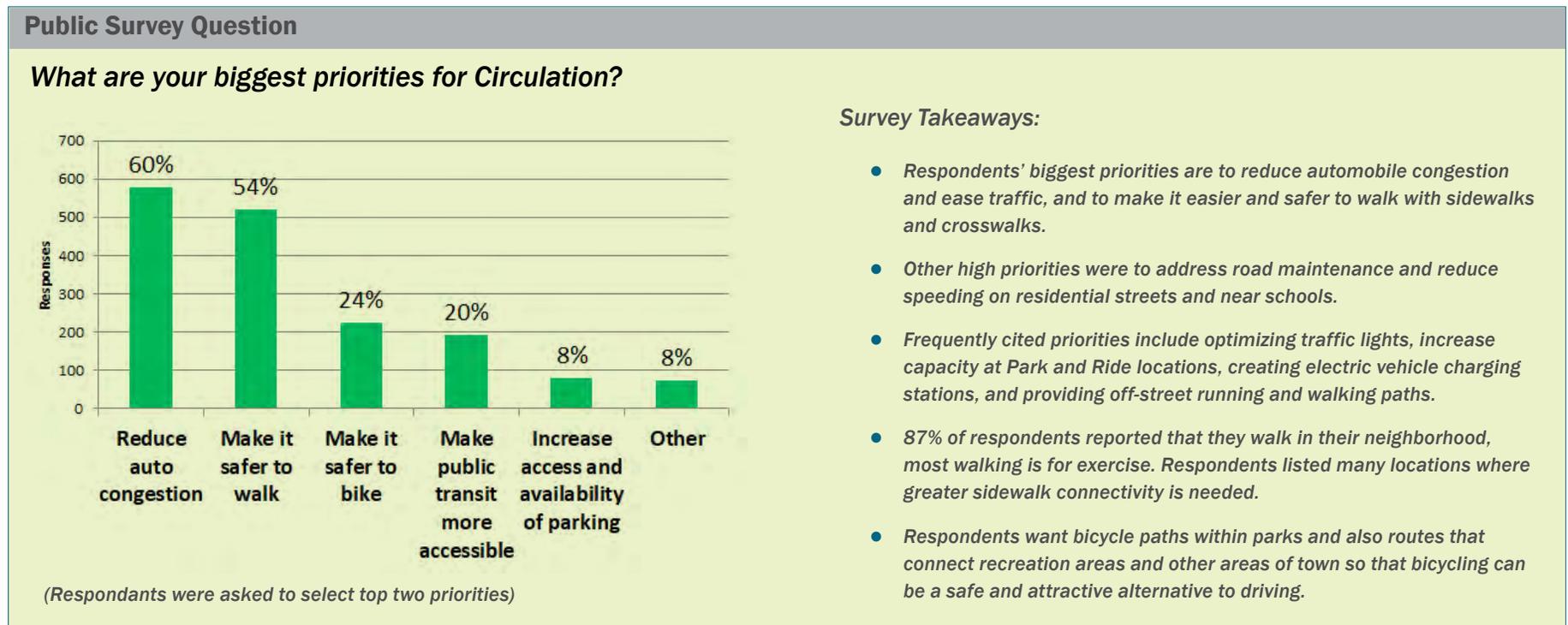
²⁴ Mount Tabor Historical Society. <http://mounttabornj.org/history/>

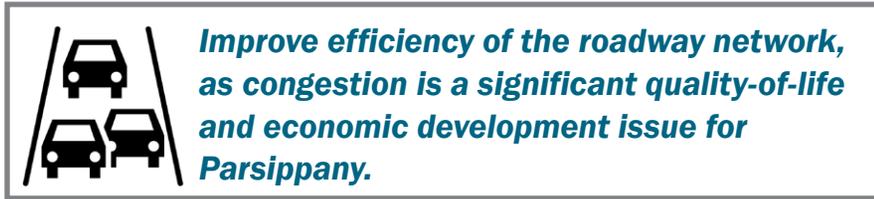
3. STRATEGIES AND RECOMMENDATIONS

This section summarizes transportation and circulation goals and strategies that arose in the existing condition analysis as well as from comments expressed by the public during public outreach activities. Each section begins with a brief summary of relevant takeaways from the public survey, in which 1,110 responses were received. The goals and strategies also address the vision

as identified in the introduction. Recommendations take into consideration existing land use patterns, environmental constraints, general economic trends, opportunities for future development, and infrastructure needs. Specific zoning recommendations are identified in the Land Use Element chapter of this plan.

3.1: TRANSPORTATION AND CIRCULATION





Traffic operations on Parsippany’s local roads are directly affected by congestion from the interstate and regional highway systems that traverse the Township. Traffic congestion is particularly severe in along the corridors that cross the interstate highways during the weekday morning and evening commuting hours. Pick-up and drop-off around schools has also been cited as a problem. The congestion results in longer commutes, increased greenhouse gas emissions, lost productivity, spillover of traffic onto local roads, and higher risk of crashes.

It is the intent of the Master Plan to improve, or at least maintain at present levels, traffic operations. It is understood that Parsippany’s roadways are directly impacted by regional traffic trends, which are projected to worsen in the future. Parsippany will need to work with County and State agencies mitigate traffic impacts so that they do not adversely affect the Township’s competitiveness and the quality-of-life for employees, residents, and visitors.

Parsippany will need to continually monitor and improve critical roadway corridors and plan for future impacts from development to make sure roadways do not become overburdened. The Township should develop a Circulation Element to determine how traffic flow can be improved, such as through specific intersection design improvements, or signalization timing changes.

The prior Circulation Element, completed in 2005, included myriad recommendations to address congestion and safety hot spots. A number of locations were improved as recommended in the document, but some of the prior recommendations remain relevant. The current list of priority roadway improvements are below. The numbers correspond to annotations in Figure 34.

Recommendations for State/County Controlled Roads:

1. **Route 10 and Route 202:** NJDOT has looked at various operational improvements for this congested intersection, including improvements to the curve at Route 10 and Gatehall Drive, widening of eastbound Route 10 west of Route 202, jughandle modifications, and signal improvements. No finalized plans have been determined at the time of writing. It is noted that the planned development at 1515 Route 10 incorporates direct access from Dryden Way to that site, which should relieve some pressure on the area. Land use changes in the vicinity to replace former office uses with residential may also help to spread traffic over different peak periods.
2. **Route 46 Traffic Signal Timing Optimization:** There are many congested intersections along Route 46 during peak commuting periods. It is recommended that NJDOT evaluate the reallocation of green times and otherwise optimizing timings.
3. **Route 46 Traffic Safety:** NJDOT should conduct a safety audit of Route 46 in Parsippany. As indicated earlier, several intersections along the Route 46 have high crash rates. NJDOT has conducted safety audits to other sections of Route 46 (which it has designated as a “Safe Corridor,” reflecting a high crash rate). These audits study crash data and determine if geometric or traffic signal improvements can be implemented to reduce the frequency of incidents.
4. **Route 46 and Beverwyck Road:** NJDOT should study measures to improve traffic flow at this heavily congested intersection. Although this intersection was reconstructed in 1997, and operates better than it did previously, it still has among the most congestion in the Township. In the morning, congestion is particularly bad in the westbound direction as a result of cars turning left onto South Beverwyck Road.
5. **Route 46 Park-and-Ride Pedestrian Improvements:** To reduce the potential of pedestrian-related accidents at the various park-and-ride lots on Route 46, it is possible to install flashing warning signs for motorists. These flashing signs could be actuated by transponders in the various buses, and/or by pedestrian push buttons.

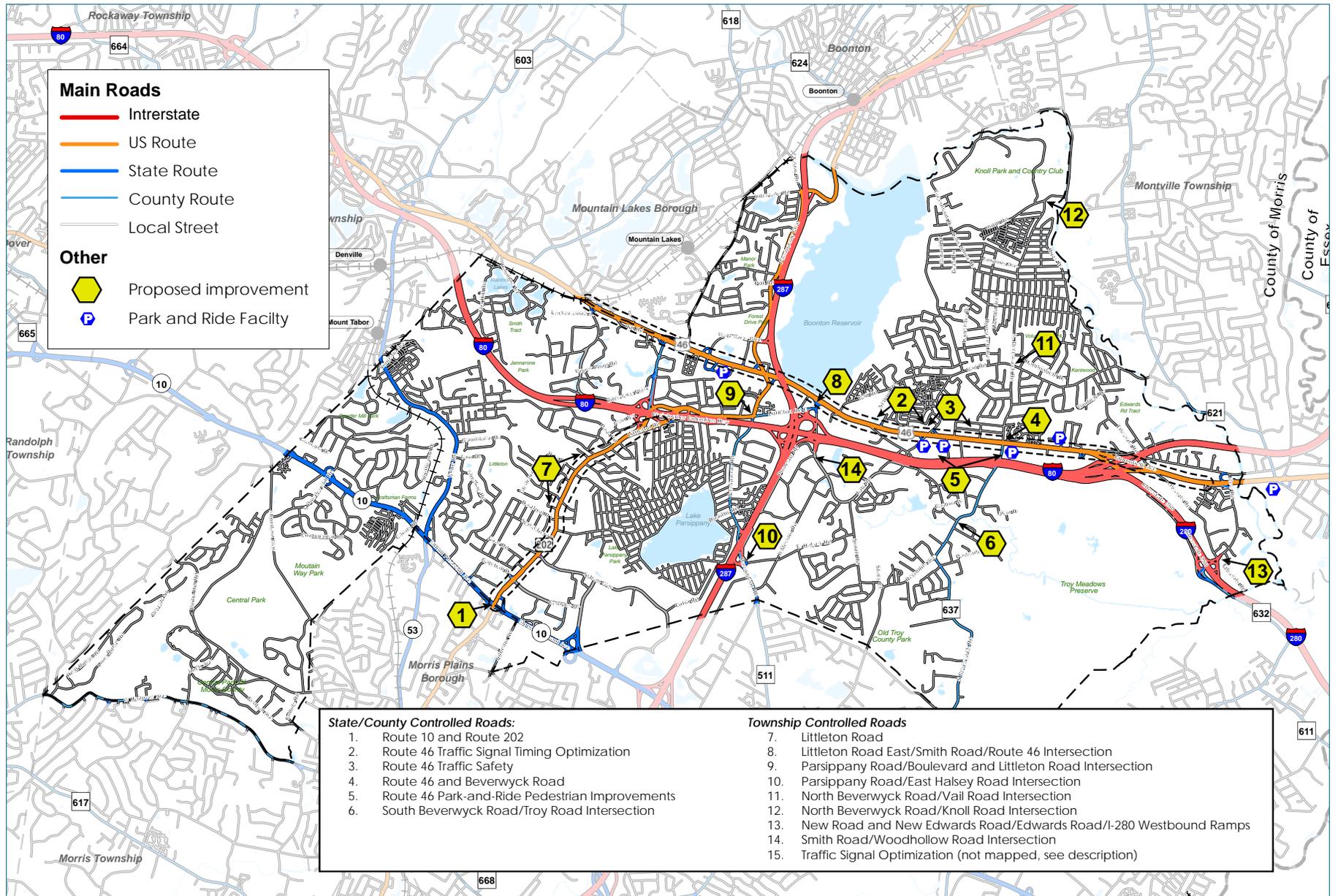


FIGURE 34. ROADWAY RECOMMENDED IMPROVEMENTS

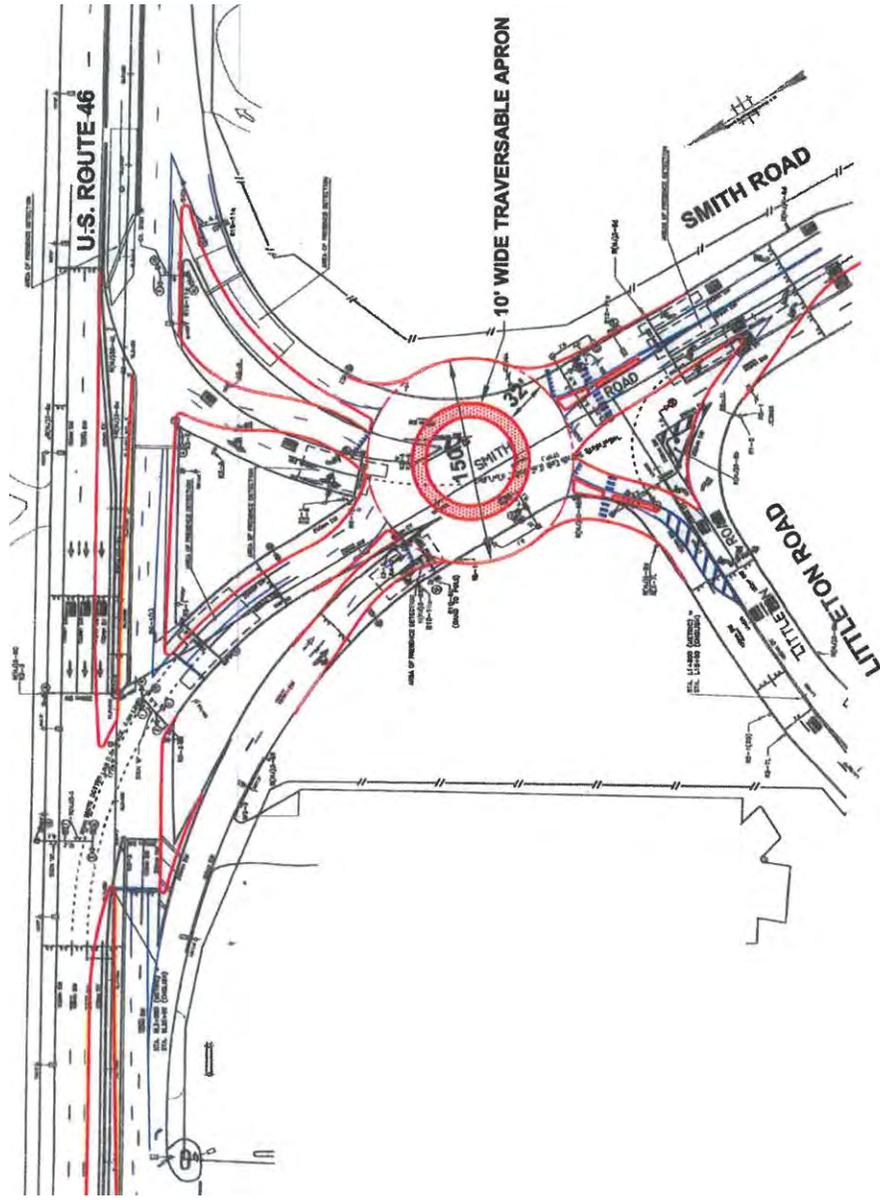
6. **South Beverwyck Road/Troy Hills Road/Troy Road Intersection:** Left turns are reportedly difficult to make at this intersection during peak periods due to the high volume of traffic on South Beverwyck/Troy Hills Road. Parsippany should advocate the County to study the need for left turn lanes and/or a signal at this location.

Recommendations for Township Controlled Roads:

7. **Littleton Road:** During peak commuting periods, traffic congestion along Littleton Road is considerable. This provides major delays to anyone trying to leave the neighborhoods that are accessed by Sedgefield or Sherwood Drives. While there have been previous suggestions to widen the road, this would limit access and egress to the residential properties along the corridor. Further, cut-through traffic for the Mack-Cali Business Campus continues to be a problem along perpendicular roads. Areas in adjacent neighborhoods (i.e. along Brooklawn Drive and Park Road in Sedgewick and Halsey Road in Lake Parsippany) require yet-to-be identified improvements along Littleton Road such as traffic calming, sight distance improvements, modifying turn lanes, and adjusting signal timing.
8. **Littleton Road East/Smith Road/Route 46 Intersection:** The intersection of Route 46 and Smith Road is a source of considerable congestion and is difficult to navigate. It is part a complex intersection that includes Littleton Road East, a spur of Littleton Road, and ramps from I-80 eastbound and to I-287 northbound. The intersection has complex traffic signal phasing and essentially contains three traffic signals. Traffic queuing along Littleton Road East interferes with highway ramp traffic operations. Further, traffic traveling from Littleton Road East to eastbound Route 46 is forced to stop twice. Stacking for eastbound Route 46 frequently obstructs the spur from Littleton Road (which accommodates U-Turning traffic). The 2005 Circulation Element proposed three concepts to consider, shown in Figure 36, none of which were implemented. Concept 1 consists of reconstructing the intersection as a modern roundabout, along with some reconstruction of Route 46. Concept 2 is a more modest reconfiguration of the intersection with signalization changes. Concept 3 is a minimal fix and includes

reconfiguring turn lanes and reconstructing the merge from Smith Road to Route 46 eastbound. This project would require coordination with NJDOT as Smith Road is in the State’s jurisdiction.

9. **Parsippany Road/Boulevard and Littleton Road Intersection:** This intersection was previously identified as one of the most severe traffic problem locations in the Township. Parsippany and the County have made a number of interim improvements which have provided some relief, while other improvements are pending, such as adding an exclusive right turn lane to the eastbound approach to this intersection. It is recommended that these improvements be completed to reduce peak hour delay. Two longer-term improvement concepts are included in the 2005 Circulation Element and shown in Figure 37. Concept 1 involves converting the intersection into a modern roundabout, with two entry and two exit lanes on each approach. Concept 2 involves adding an eastbound lane and converting the northbound right turn lane into a through and right-tum lane.
10. **Parsippany Road/East Halsey Road Intersection:** This intersection at the I-287 ramp was identified as a congestion hotspot. The problems relate to the heavy volume of right turns from East Halsey Road during the evening peak hour, as well as cross weaving problems for traffic from the I-287 northbound ramps and East Halsey Road. The 2005 Circulation Element proposed an improvement that provided double right tum lanes and separate phasing for the ramp and East Halsey Road. The Township should continue to evaluate and implement improvements for this location.
11. **North Beverwyck Road/Vail Road Intersection:** The intersection was identified as a source of congestion by residents. Parsippany has made a number of improvements which have provided some relief. The Township should continue to monitor congestion in the area. If needed, the Township could widen North Beverwyck Road to five lanes through the intersection. The widening would some require right-of-way acquisition; however no residential or commercial buildings appear to be impacted.



Concept 1



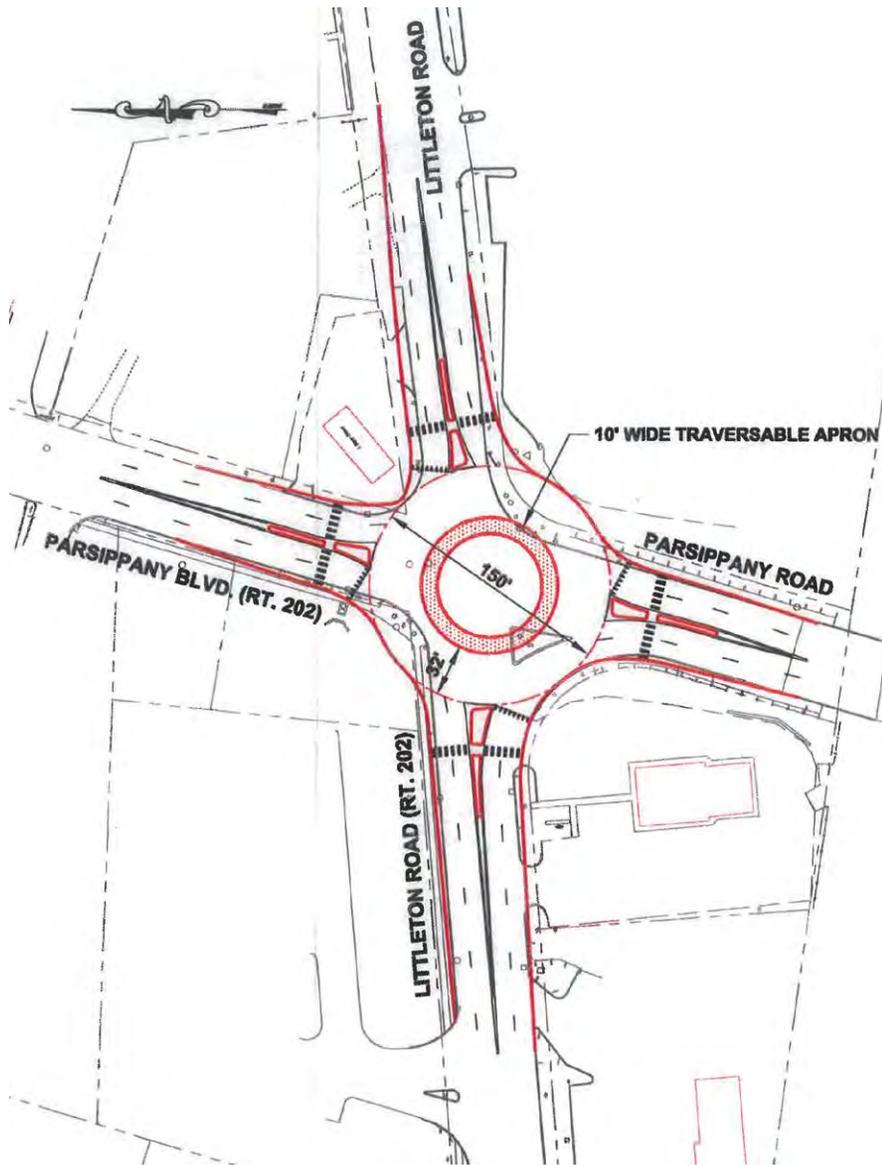
Concept 2



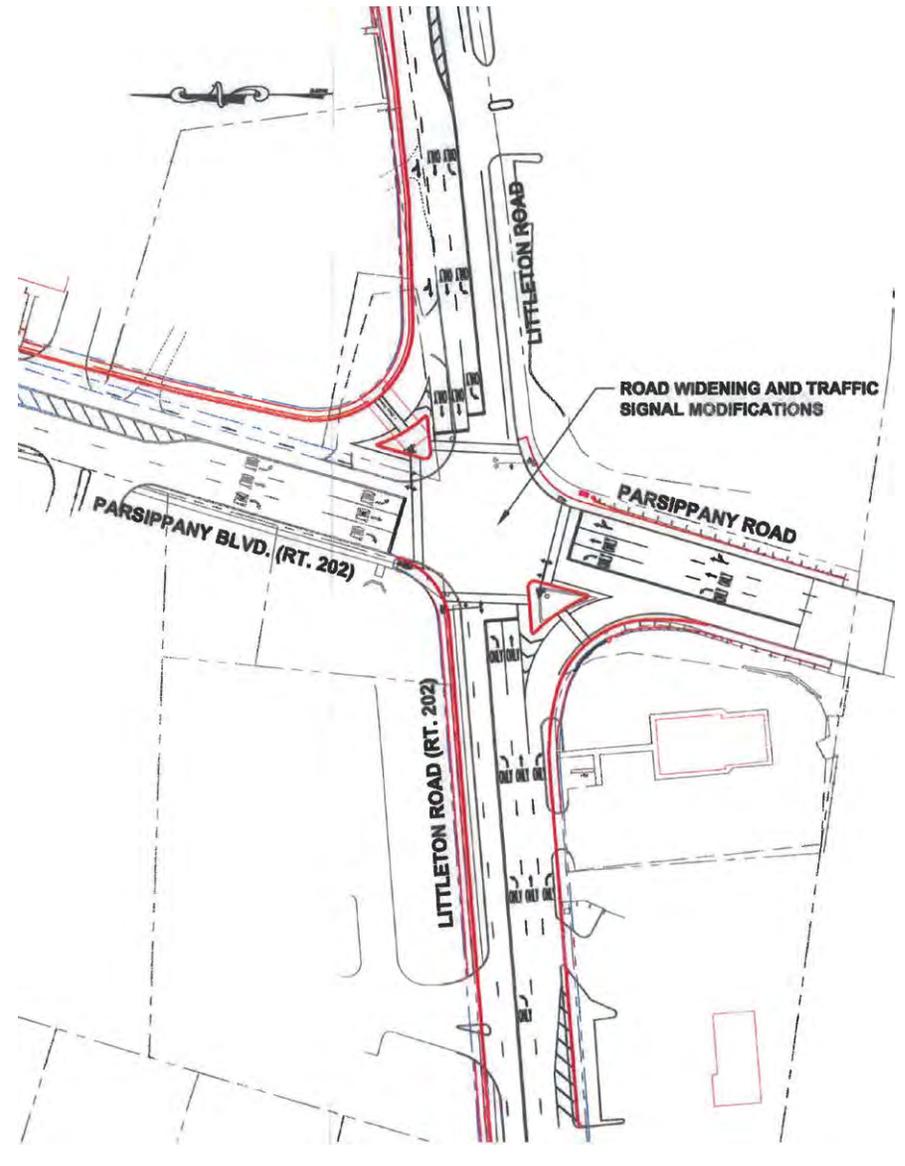
Concept 3

Source: Township of Parsippany-Troy Hills Circulation Element, 2005

FIGURE 36. INTERSECTION IMPROVEMENT CONCEPTS: LITTLETON ROAD EAST/SMITH ROAD/ROUTE 46



Concept 1



Concept 2

Source: Township of Parsippany-Troy Hills Circulation Element, 2005

FIGURE 37. INTERSECTION IMPROVEMENT CONCEPTS: PARSIPPANY ROAD/BOULEVARD AND LITTLETON ROAD

- 12. North Beverwyck Road/Knoll Road Intersection:** This intersection was identified as a congestion hotspot. Two improvement schemes were identified in the 2005 Circulation Element, shown in Figure 38. Concept 1 involves realigning the intersection so that North Beverwyck Road and Knoll Road East become the through road, and Knoll Road west intersects the roadway as a “f”-intersection. Concept 2 involves constructing a modern roundabout at the intersection. The Township should continue to evaluate and implement improvements for this location.
- 13. New Road and New Edwards Road/Edwards Road/I-280 Westbound Ramps:** This area continues to be a traffic hotspot. During the morning peak hour, queuing is significant for right turns from New Edwards Road to New Road. Also, Edwards Road contains access to a waste transfer station, and trucks have difficulty exiting this intersection due to the speed and volume of traffic on New Road. The 2005 Circulation Element proposed the conversion of the right turns from the I-280 off ramp into double right turn lanes under traffic signal control, and the installation of “force off” loops on New Edwards Road and Edwards Road. The Township should continue to evaluate and implement improvements for this location.
- 14. Smith Road/Woodhollow Road Intersection:** The intersection of Smith Road and Woodhollow Road should be modified to provide two left turn lanes from Woodhollow Road.
- 15. Traffic Signal Optimization:** When appropriately designed, traffic signal optimization can help to reduce delay, particularly during non-peak periods. Further traffic signal optimization and coordination are needed along North Beverwyck Road and Parsippany Road/Boulevard.



Collaborate with regional agencies and neighboring municipalities to address roadways outside of Parsippany’s jurisdiction.

I-80, I-280, I-287, Route 46, State Route 10, State Route 53, County Route 511, County Route 637, and County Route 654 all serve an important role in connecting the Township with the region, the State, and the national transportation network. While Parsippany has little direct control over the development and utilization of these roadways, it should continue to be active in working with County, State, and federal departments and officials to ensure that it is adequately and properly served by these roadways.



Design “Complete Streets” that are safe for all modes, including pedestrians, bicyclists, motorists, and transit riders.

According to the State of New Jersey Complete Streets Design Guide, “Complete Streets are streets designed for all users, all modes of transportation, and all ability levels. They balance the needs of drivers, pedestrians, bicyclists, transit riders, emergency responders, and goods movement based on local context. Complete Street improvements make streets safer, more comfortable and liveable for all users.

Complete Streets are designed to respond to its specific community context and need. A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions/bump outs, narrower travel lanes, and roundabouts. For example, features like curb bump-outs can serve to reduce traffic speed and make the sidewalk more attractive to pedestrians. Design of these features needs to ensure they can accommodate the turning movements of emergency vehicles.



Concept 1



Concept 2

Source: Township of Parsippany-Troy Hills Circulation Element, 2005

FIGURE 38. INTERSECTION IMPROVEMENT CONCEPTS: NORTH BEVERWYCK ROAD/KNOLL ROAD

Recommendations:

- **Adopt a Complete Streets Policy:** A Complete Streets Policy is a formal declaration that a municipality will consider “all users” when planning, designing and operating streets. “All users” includes pedestrians, bicyclists, and transit passengers of all age and ability, as well as automobile drivers and transit-vehicle operators. In 2009, the New Jersey Department of Transportation (NJDOT) was among the first state DOTs in the nation to adopt an internal complete streets policy. Communities of all sizes throughout the state have joined NJDOT in adopting complete streets policies. Currently, both Morris County and the Township of Parsippany-Troy Hills lack complete streets policies.
- **Consider and Implement Recommendations from North Beverwyck Road Walkable Community Workshop:** This report includes a number of recommendations to improve walkability along the North Beverwyck Road business district in the Lake Hiawatha neighborhood. It was informed by a half-day workshop, held on April 9, 2019, which included an on-site audit along North Beverwyck Road between Chesapeake Avenue and Claudine Terrace. The report recommends the installation of temporary mid-block crosswalks, sidewalk extensions and/or parklets to provide additional locations for a safe crossing, slow vehicle speeds, and increase safety. The long-term recommendation is to install permanent curb extensions and a center median in the road at key locations. The report also recommends adding high-visibility crosswalks, updated roadway signage, overall enhancement and brand identity of the downtown area, and evaluation of the potential for the installation of green infrastructure to assist with both stormwater management and traffic calming. Recommendations in the report can be applied to other roadways in the Township.

The full North Beverwyck Road Walkable Community Workshop report can be found here: https://www.njtpa.org/NJTPA/media/Documents/Planning/Regional-Programs/Complete%20Streets/Parsippany_Final_Report.pdf



Use traffic calming tools to reduce speeds and improve safety in residential neighborhoods.

During the peak commuting hours, traffic congestion on arterial roads can spill over onto local roads in residential neighborhoods as drivers try to avoid traffic. This cut-through traffic affects the safety-and-quality of life in local residential neighborhoods, particularly near schools. Areas frequently cited for speeding include Vail Road and throughout the Lake Parsippany Area.

The Township should study traffic calming measures such as speed humps, rumble strips, and traffic cameras to reduce speeds of cars traveling on local streets. Ensuring that there are continuous sidewalks and adequate lighting will also help to improve safety in local residential areas. Priority areas for traffic calming should be roads with high crash rates, as well as roadways near schools.

Recommendations:

- **Develop a New Circulation Master Plan Element:** The Circulation Element would include a detailed study of existing and projected traffic conditions, identify priority areas for safety improvements, and provide an implementation matrix to better plan for new projects. The Plan should focus on designing streets for all users and identifying locations where traffic calming tools may be appropriate. Priority areas should be at intersections with collision hot spots. Any proposed transportation infrastructure projects should include cost estimates and designs so that they can be readily advanced by the Township.
- **Support Safe Routes to Schools projects:** The Township should work with the school district to identify issues and areas in need of improvement, and coordinate efforts on securing Safe Routes to Schools grants.



Identify and implement accessibility upgrades, particularly along commercial corridors.

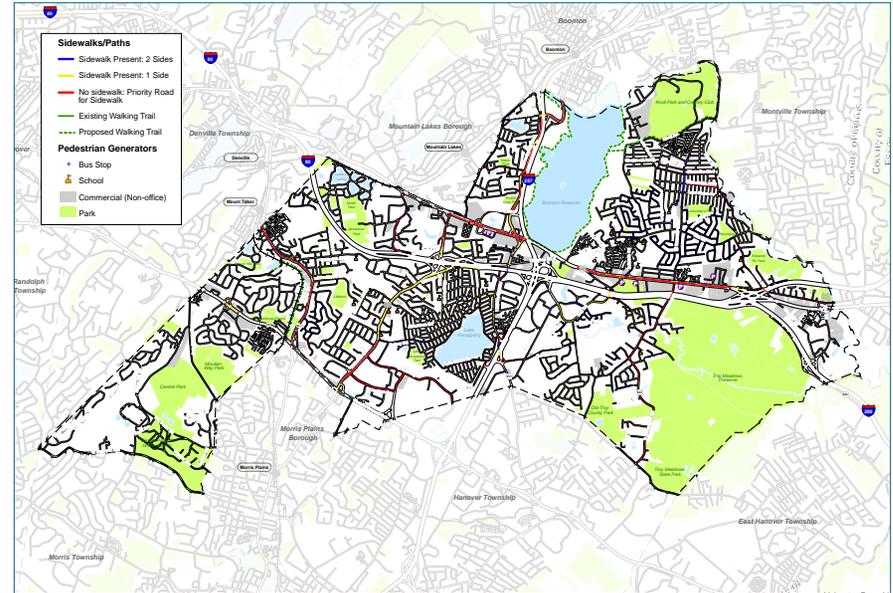
Concerns were expressed by participants in the planning process that many roads, particularly commercial corridors, need to be improved to be more accessible for the elderly and those with disabilities. For example, people expressed that crossing Route 46 was extremely difficult due to the short pedestrian intervals. It was also stated that numerous intersections are not ADA-compatible.

- **Study accessibility improvements as part of an updated Circulation Element:** This would include a prioritization matrix to evaluate projects that can be readily advanced (i.e. ADA improvements at intersections and where accessible parking spaces are needed).
- **Create Disability Advisory Committee:** The Township should create an official Disability Advisory Committee, comprised of residents versed in this topic. The Committee would meet regularly and would inform the Township on accessibility needs and opportunities.



Improve sidewalk connectivity in Parsippany, particularly at key nodes of activity such as schools, bus stops, and retail areas.

Generally speaking, the transportation network in Parsippany is friendlier to vehicular transportation than walking or biking, and residents frequently expressed the need for safer options for non-vehicular transportation throughout the Township. Sidewalks are relatively sparse in many neighborhoods, and are also inconsistent along the various commercial corridors. There was general support for improving the sidewalk network, particularly near schools, commercial corridors, and along connector roads. Improving connectivity for walking and bicycling will help to connect neighborhoods, improve the physical health of residents, and provide an



Sidewalk Priority Map (see Figure 29 on page 56)

alternative means of travel for short trips. Even in areas where sidewalks exist, there is a need to repair and maintain sidewalks that have been cracked or uplifted by tree roots. Future street trees should be planted farther away from sidewalks or using different trees, to avoid this situation.

Some of the priority areas in need of sidewalks as reported by residents include: Lake Shore Drive and around Lake Parsippany, along Route 202, Route 53, Route 46, North/South Beverwyck Road, Fox Hill Road, Knoll Road, Minnehaha Boulevard, Moraine Road, Vail Road, Intervale Road, Park Road, Parsippany Boulevard, Reynolds Road, and Smith Road. Residents also asked for more sidewalks generally in the Lake Hiawatha, Mount Tabor, Powder Mill, Sedgefield, and Glacier Hills neighborhoods.

A sidewalk priority map was created which shows existing sidewalks as well as gaps in the sidewalk network. Priority areas for sidewalks are those that are on connecting roads, key commercial thoroughfares, or are adjacent to pedestrian generators such as schools and parks. With regard to new development, all commercial development that is retail or mixed use in nature should provide bicycle/pedestrian links to adjacent neighborhoods and adjacent commercial

developments. Crosswalks should be maintained on a regular basis so that striping is clearly visible to motorists.

Additionally, it should be also studied if greater connectivity can be achieved across highways, which are significant barriers to pedestrian and bike . For example, Route 46 was frequently cited as a major barrier for pedestrians, which is particularly problematic as commuters using park-and-ride stations need to cross the road to access their car or the bus.

Recommendations:

- **Include a sidewalk implementation plan in Circulation Element:** A higher level of detail is needed to strategically plan for sidewalk improvements. The Circulation Element should provide a prioritization matrix to evaluate which projects can be readily advanced. The matrix might include factors such as: strategic need/level of connectivity provided, physical constraints, ownership/jurisdiction, neighborhood support, and cost.
- **Advance efforts to fill sidewalk gaps through the land use approvals process:** In cases where a commercial development application is before either the Planning Board or the Board of Adjustment, priority should be given to filling sidewalk gaps as part of the application review process. For example, there are commercial uses on Route 46 that lack sidewalks, where the adjacent properties have them. When these properties come in for approvals for upgrades or new uses, the opportunity should be taken to install a sidewalk to fill the gap.
- **Develop a sidewalk improvement plan.** This document, which could be accomplished as a separate piece to the Circulation Element or as a combined effort, would identify priority streets for sidewalk improvement. This would also include necessary maintenance and repairs for existing sidewalks. This plan would provide a short-, medium- and long-term list of improvements, along with anticipated capital costs. The plan could also identify opportunities for funding sources, potential partnerships, agreements or easements needed for private property, and other short-and long-term maintenance needs.

The sidewalk improvement plan should also identify opportunities to bury electric lines, as these two capital projects could be coordinated. This would require significant amount of coordination between the Township, private property owners and Jersey Central Power & Light (JCP&L).

- **Improve pedestrian crossings at Route 46:** Discuss with NJDOT the potential to build an overpass at the park-and-ride at Baldwin Road, which is across from shopping centers and multi-family housing and has been discussed in the past as a potential improvement. Another less expensive alternative would be to improve signalized intersections along Route 46 to provide more time for pedestrian crossing and to ensure those locations are adequately lit.



Route 46



**Identify and support
access improvements
to public transit**

The Township should support efforts to decrease automobile use and promote public transit, walking, and bicycling as preferred modes of transportation. Improving access to mass transit also has the potential to alleviate vehicular congestion. Where possible, Parsippany should work with NJ Transit to get more bus routes in the Township, create new park-and-ride facilities and expand existing ones for residents. Parsippany may consider establishing a permit system for some or all of the park-and-ride facilities in its control to give some priority for residents as well as provided a revenue stream for improvements to the park-and-ride facilities or the creation of new facilities.

Where there is existing bus service, the Township should work with NJ Transit, other bus operators, and the County to improve signage and schedule information, and to improve pedestrian conditions at park-and-ride facilities (i.e. along Route 46). The Township should also help to coordinate shuttle bus service between train stations and large concentrations of commercial space, as well as generally improve access to area train stations.

Recommendations:

- **Evaluate opportunities to expand park and ride capacity:** The Township should investigate opportunities to partner with commercial property owners along Route 46 to create new park-and-ride facilities. These can be implemented through shared-use agreements with uses such as theaters and shopping malls where parking demand peaks during evenings or on weekends and unused parking is available during commute hours. Shared use park-and-ride facilities are a cost-effective alternative to building standalone parking facilities.
- **Consider developing a bus depot in a centralized location:** There is a lack of connectivity between bus systems in the area. Developing a bus depot would enhance bus service for the Township, making it a better option for those who live and work in Parsippany. Future planning for this facility could be done in conjunction with planning for a municipal/

civic complex. One potential location for this could be the Lanidex Plaza complex, which was recently designated as an area in need of redevelopment.

- **Evaluate potential for park-and-ride permit program:** For the Township-owned park-and-ride facilities, consider implementing a permit system whereby at least half of the spaces are set aside for annual permits for residents, with the rest available on a first-come, first-served basis for non-residents. This would necessitate an education campaign to make current parkers aware of the new policies.
- **Improve marketing and outreach for Parsippany Free Bus:** Parsippany has an existing free bus service, which is primarily utilized by senior citizens, but many residents are not aware of the service. The Township should consider a marketing campaign to increase ridership. At a minimum, this communication effort would include the creation of a map of the route (none currently exists), and posting signage for the service at stops on the route.
- **Strengthen access to train service:** Although there are no train stations located in Parsippany, the Montclair-Boonton line runs along the municipal border with Mountain Lakes on the south side of Route 46. Depending on the availability of land in this area and engineering issues such as topography, this could be an appropriate location for a new station that could serve Parsippany and Mountain Lakes. The Township should explore grant funding, possibly in collaboration with Mountain Lakes, for a feasibility study of a new station. NJ Transit is currently studying such feasibility for new stations elsewhere in the state. Parsippany should stay abreast of any major plans for regional transit so they are included in the process. In addition, Parsippany should investigate the feasibility of providing shuttle/jitney service to nearby stations, such as Denville, Morris Plains, or Boonton. One option could be to use the Parsippany Free Bus as a commuter shuttle during peak commuting hours, with the Free Bus remaining available for general use at other times. This could improve the efficiency and cost-effectiveness of the bus.



Provide a system of linkages connecting neighborhoods to open space areas throughout Parsippany.

Open space should provide passive and active recreation opportunities and preserve environmentally sensitive areas. Wherever possible, the Township should link existing parks and open space assets to form interconnected greenways that provide connectivity to neighborhoods, public facilities (i.e. schools and libraries), and commercial areas.

Many residents supported the creation of bicycle paths that connect recreation areas and other parts of town so that bicycling can be a safe and attractive alternative to driving. Priority areas for bike paths should be along major roads, around schools, within neighborhoods, and also along roads that connect commercial and residential areas so residents can use their bicycle to run errands.

Recommendations:

- **Develop a comprehensive trail plan:** Plan would identify potential locations and priority areas for bike paths and pedestrian trails which will provide alternative transportation routes between neighborhoods and parks. The plan should examine potential use of inactive rail corridors and will further the development of Patriot’s Path and the trolley line trail. See Open Space and Recreation section for further details.
- **Jersey City Reservoir:** Continue discussions with Jersey City and the state to place a conservation easement on the lands around the reservoir (See Environmental Conservation and Sustainability).



Plan for circulation and safety improvements with new development

With any significant new commercial/campus developments, special measures should be taken to ensure that traffic safety and emergency access is considered and that measures are implemented to mitigate traffic safety impacts. Pedestrian safety and circulation should be given specific consideration in any new significant commercial developments that have high parking turnover.

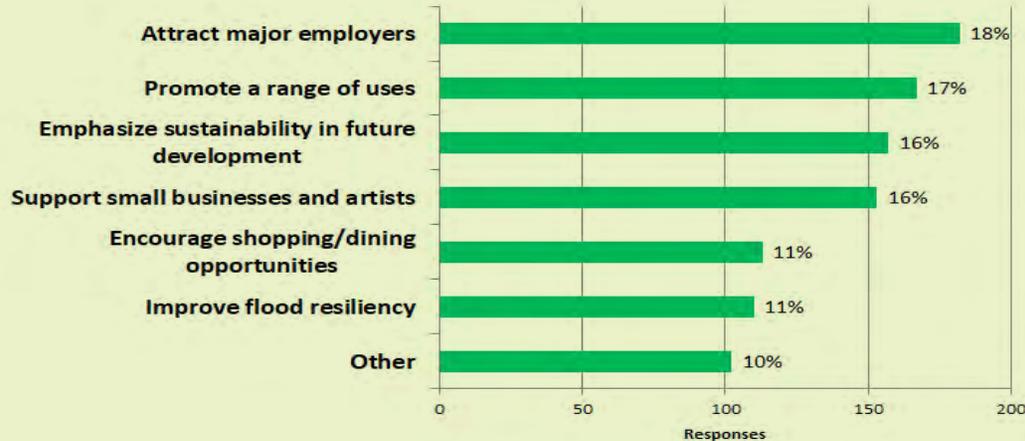
Recommendations:

- **Drive-Thru Retail Uses.** The incidence of drive-thru retail appears to have diminished; however, the Township should establish a policy to limit these activities to specific locations along more heavily traveled roadways and on parcels that are able to address the concerns regarding drive-thru lanes, such as vehicle stacking.
- **Road Width Concerns.** Some of the larger developments within the Township have insufficient internal road widths to handle fire-fighting apparatus. There needs to be site-specific review of this issue as well as the establishment of a policy as to where fire zones may need to be created within appropriate developments.
- **Implement a policy of public ownership of street rights-of-way:** In some cases, the lot lines of private properties in Parsippany extend to the centerline of the public right-of-way. As these properties make applications for land use approvals, the owners should be encouraged to dedicate the right-of-way portion to the Township, for ease in ongoing maintenance and improvement. It is recognized that such dedication has the potential to create bulk variances, as the original establishment and zoning compliance of the lots may be based on the right-of-way land area; however, this must be balanced against the public benefit of having clean Township ownership of the public right-of-way.

3.2: ECONOMIC DEVELOPMENT

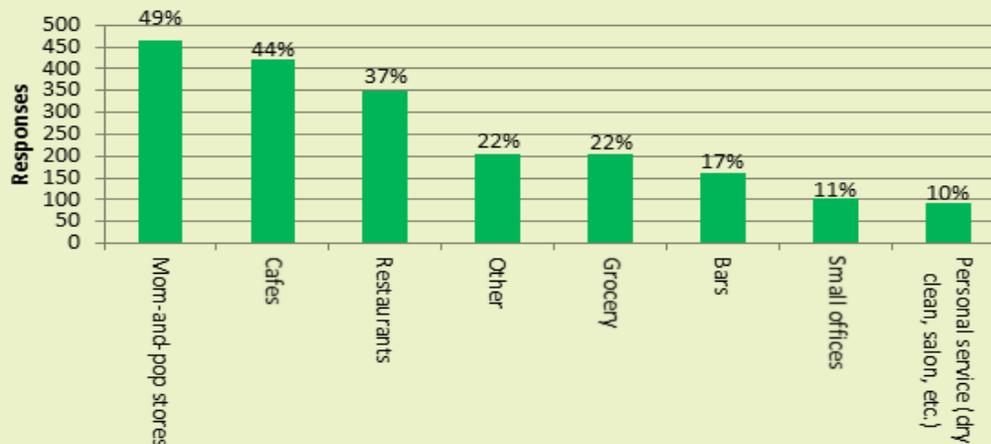
Public Survey Question

What are your biggest priorities for Economic Development?



(Respondants were asked to select top two priorities)

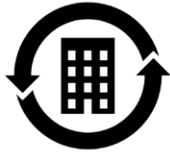
What type of businesses would you like to see in your local neighborhood that aren't there now?



(Respondants were asked to select top two priorities)

Survey Takeaways:

- The highest priority for respondents was attracting major employers followed by promoting a range of uses and emphasizing sustainability and supporting small businesses, start-ups, and the arts.
- Some respondents cited that the Township should emphasize the filling or adaptive reuse of underutilized vacant office space before creating additional commercial development.
- Almost half of respondents want more local “mom-and-pop” businesses and cafes. Other businesses that respondents listed are restaurants, groceries and food stores.



Encourage redevelopment and infill development in existing commercial and office areas that are vacant or in need of reinvestment.

The Township has excessive land area devoted to single-use office parks, characterized by 3- to 5-story buildings surrounded by substantial surface parking areas and green space. Parsippany’s office vacancy rate remains much higher than the County and State as a whole. Additionally, the Class A office market has shifted from the 1980s-era suburban office campus model to one that prioritizes walkable, mixed-use office space with a range of amenities and access to transit. In this regard, many of the office parks are losing their ability to compete in the current regional office market. Some owners of these office parks are seeking to make them more attractive to tenants either through the addition of amenities (outdoor recreation, fitness, day-care, personal services, and restaurants) or through the introduction of multifamily residential or mixed uses.

The Township should support development patterns that will enhance the quality-of-life for both residents and employees in Parsippany, while responding to the market demand for modern uses. Residents expressed support for a wider diversity in businesses, especially small business options. There was significant interest in food options such as salad restaurant/healthy lunch options, café and neighborhood coffee places, breweries, and brewpubs. Other potential uses might include commercial recreation (i.e. indoor fitness or entertainment uses), art galleries, indoor agriculture, and adult day-care. Mixed-use residential, assisted-living and age-restricted housing could also be considered in some locations. Zoning standards should become more flexible to allow multiple permitted uses on one site (i.e. on pad sites) and in one building, under certain conditions.

Recommendations:

- **Vacant property inventory:** Conduct an inventory of occupied versus unoccupied building space that is available for business uses. For unoccupied space, determine whether renovation or redevelopment is

appropriate or feasible, and what incentives or penalties may be effective to incentivize the property owner to make upgrades.



Support commercial corridors to help them remain competitive in a challenging retail environment and better serve the surrounding neighborhoods.

As with campus office space, the Township appears to have excess retail space. The retail vacancy rate in the Parsippany submarket grew from 7.1% in 2013 to 15% in 2018, more than double the current countywide vacancy rate of 6.9%. Meanwhile, more than 230,000 square feet of new retail space has been constructed in the Township since 2010. These figures suggest a glut of retail space relative to what the market can support, with the vacancies most pronounced in older retail centers that have not modernized or upgraded. At the same time, some commercial zoning districts do not permit uses that would be appropriate within the existing context and that are seeing growth in demand. For example, the zoning code has no provision for small-scale indoor fitness uses, such as martial arts studios, yoga studios, etc., which means these are generally categorized under “educational” use, and not permitted in all local business zones. Also, the code does not allow for “experiential retail,” i.e. stores that provide for an experience along with shopping, such as a store with a coffee bar, or a class/event space. This type of use is increasingly important in competing against online shopping, and often requires the ability to house multiple permitted uses within the same retail space. Finally, consideration should be given as to where some personal service uses such as tattoo parlors, body piercing shops, and adult-oriented businesses may be appropriate, with some conditions given their sensitive nature.

Many of Parsippany’s commercial areas are strip mall style developments, which discourage people from parking and walking between stores. New and renovated commercial development should move away from the strip mall style to create more of a sense of place. Participants in the Master Plan process reported that they want the streets with retail and restaurants to have



North Beverwyck Road

more of "Main Street" welcoming feel with attractive signage and a walkable environment. Economic development efforts should focus in improving existing auto-oriented commercial corridors and reinforcing neighborhood-oriented retail areas such as North Beverwyck Road in Lake Hiawatha.

The Township's key auto-oriented commercial corridors (especially Route 46, Littleton Road, and Parsippany Road) are in need of aesthetic improvements. The retail market is challenging, and many of the Township's shopping centers are older and need upgrades. These areas also tend to be over-parked, with little in the way of landscaping and sidewalks generally lacking. Some retail centers in town have recently undertaken upgrades including facade and parking improvements, which seem to be paying off in the form of filled store spaces and higher-end tenants. Expanding permitted uses could incentivize more retail property owners to upgrade, while aesthetic improvements in the public realm – together with strong site planning – can serve to enhance the overall look and experience.

Recommendations:

- **Business zoning:** Review permitted uses, area and bulk requirements, parking requirements, and other zoning provisions to remove potential

barriers to entrepreneurs, new business types, and experiential retail. For example, there are several uses that could be evaluated to determine where they are appropriate as a conditional use, such as: personal service establishments (tattoo parlors, body piercing shops, and adult-oriented businesses), instructional and fitness uses, customary home occupations, data storage warehouses and disaster recovery facilities, individualized instructional sports training facilities, and adult day-care facilities. Most of these uses have been recommended in prior Master Plan reports and should be re-evaluated given current market conditions. Other uses that have not been recommended previously but should be considered in both business zones and some office zones include breweries/brewpubs, indoor agriculture, art galleries, and similar uses.

- **Marketing:** Encourage local residents to support local businesses through 'buy local' campaigns.
- **Signage upgrades:** Investigate options to phase out nonconforming signs, potentially by establishing a time limit for elimination of the nonconformity, with an amortization period for the cost of the structure.



Invest in streetscape upgrades along neighborhood-oriented commercial corridors

The streetscape along some of Parsippany's commercial corridors are in need of improvements to make them more walkable and to make them more welcoming for shopping. At a minimum, sidewalk and pedestrian-scaled lighting should be considered for neighborhood scaled commercial areas such as North Beverwyck Road, Tabor Road, and Parsippany Road (from the vicinity of the I-287 interchange to the Littleton Road intersection).

There have been tremendous efforts by the Township and others to support the vitality of North Beverwyck Road in Lake Hiawatha, one of Parsippany's key neighborhood-oriented retail areas. This area suffers from issues including building maintenance, trash and other general cleanliness, and



Tabor Road: Expansive parking areas, no sidewalk, large shoulder in roadway

other aspects that make the corridor less desirable to walk and visit. The Township should promote additional streetscape investments such as façade improvements, implementing a coordinated signage system, awnings, street trees, and special features at intersections and gateways (i.e. paving materials, landscape treatment, and other streetscape elements). The recommendations below include tools the Township can utilize to improve walkability along the corridor and encourage property owners to reinvest in their buildings or in the corridor as a whole. These recommendations could be replicated along Parsippany Road and Tabor Road, and, at a smaller scale, commercial nodes within neighborhoods.

Recommendations:

- **Consider creative “placemaking:”** Involve the community to collectively re-imagine and reinvent the public space. This could involve local arts programs and groups to help to develop signage, public murals and contribute to other events. Morris Arts and Morris County Tourism could be partners in this effort.
- **North Beverwyck Business Improvement District (BID):** BIDs finance supplemental public services in designated commercial areas for basic services such as sanitation and security, as well as neighborhood amenities such as marketing, programming, unified signage, street lighting, and street plantings. While this option has been discussed in

the past, it has not received support from the business owners as BID’s are self-financed.

- **Façade improvement program:** Incentive zone to encourage property owners to upgrade or rehabilitate facades. Incentive may be in the form of a property tax abatement for a substantial percentage of the cost of approved projects. CDBG programs may also be utilized for funding.
- **Building improvement program:** Incentive zone such as discounting property taxes on improvements for approved projects for 10 years. Development qualifying for the incentive may include the replacement of existing buildings with new buildings or the improvement of specifically identified buildings, based on certain conditions such as increasing density, building height, and achieving architectural standards as established.
- **Design guidelines for North Beverwyck Road.** Design guidelines would promote high quality use of materials, signage, landscaping and lighting to ensure that the development addresses the street and provides a more walkable environment.
- **Improve Parsippany Road:** This corridor needs significant improvements including re-striping the roadway to include left turns and installing new sidewalks, trees, and ornamental lighting, similar to the approach on North Beverwyck.
- **Plan and implement improvements to the public realm:** The Township should pursue opportunities to enhance the public right-of-way through sidewalk and paving improvements, landscaping, lighting, wayfinding signage, and street furniture (such as coordinated benches and trash/recycling receptacles). These efforts should include the creation or improvement of one or more pocket parks or civic areas, which will help to beautify the corridor, improve walking and visiting conditions, calm traffic, and express the character of the community. The open space could incorporate attractive signage, streetlights, enhanced landscaping and potentially standalone design elements.
- **Bury electrical lines:** Work with utility providers to bury the lines to

improve the pedestrian walkway, enhance and beautify the street, and reduce the risk of power outage from downed trees. This would require significant amount of coordination between the Township, private property owners and Jersey Central Power & Light (JCP&L).



Pursue economic development opportunities that attract visitors from throughout the region.

The Township should encourage regional residents and tourists to visit, highlighting the historic, cultural, and recreational opportunities available. Parsippany is uniquely suited to host regional events such as conferences, sports tournaments, and other events considering its excellent highway access and ample supply of hotel rooms. These events would typically be held on weekends when traffic congestion is not an issue. Existing hotels in Parsippany are reportedly booked during the week but have excess capacity for weekend events. Some opportunities to consider include the following:

Recommendations:

- **Consider opportunities for a small convention center:** Morris County Tourism has identified a need for a small convention center, accommodating 2,000-3,000 people. Parsippany could be an ideal place for this use, which is currently lacking in northern New Jersey, given its 25+ hotels and strong highway access. Depending on where such a use would be appropriate, it would need to be accommodated in the applicable zoning provisions.
- **Explore hosting summer regional sports tournaments:** Parsippany is uniquely suited to host regional youth sports tournaments. Youth recreation is very popular in the Township, and it is both well connected to the Tri-State region and has the hotels, restaurants, and high-quality athletic fields that would support a regional event. Hosting families from the region would generate additional hotel tax revenue for the Township, as well as additional spending at restaurants and stores. Parsippany fields are booked solid during the spring and fall seasons, so there is only capacity

for hosting during the summer. Tournaments are usually only held on weekends, which should help mitigate concerns about traffic and other negative effects of tourism.

- **Promote history and ecotourism:** Parsippany has numerous historic and ecological assets (i.e. Stickley Museum at Craftsman Farms and Troy Meadows) that should be promoted to residents and visitors alike. The Township should support visitation of these landmarks through enhancing signage/wayfinding on roads, improve pedestrian between important destinations, and increase marketing efforts.



Undertake a branding initiative to capture, reflect, and promote Parsippany

Many of Parsippany’s residents indicate they identify more with the neighborhood where they live in rather than Parsippany as a whole. This is largely due to the fragmentation of the neighborhoods caused by the regional roadway network and the history of large development clusters, as well as personal to neighborhood institutions such as schools and libraries. Residents stated that there is a need to have more social connection with the wider community. Some of the ideas discussed include more community events and a new, more centrally located community center.

The Township should consider a branding campaign that celebrates the character of individual neighborhoods while under the larger umbrella of Parsippany. This could include a consistent signage program under Parsippany’s brand which identifies gateways to the Township as well as various neighborhoods, commercial core areas, parks, and other landmarks of interest.

Recommendations:

- **Develop a consistent branding and signage program for Parsippany:** The product will include a comprehensive branding style book for signage, the website, and other media. The signage should include

signature entry signage monuments and landscaping for important gateways. Gateways would be considered the highest priority with secondary and tertiary signs at neighborhood entry points.

- **Lobby USPS to rationalize ZIP Codes:** Many Parsippany residents expressed their desire to change the ZIP code which their address has been assigned because it has the name of a neighboring municipality. Not only does this create confusion for residents, it is an issue for historic and cultural assets that are seeking visitors. For example, the Stickley Museum’s mailing address is in Morris Plains, even though the museum is physically located in Parsippany. This is a frequently cited concern for many Americans, as ZIP code boundaries don’t always align with municipal boundaries. Some residents stated that the need to use mailing addresses of adjacent areas impacts community identity.

The U.S. Postal Service (USPS) has long resisted changing ZIP codes for any reason other than to improve the efficiency of delivery. The USPS has developed a “ZIP Code Boundary Review Process” that promises to consider and, if possible, accommodate municipal requests. While modifying ZIP code boundaries is not likely to occur, one accommodation that can often be made is to allow the use of more than one municipal name in the last line of an address. Adding “Parsippany-Troy Hills” to some of the ZIP code names can help to mend some of the community identity problems. The process to work with the USPS on these potential changes should be led by Township elected officials, with support from U.S. Congressional representatives as appropriate.



Undertake zoning revisions to consolidate districts, clarify regulations, and better respond to current issues.

Many of Parsippany’s non-residential zones were created to facilitate very specific types of development, lending a “one-off” character to the Township’s zoning districts. As a result there is an over-abundance of districts, often

with very minor differences among them. The Township should undertake a comprehensive evaluation of its business, office, corporate office, and industrial districts, with the goal of streamlining them and reducing the overall number. This process will need to protect existing development, so as not to create a significant number of non-conformities. The goal is to facilitate Township growth and redevelopment in a manner that benefits residents and preserves history.

The process should review and clarify zoning regulations that are not easily understood or are inconsistent (i.e. for lighting and signage). One objective will be to achieve consistency which will help to streamline processes for Township staff, residents, and businesses. The zoning update should also review parking ratios for various commercial uses, encourage access management, and expand provisions for shared parking and land banking.

Recommendations:

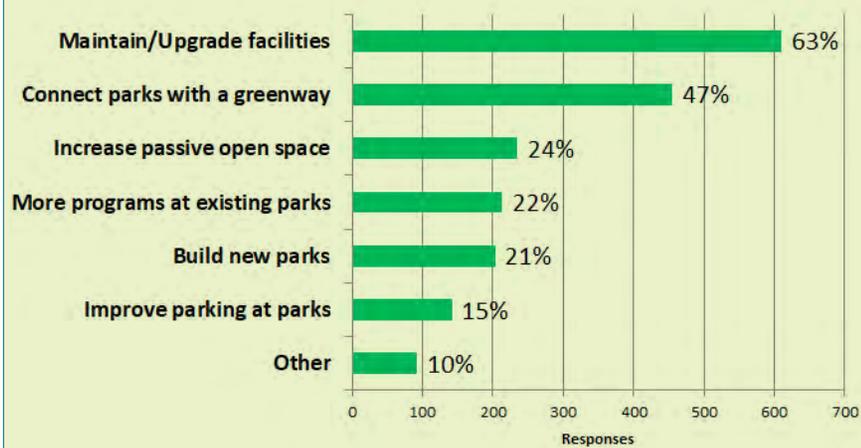
- **Streamline zoning districts:** As noted, some of Parsippany’s business and commercial zoning districts have minimal differences and could be combined or eliminated for greater clarity and efficiency. The land use element details these proposed changes, including reducing the number of business zones to clearly address three categories (highway commercial, corridor commercial, and neighborhood business); merging the light industrial zones and some corporate office districts, and developing a strategy for bringing specialized zoning districts (e.g. the COD, POD, and PRD zones) that are built-out into conventional zoning. In addition, the Township should eliminate dual zones (i.e. zones that are both light industrial and residential).
- **Update parking regulations:** Update off-street parking requirements to establish requirements for passenger car rental facilities; amend requirements for restaurants; and promote greater use of shared parking, land banking, and valet parking.

3.3: OPEN SPACE AND RECREATION

Public Survey Question

What are your biggest priorities for Parks and Recreation?

(Respondants were asked to select top two priorities)



Survey Takeaways:

- The two biggest priorities are to maintain and upgrade existing parks and to connect existing parks with trails for walking and bicycling.
- An almost equal number of respondents want more passive open space, more programming at existing parks, and more parks and ball fields.
- Other priorities cited include making accessibility upgrades, leaving some park areas as wooded tracts, and creating hiking/walking trails.
- Survey respondents listed many parks that could use some improvements (i.e. bathroom and playground upgrades, stormwater drainage, parking, accessibility/safety improvements), but the most commonly cited places were Volunteers Park, Lake Parsippany Park, Smith Field, and Grafton Park.



Maximize the value and utility of the existing system of parks and open space throughout Parsippany and add to the system as resources and opportunities permit.

Parsippany’s parks and recreation resources are a major quality-of-life amenity, as expressed by residents in the public outreach process. Youth recreation is very popular in Parsippany, and field space for games and practices is in high demand. The 2011 Open Space Plan notes that while Parsippany provides more open space per resident than the standard of 1 acre of land per 100 residents, there are some parts of the Township that have greater access to parks than others. Parsippany should not only expand access to parks through safe sidewalks and crossings, but should continue to construct parks in neighborhoods that are underserved.

Survey respondents listed many parks that could use some improvements, but the most commonly listed were Volunteers Park, Lake Parsippany Park, Smith Field, and Grafton Park. Other general requests for parks include building bathroom facilities, playground upgrades, incorporating stormwater drainage elements, expanding parking, improving accessibility for all users, and increased programming. Some commonly requested park additions include a splash pool, an open recreation swimming pool, a cricket stadium, and more playgrounds around the Township.

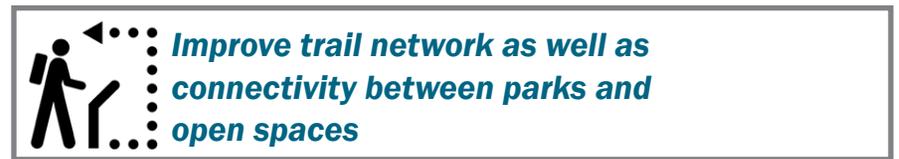
Recommendations:

- **Update the Open Space and Recreation Element:** Updating this element will help the Township evaluate the existing recreation facilities and confirm what is needed. The element should address the need to optimize open space resources and balance need for organized and passive recreation. For example, some active parks such can accommodate additional trees and walking paths. The element should

address the need for additional recreational facilities such as a public pool and/or splash pad. New or expanded facilities, including trails, will require additional maintenance and public safety efforts. These additional costs should be considered in the planning effort for these facilities. The element should be reviewed yearly to reflect changes. This document should also be submitted to Green Acres.

- **Parks and Open Space Acquisition:** The Township should conduct a yearly review with the Open Space Advisory Committee to update and prioritize the properties highlighted in the Open Space and Recreation Plan. This should include a visit the properties to decide upon which one(s) to submit for grant funding. The Township should prioritize developing parks for both passive and active uses in neighborhoods that appear to be underserved, such as Troy Hills and Rockaway Neck.
- **Convert grass playing fields to turf where appropriate:** Township fields are generally booked in the spring and fall seasons. This heavy use makes it difficult to maintain grassed fields, which need time to recover from wear and tear caused by events. Parsippany has a few artificial turf fields which have lower maintenance costs than grass, but have a higher upfront cost.
- **Consider developing a municipally controlled indoor recreation facility:** Parsippany does not have a municipally-owned indoor recreation facility for youth/adult sports and community events. The Police Athletic League (PAL) owns a building adjacent to Smith Field Park that hosts sports games and events, and the Parsippany-Troy Hills School District has indoor gyms that can be used for sports. The Township coordinates with these organizations to use the facilities, but is limited in the programs they can offer. Parsippany should revisit the possibility of developing a public recreation facility, possibly in combination with a new community center.
- **Complete previously planned recreation expansions:** There are several previously recommended or planned actions that are in various stages of implementation, which the Township should continue to advance. One is **Forge Pond**, which is planned to be developed as a public recreation space and rehabilitated historic property (dam) as part of a

residential development. In addition, the Township owns two parcels of undeveloped space (the **Fieldfare property**) on Troy Road east of the Jersey City Reservoir, which includes the last remaining piece of farmland in Parsippany. Preservation of this site preserves a crucial piece of the community’s heritage. The Township should acquire the adjacent undeveloped properties to consolidate and preserve those areas for park space. Finally, the Township should continue to implement plans for a **new multipurpose field** to provide capacity for cricket, lacrosse, soccer, and softball.



Parsippany’s collection of parks vary in size and location. Some are located in close proximity to other parks, but do not have designated walking or bicycling between them. A path or greenway system linking parks would not only give residents additional access to parks, but would also provide opportunities for longer walks, jogs, and bicycle rides.

The 2011 Open Space Plan recommended creating new parks so that each Parsippany resident can walk from their home to a park. Many Township residents are within a comfortable walking distance (one-half mile) to a park. However, too often, there are unfriendly walking or bicycling conditions on the trip from a person’s house to the park. Sidewalks are absent in many neighborhoods, and some intersections can be problematic to navigate for pedestrians and bicyclists. Notably, the intersection of Vail Road and Route 46 is not pedestrian friendly, making it very difficult for residents in Vail Gardens and Lakeview Gardens to walk to Veterans Memorial Park, which is less than a half-mile away. Improving walkability with safe connections to parks from Parsippany’s neighborhoods is especially important for elderly residents and young families, two of the community’s most vulnerable populations.

Wherever possible, the Township should link existing parks and open space assets to form interconnected greenways that provide connectivity to

neighborhoods, public facilities (i.e. schools and libraries) and employment areas. Some commonly requested improvements/additions to the trailway network include a walking trail around Lake Parsippany, public access with a trail around the Jersey City Reservoir, and a walking path from the Morris Corporate Center office park to Jannarone Park.

Recommendations:

- **Develop a comprehensive trail plan** that includes bike paths and pedestrian trails that will provide alternative transportation routes between population centers and public parks. The plan should examine potential use of “paper” streets and inactive rail corridors and will further the development of Patriot’s Path and the trolley line trail.
- **Public Access to Open Space around Jersey City Reservoir:** The 1,300-acre Jersey City Reservoir provides drinking water for Jersey City and Hoboken, and is surrounded by wooded conservation land. Access to the reservoir is currently prohibited, but in September 2018, the Jersey City Council approved a 40-year lease to the Morris County Park Commission for the creation of a walking path for passive recreation and conservation education.¹ The Township should continue to work with Jersey City and the County to open up lands around the Reservoir to public use.
- **Explore opportunities to expand public access to Lake Parsippany:** Lake Parsippany is not currently accessible for the general public. Residents of Lake Parsippany can purchase a membership in the Lake Parsippany Property Owners Association, which gives access to Lake Parsippany’s beaches and water for swimming, fishing, and boating. You must own property included as one of the original purchase tract or, original field map area for Lake Parsippany to qualify. It is recognized that full public around the immediate shore of the lake is not possible due to private property ownership. However, the Township should explore a combination of shoreline access with sidewalks along Lake Shore Drive.
- **Manor Lake:** There are a number of properties adjacent to Manor Lake

identified in the Open Space and Recreational Plan that were identified for acquisition for open space purposes should they become available. As of the writing of this Plan, the Township was in the process of acquiring a portion of privately owned land adjacent to the lake. Parsippany should continue to pursue opportunities to preserve land in this area and explore the potential for walking trails around the Township-owned lake.

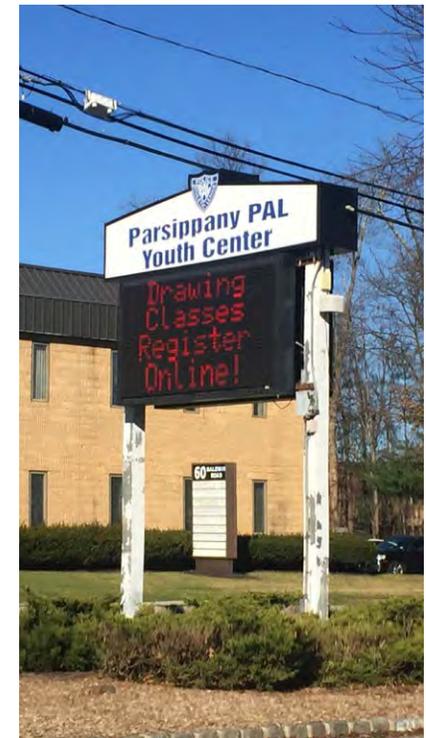


Improve communication and outreach process for parks and recreation activities.

Some in the community have expressed concern that it is difficult to find out information about the various recreation leagues, game times, and schedules from the Township. Sports and leagues are advertised through word of mouth, social media, Township email blasts, and people calling the Township/PAL asking questions. Parsippany acknowledges that there is room to improve communication to advertise parks and recreation events and leagues and disseminate information.

Recommendations:

- **Develop centralized information repository for parks and recreation:** The Township should host a central information repository on Parsippany’s



Parsippany PAL signage

¹ “Jersey City council Oks plan to open up Boonton reservoir to public” McDonald, Terrance T. Jersey Journal. Web. <https://www.nj.com/hudson/index.ssf/2018/09/jersey_city_council_oks_plan_to_open_up_boonton_re.html>



website, which people can use to access a calendar of events, field reservations, information on field closures, sign-up dates, sports and programs offered, etc.

- **Increase advertising and outreach for parks and recreation leagues.** While still popular, youth participation in sports leagues has been declining in recent years. In general, participation in youth sports nationwide has decreased in the past decade, as children gravitate to tutoring and electronic diversions, and the cost and time investment to play at a competitive level has increased. Community stakeholders have advocated for increased outreach and advertisement efforts to encourage more kids to play, particularly those that come from families whose

parents did not play a sport as a kid. One idea would be to have a central place for banners or physical signs to alert people as they drive (i.e. “Baseball season starting soon – see PTH App for details”). A Recreation open house before the season starts would also be a good way to get parents and kids involved with youth sports leagues.

- **Improve signage for parks:** Improving wayfinding for the different parks and fields in Parsippany would also help create awareness of parks for residents as well as visitors.

3.4: ENVIRONMENTAL CONSERVATION AND SUSTAINABILITY



Support Conservation of Troy Meadows and other environmentally sensitive areas.

Many residents support the creation of additional passive open space as well as hiking and walking trails. Priority areas for conservation should be those undeveloped areas that have a high ecological value; will guard against flooding, soil erosion, and stream sedimentation; and/or can connect to a comprehensive parks and open space network.

As discussed in the 2011 Open Space and Recreation Plan, much of the remaining vacant land in Parsippany is facing pressure from development. The high demand and low supply of land is making open space acquisition more expensive. Creative funding strategies and partnerships will continue to be helpful in stretching the Township's available funds. For example, existing vacant spaces could be purchased by the Township with Green Acres funding. The Township also has an Open Space Trust Fund which could be utilized for these expenditures.

Critical resources such as Troy Meadows, steep slopes, wetlands, and floodplains help buffer the effects of hazardous weather and climate change. Flooding is an issue in parts of the Township, and protecting these natural features can help prevent and mitigate its effects. In addition to fulfilling their protective role, these resources provide habitat for local plants and animals, and are integral parts of Parsippany's heritage and identity. When areas are replanted, indigenous species of plants should be prioritized.

Troy Meadows is owned by a mix of public and private owners, with much of the land owned by Wildlife Preserves, a private non-profit land conservation corporation. There are public access points and trails, including a portion of the Patriots Path, which is maintained by Morris County Parks. Wildlife

Preserves is restoring Troy Meadows for use as a wetland mitigation bank, and also has indicated plans for accessory uses to support the public enjoyment of the open space, such as bird watching structures and an outdoor education center.² However, although the Recreation, Conservation and Wildlife (RCW) zoning in place restricts future development, the land is not currently protected in perpetuity. The 2011 Open Space and Recreation Plan recommended strategies for preserving specific parcels within Troy Meadows through conservation easements, public/non-profit ownership, and the creation of a National Wildlife Refuge.

Recommendations:

- **Produce a complete Environmental Resources Inventory (ERI):** The ERI provides an index of natural resources with baseline documentation for measuring and evaluating resource protection issues. The ERI is an important tool for environmental commissions/committees, planning boards, and zoning boards of adjustment. The Parsippany Environmental Committee, the Association of New Jersey Environmental Commissions (ANJEC), and the Highlands Council can be partners in this effort.
- **Ordinance review:** Review Township ordinances concerning stream corridor protection, tree removal, conservation easements, ridgeline and steep slope protection, and others that protect environmental resources to ensure they are as strong as possible. This activity should be in coordination with the Environmental Committee.
- **Deed restriction enforcement:** Review developers' agreements and inform owners that official deed restrictions need to be placed on properties donated as open space in accordance with the Planning Board approvals.

² "The Enhancement of Land, Water, and Wildlife Habitat at Troy Meadows". <<https://www.wildlifepreserves.org/enhancement-land-water-and-wildlife-habitat-troy-meadows>>

- **Open space acquisition:** Develop a regular process that contacts large landowners to request that the Township have an opportunity to purchase the property before the land is placed on the open market. Also contact large property owners to introduce the option of placing conservation easements on their land. Prepare at least one application for the Morris County Open Space and Farmland Preservation every year.
- **Support preservation and access at Troy Meadows:** The nonprofit group Wildlife Preserves provides public access to Troy Meadows but this access is not of sufficient quality to attract the majority of Parsippany residents. Trails are not well-maintained or universally accessible, maps are not widely available, and there is no educational or support center for visitors. Troy Meadows is a National Natural Landmark, and providing public access is the bare minimum of its potential for public enjoyment. The Township should continue to work with Wildlife Preserves to improve public access, including development of a Wildlife Center, while balancing the need for ecological preservation.
- **Support the Knoll Golf Club in its efforts to implement best practices in land management and sustainability.** This facility is working on a “Green to a Tee” program, an effort to manage the Knoll in as environmentally sound manner as possible, paying particular attention to golf course maintenance practices, habitat management, water conservation, energy use, reduction of plastic waste, recycling, and other environmentally friendly practices. In support of this initiative, the club has adopted an environmental certification program to assure that all facilities are doing their part. These efforts can also be assisted by the Rutgers Master Gardeners of Morris County who can advise on providing a more environmentally friendly landscape, including use of native plantings and shoreline enhancement of the Knoll West Pond.



Reduce impervious surfaces across the board and employ green infrastructure techniques

Many properties in Parsippany, particularly those in commercial areas, are characterized by large building footprints, large surface-level asphalt parking lots, and wide roadways. Many of these features were constructed prior to the adoption of current stormwater management regulations. In some commercial areas, most of the available land area has been consumed by impermeable surfaces, leaving little room for landscaping and open space, which filters stormwater and allows for ground water recharge.

One problem with large impervious surface area is the potential for pollution of stormwater. Impervious surfaces collect biological and chemical pollutants (i.e. oil, soaps, chemicals, trash, organic material), which can subsequently pollute either surface waters, or the groundwater that recharges the aquifers that provide a source of drinking water. High volumes of surface water runoff from impervious surfaces can also exacerbate the erosion of areas that are not paved with concrete or asphalt, degrading important landscape elements within the community. These factors, combined with projections of increases in storm intensity, can lead to additional environmental and physical damage in the future. Another major issue for Parsippany in particular is the impact of impervious surfaces on groundwater recharge. If stormwater discharges directly from impervious areas to piped infrastructure, it is not filtering back into the ground where it may replenish drinking water sources.

Recommendations:

- **Enhance tree preservation and build upon Parsippany’s reputation as a “Tree City”:** Parsippany should encourage the planting of trees, or urban reforestation throughout the Township. Trees help to beautify the area, reduce stormwater runoff, improve air quality, and increase shade. Street trees need to be planned so that they don’t interfere with sidewalks or power lines (JCP&L has tree guidelines). Parsippany should aim for a one-for-one replacement requirement when trees need to be removed. Where an owner cannot replace all the trees on their property, an in-lieu



Example of driveway with unnecessarily large impervious surface coverage

program could be established to plant appropriate trees in the immediate vicinity. In addition, the Township should undertake a public education campaign to raise awareness of the existing regulations on tree removal, as it appears that many homeowners do not know about limitations on some tree removal.

- **Adopt the latest NJDEP stormwater management regulations.** The Township’s stormwater management regulations be studied to consider requiring, as feasible, stormwater attenuation for developments that are below the quarter-acre threshold of additional impervious coverage. Township stormwater management regulations should also adopt the latest NJDEP standards.
- **Incorporate Stormwater BMPs into Future Development or Redevelopment in Commercial/Office Areas:** New development within existing office areas provides an opportunity for integration of stormwater BMPs as part of new design of renovation of existing buildings and infrastructure. For example, existing surface parking lots can be replaced with permeable paving such as pervious pavers, porous concrete asphalt, or grass pavers. Rooftops can be retrofitted with either green or blue roofs for stormwater retention/detention, and bioswales and rain gardens can be used strategically as landscape to remove silt

and pollutants and increase infiltration capacity. The Township should investigate ways to incentivize the use of stormwater BMPs, such as through zoning, financing, and tax incentives.

- **Lead by example by promoting water conservation efforts and green infrastructure at Township facilities.** Promote a whole-building approach to sustainability in the areas of site development, water savings, energy efficiency, materials selection, indoor and outdoor environmental quality, and human and environmental health. One example is the Parsippany - Troy Hills Public Library, which could implement green infrastructure to reduce runoff at the parking lot. Install green roofs and stormwater capture tools for stormwater retention, gardening, and recreation purposes where feasible. Implementation of these features should incorporate an ongoing management plan to ensure that they remain effective in managing stormwater.
- **Revise zoning code to reduce impervious coverage.** Some strategies for commercial properties include requiring landscaped areas within parking lots and potentially reducing impervious coverage maximums. For residential districts, existing impervious coverage limits should be reviewed, and regulations should be adjusted to encourage, as feasible, partially pervious decks rather than impervious patios. In addition, driveway widths in the Township were recently reduced from 36 feet to 24 feet, a positive step, but should be further reviewed in residential areas for potential further reduction.
- **Public Outreach:** Raise public awareness with flyers, training and workshops to educate the public on water conservation and reuse. Educate homeowners and responsible Township agencies about alternative stormwater management and drainage systems, including improvements such as rain barrels and roof downspout disconnects where feasible. Property owners should also be educated about the importance of keeping storm drains clean. This could include placing storm drain markers on drains to help educate the public and change behavior.



Protect Drinking Water Supply

The Township is located within the New Jersey Highlands Region, and is therefore one of 88 municipalities protected by and subject to the provision of the Highlands Water Protection and Planning Act. Parsippany is within the Planning Area of the Highlands Region. In 2009, the Township initiated the process of demonstrating conformance with the 2008 Highlands Regional Master Plan (RMP), but did not complete that process.

Although the Township has sufficient drinking water capacity based on NJ DEP regulations, the Highlands Council conducts net water availability analyses which takes aquatic ecological integrity into account, in addition to the amount of water available for consumption. In September 2018, the Highlands Council found that of the six subwatersheds that provide Parsippany with groundwater, three are being overtaxed by the Township. These watersheds are Malapardis Brook, Troy Brook (above Reynolds Avenue), and Troy Brook (below Reynolds Avenue). Opting-in to the Highlands Council Planning Area would allow the Council to provide Parsippany with grant funding for a range of planning activities, including creation of a Water Use and Conservation Management Plan to help bring Parsippany’s water use to a more ecologically sustainable level.

It is also important to note that residential growth in Parsippany, particularly as a result of meeting affordable housing obligations, will place additional pressure on the Township’s drinking water supply. Analysis conducted as part of planning for future growth indicates that there is current water supply capacity available for the Realistic Development Potential (RDP) sites identified in the Housing Plan, but that other development and redevelopment opportunities will be constrained without additional water. Capacity may need to be purchased from third parties, and additional water transmission infrastructure may need to be constructed. A well rehabilitation and replacement plan should be developed, and groundwater recharge should be maximized through development review as well as the adoption of conforming Highlands Regional Master Plan regulations that promote recharge.



Recommendations:

- **Come into conformance with Highlands Council Standards:** One significant step as Parsippany endeavors to grow smartly and sustainably will be to come into conformance with Highlands Council Standards. Upon acceptance of the petition for Highlands Council conformance, the Township should prepare a Highlands Master Plan Element, to fully align its land use policies with the provisions of the RMP.
- **Pursue grant funding for open space and water conservation plans.** A key benefit of opting in to the Planning Area is the potential to receive planning grants. These grants are provided by the Highland Protection Fund and administered by the Highlands Council. Other benefits of conformance include legal assistance and deference to master plans.
- **Secure a location for a new well to increase drinking water capacity:** One of the Township’s existing wells is offline due to low yield and contamination issues. Parsippany should continue the process of obtaining a replacement location, working with NJDEP Green Acres on permitting issues, so that the new well can be online in 2022 as planned.
- **Continue implementing measures to eliminate water leakage:** The Township typically sees about 20% loss of drinking water supply due to leaks, hydrants, and firefighting efforts. The Water Department conducts

regular leak detection, but recently created a budget line item for this work for the first time. Leak detection measures should continue to be funded and implemented.

- **Continue discussions with Morris County Municipal Utilities Authority (MCMUA) on securing potential additional water capacity:** MCMUA has some municipalities that are allotted capacity but do not use it, and the utility is trying to recoup some of that capacity and make it available to other municipalities. The Township should continue discussions with MCMUA on obtaining approximately 500,000 gallons per day from this water source. In addition, the Township should initiate discussions with Southeast Morris County Municipal Utilities Authority (SMCMUA) and Jersey City Municipal Utilities Authority (JCMUA) on the potential to secure additional water capacity.
- **Wellhead Protection Areas.** There is a need for ongoing efforts to protect the integrity of wellheads and aquifers providing potable water for the Township and region.



Promote sustainable patterns of development and incorporate strategies to address climate change and adapt to potential impacts

Sustainable development means protecting the resources and systems that support us today so that they will be accessible to future generations. The potential impacts of climate change, which is a global issue, must be considered when planning for the future. In order to do this, the Township should adopt and enforce land use policies that reduce sprawl, preserve open space, reduce energy use and greenhouse gas emissions, and improve walkability, thus reducing automobile use. The Township should also encourage sustainable development policies that minimize waste and energy use. As part of this effort, it is recommended that the Township prepare an Environmental Sustainability Element of the Master Plan, to guide land-use decisions and provide the basis for ordinances addressing sustainability and land use issues.

The recommendations listed below are some of the major actions the Township should take to encourage high environmental standards for development and infrastructure, conserve resources, encourage renewable energy, and improve the environmental performance of Township-owned property.

- **Revise zoning as needed to protect environmental resources:** Standards should limit development in environmentally sensitive areas (steep slopes, wetlands, etc.) and promote environmental quality through site design, landscaping, irrigation, and maintenance.
- **Electric vehicle charging stations:** Consider parking regulations that encourage or potentially require these facilities for the construction/redevelopment of large-scale projects such as mixed-use developments, multifamily developments, and office campuses.
- **Develop environmental sustainability element:** This element should be created to promote the efficient use of natural resources and the installation and usage of renewable energy systems; improve the incidence effectiveness of recycling and reduce waste; consider the impact of buildings on the environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site orientation and design.
- **Adopt programs that will reduce energy use and reduce greenhouse gases (GHGs):** Examples of such practices are purchasing electricity produced from renewable sources, utilizing electric vehicles, replacing incandescent light bulbs with LEDs and using solar panels for municipal and residential power wherever possible as well as energy audits and building retrofits to improve energy efficiency. Very often these practices also provide long-term net savings to residents and the Township.
- **Green Development:** Encourage new development and redevelopment to be compatible with U.S. Green Building Council (USGBC) principles. The USGBC developed the Leadership in Energy and Environmental Design (LEED) certification programs. There are other equivalent programs, such as the Green Building Initiative (GBI), which was created to assist the National Association of Homebuilders (NAHB) in promoting its Green

Building Guidelines for Residential Structures. Other rating systems go beyond the limits of current policy and address broader issues of sustainability, net zero energy, and living and restorative building concepts that are more compatible with the natural environment. For example, development plans may incorporate climate change mitigation strategies that seek to restore/regenerate natural systems.

- **Support solar and make energy efficiency a high priority:** Ensure that zoning and building codes incorporate best practices for incorporation of solar panel roofs. Develop policies to proactively promote purchasing electricity from trusted reliable providers who use renewable energy technologies.
- **Incorporate bird-friendly design strategies into site plan review.** Collision with glass claims the lives of hundreds of millions of birds each year in the United States. New construction can incorporate from the beginning bird-friendly design strategies that are cost neutral. Bird-friendly strategies for windows deter birds by making glass more visible, making it appear as if spaces are too small to fly through, and/or by reducing reflections. While glass is important for bringing light into buildings, a façade with over 30-40% glass dramatically increases energy use for heating and cooling. There are many ways to reduce mortality from existing buildings, with more solutions being developed all the time. In December 2019, New York City passed bird-friendly building legislation, which can be used as a model ordinance for Parsippany.



Work with other groups in the Township to promote environmental awareness and education

- **Formalize and strengthen the role of the Environmental Advisory Committee:** The EAC is comprised of people with expert knowledge, but they do not meeting regularly with the Township Council and only weigh in on issues when specifically requested. Potential expansions of EAC duties include reviewing major site plans in an advisory role, issuing quarterly/annual summaries to the Township Council, regularly meeting with the Township Council, etc.
- **Work toward Sustainable Jersey certification and create a “Green Team”:** Sustainable Jersey is a nonprofit organization that provides tools, training and financial incentives to support communities as they pursue sustainability programs. All communities participating in the Sustainable Jersey program must establish a Green Team, which differs from conservancy boards, environmental committees, and planning commissions because the focus is on completing actions required for Sustainable Jersey certification.
- **Support and work with other nonprofit groups on environmental awareness and conservation issues:** There any many organizations active in Parsippany, such as Boy Scout and Girl Scout troops, the Whippany River Watershed Action Committee, and the Rockaway River Watershed Cabinet, who can collaborate with the Township on environmental initiatives such as implementation and maintenance of green infrastructure, education and awareness campaigns, stream restoration, and open space cleanup.





- **Continue to seek ways to reduce single-use plastics:** The Township recently adopted an ordinance banning single-use plastic bags, and will be implementing the regulation over the next six months in cooperation with the Environmental Committee and input from the business community. Parsippany should continue to explore ways to minimize the usage of other single-use plastics, such as plastic straws and plastic food containers. Approaches should seek to balance regulation and incentives (i.e. “carrots and sticks”) and continue to engage local businesses to ensure they are not adversely impacted.
- **Support composting in the Township:** Parsippany has been seeing increasing interest in residential composting, and should investigate ways to encourage and manage this practice. Some examples include providing free bins to interested residents and exploring a municipal composting program.



Reduce negative environmental impacts by adopting actions and strategies for waste reduction, recycling and tapping into renewable energy

- **Reduce waste and promote municipal recycling:** In addition to requiring recycling plans of private developers, reduce waste in Township operations by investigating best management practices (BMPs) for better municipal recycling.
- **Public outreach:** Raise public awareness with flyers, training and workshops to educate the public about the Township’s recycling schedule and materials eligible to be recycled (as per Morris County’s revised standards). The Township recently launched Recycle Coach, a downloadable app to assist residents in knowing what they can recycle, when, and where. To facilitate a higher rate of recycling, the Township could provide residents with free bins that protect against contamination from rainwater and other elements.



Reduce impacts and risk from flooding

Parsippany’s floodplains are of significant importance to the health and well-being of the Township, as climate change is increasing the frequency of storms that were once thought to be rare. During peak rainfall events, substantial impacts can occur to a vast number of properties. For example, Hurricane Irene devastated the area when water breached flood walls along the Rockaway River in Lake Hiawatha. Some homes close to the river are within a 100-year floodplain.

One of the most effective techniques to improve a floodplain condition is the conversion of developed property within a floodplain to undeveloped property replanted with native vegetation. As part of a county-wide program, Morris County has bought out at least 20 homes in Lake Hiawatha in an effort to prevent dangerous situations for would-be residents, and to use the new open space for flood storage. This solution is not easily accomplished due to the high cost of developed real estate and the price to reclaim these lands.

Nonetheless, the Township should continue to analyze additional properties within floodplain areas that may be appropriate for acquisition as open space to accommodate floodwater storage.

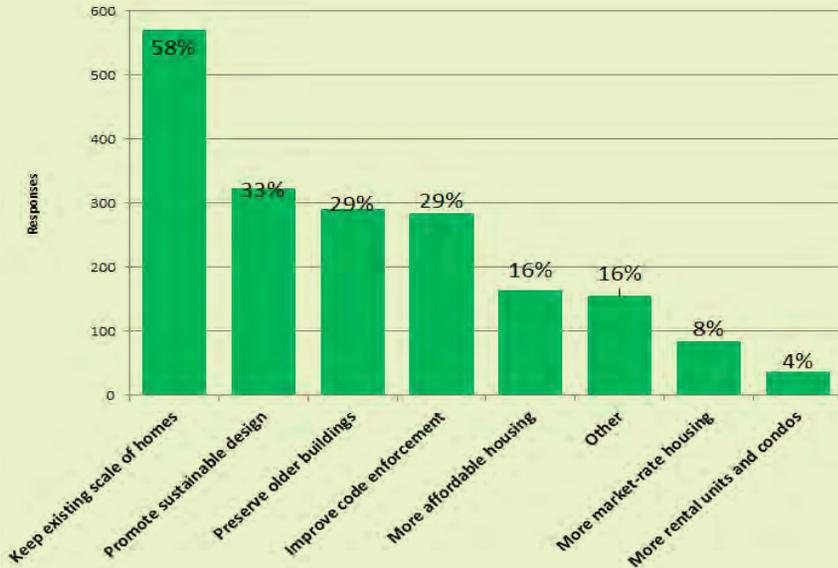
General roadway flooding is also an issue in the Township. Flooding could be caused by clogged storm drains and older pipes that are not as large as modern drainage pipes. ParsIPPany has over 7,000 storm drains, and unclogging a single drain may take as long as one day. Drain clogs are caused by runoff, which is made worse when impervious surfaces aren't buffered by vegetation that could soak up water and stop sediment before it clogs the drain.

- **Continue floodplain restoration efforts:** It is recommended that an analysis be undertaken to study the potential further acquisition of property within floodplains. The study would help to establish a specific focus on areas that could provide the greatest benefit. This effort should be coordinated with the annual review of the Open Space and Recreation Plan, to develop a clear strategy for the future open space use and maintenance of these properties.
- **Regularly maintain and upgrade stormwater management infrastructure:** The Township should continue to work with its engineering consultant to undertake regular maintenance of storm drains and replace undersized pipes.

3.5: HOUSING AND NEIGHBORHOODS

Public Survey Question

What are your *biggest* priorities for Housing?



(Respondants were asked to select top two priorities)

Survey Takeaways:

- The most frequently cited priority for housing was to maintain the existing scale of homes.
- Over one quarter of respondents expressed the need to promote environmentally sensitive and sustainable design, preserve older buildings when possible, and to improve housing code enforcement.
- Many respondents listed other areas of concern such as overdevelopment and increasing density without addressing issues such as schools, infrastructure, and traffic.
- Many expressed concern about the trend of homes that are being torn down for larger homes that are out of scale with the neighborhood.
- Other frequently cited priorities were for more senior housing, more affordable housing, and lower property taxes.



Housing in Parsippany





The character, aesthetics, and quality-of-life of Parsippany’s single-family residential neighborhoods must be protected and enhanced.

One significant concern expressed by residents was the increase in “tear-downs” of single-family homes, where newer development seeks to maximize home size to the allowable area and bulk provisions. These newer homes tend to be larger and taller than existing homes, which can create issues of incongruent character and aesthetics. This issue can be addressed through context sensitive zoning strategies can also help such as tying building height to the size of front yard setbacks and regulating house size in relation to actual lot size rather than the lot area of the zoning district. Land subdivisions that will create lots with out-of-scale housing should be discouraged. Any new guidelines or standards should be balanced with the property owner’s rights to improve their homes and the need to upgrade outdated housing stock.

Other concerns with new development include the need for environmentally sensitive and sustainable design, to preserve older buildings when possible, and to improve housing code enforcement. Tree preservation was a significant issue for residents who are concerned about the scale of homes being built and the impact on established vegetation. The Township should explore strengthening its land use regulations pertaining to tree preservation. Site plan provisions and subdivision regulations could be modified to support the retention of trees and other significant vegetation.

Regulations should provide clear standards for applicants and for the subdivision review process. Where variances are required, applicants should provide architectural and landscaping plans, and future development must be consistent with those plans. Applicants should be represented, at a minimum, by an attorney and professional planner. Other professionals, including professional engineers, architects, and landscape architects, may be needed as applicable.

Recommendations:

- **Update the Township’s single-family residential zoning districts:** Consider context-sensitive zoning revisions to ensure that new development is built to a scale that does not impair the historic pattern of development and promotes strong aesthetic quality. Some examples of measures that require further study include linking residential building height to the front yard setback distance; establishing a floor area ratio (FAR) requirement, based on lot area, to control the bulk of homes; increasing side yard setbacks; and creating guidelines for residential development that break up the bulk of large facades. Detailed analysis is needed on these efforts to determine which measures may be appropriate, recognizing that what works in one neighborhood may not in another, as well as to avoid creating the need for a significant number of variance applications.
- **Older housing stock:** Encourage property maintenance and reinvestment in older buildings to prevent unnecessary demolition. One issue is that homeowners seeking to upgrade may need variances due to existing nonconformities. Owners should be allowed to undertake minor, “in-kind” upgrades such as stair or deck replacements without needing a variance.
- **Review zoning for Mt. Tabor area.** This neighborhood has a very distinctive home style that is inconsistent with the R-3 zone mapped for the historic area. Most of the properties are non-conforming, which means that property owners need a variance to make building improvements. Revised zoning should reflect existing built fabric and should allow for improvements and upgrades that are consistent with the historic area.
- **Review house of worship requirements.** The establishment or expansion of religious institutions in the Township -- in non-residential as well as residential districts - remains a concern due to potential traffic and parking impacts. The existing use requirements for religious institutions and the zoning districts where permitted should be reviewed to ensure they adequately protect the public good and adjacent areas.



Examples of “maxed out” single family homes in Lake Parsippany

- **Preserve residential buffers:** A key feature of Parsippany’s previous Master Plans has been a focus on establishing and maintaining buffers between residential and non-residential properties. To retain and strengthen the integrity of required buffers, the zoning definition of “buffer area” should be amended to prohibit stormwater basins and related features.



Provide for a modern multifamily housing stock, and promote reinvestment, as appropriate, in Parsippany’s aging garden apartments.

A variety of housing options exist in the Township, ranging from multifamily attached apartments to single-family homes on large lots. This diversity of housing stock serves different segments of the population, and due to the aging population, housing options have become particularly relevant. It is important to maintain Parsippany’s multifamily housing options, particularly in those areas near established centers of development and transit. Each area’s suitability for additional residential development should be planned in consideration of the needs of adjacent land uses and issues such as traffic, infrastructure, environmental impacts, light, air and open space, and the integrity of the Township Land Use Plan.

In terms of multifamily development, most of the available stock is in the

form of garden apartments, which are generally the only type of multifamily uses allowed by conventional zoning. These developments are low-rise, but can be quite dense. Newer apartment developments have tended to be done through specialized zoning tools such as the creation of specialized zones or redevelopment areas, or through use variances granted by the Board of Adjustment. The Township should consider how to facilitate multifamily development or reinvestment in existing buildings as appropriate, through conventional zoning controls.

Recommendations:

- **Update the Township’s multifamily residential zoning districts:** The Township should consider modifying multifamily regulations to allow an additional story in some existing garden apartment areas to encourage redevelopment and reinvestment. Parsippany should promote a phased approach in large complexes that allows buildings to be replaced over time, thereby minimizing disruption to the community.
- **Explore other tools to promote new multifamily housing as appropriate.** Beyond the Township’s garden apartment complexes, there is development interest in providing for housing in a mixed-use context in some of the office and business zones. While a large-scale introduction of residential uses to these zones could be disruptive to the existing zone plan and development pattern, there may be smaller areas within office and business zones where targeted infill of mixed uses could be appropriate and could address the excessive amount of single-use office and retail space. One option could be the creation of a mixed-use overlay zone that could be placed on portions of existing office and business zones, which would allow property owners to “opt in” to mixed-use development in exchange for meeting certain locational criteria and design standards. The area and bulk considerations for the overlay zone would need to be carefully considered to mitigate any negative impacts on adjacent neighborhoods and preserve the integrity of commercial areas.



Parsippany must continue to affirmatively address its affordable housing obligation.

The Township recently adopted a Housing Element and Fair Share Plan (HE&FSP) and is in the process of adopting the various ordinances required to implement the plan. The HE&FSP will address its affordable obligation for the period covering 2015 to 2025, pursuant to a Settlement Agreement with the Fair Share Housing Center.

Recommendations:

- **Proceed with implementation of identified affordable housing developments and other elements of the Housing Element and Fair Share Plan:** Some of all of the sites identified in the HE&FSP for inclusionary development can be anticipated to seek site plan and related land use approvals within the next few years. The Township should continue to work with developers and property owners on implementation of projects developments, while ensuring that the developments are of the highest quality and minimize potential negative impacts to existing neighborhoods.



Maintain a high quality-of-life through strong regulatory processes and code enforcement.

The Township should continue to support strong efforts by its staff to enforce compliance with public health and safety regulations; building codes; and the conditions of approved site plans, subdivisions, and variances. Issues of cleanliness in the public realm, garbage and leaf collection, and animal control were consistently mentioned by participants in the planning process as areas of concern. Given Parsippany’s size both in terms of population and geographic area, maintenance of high enforcement standards may require additional staffing or other measures to ensure strong quality-of-life, attractive business areas, and excellent residential character.

Recommendations:

- **Implement a process to ensure compliance with approved site plans and subdivisions:** Currently, Parsippany’s land use board professionals sign off on plans prior to their signature by the board chairs, to assure that the final plans are consistent with the conditions of the approvals. This is an important step in making sure that the plan of record matches what was approved. However, the Township should consider implementing an additional review of the “as-built” condition against the approved plan. This would ensure that the ultimate construction or improvement is consistent with the approval; if there are any significant discrepancies, penalties could be imposed or the condition could be required to be altered to match the approved plans.
- **Limit incidental commercial activities, such as commercial vehicle storage, in residential areas:** This has been a concern expressed by many residents. It is recommended that the Township review the maximum commercial vehicle capacity, permitting limousine storage on commercial properties, and prohibiting nighttime storage of school buses and commercial-weight trucks on residential properties.
- **Prevent overpopulation of feral cats:** The population of feral cats in the Township has become a significant issue. As reported by residents, a contributing factor is unmaintained trash dumpsters at multifamily complexes that are left open. The Township should increase code enforcement efforts to ensure that dumpsters are properly maintained and do not contribute to the nuisance. As new multifamily buildings are developed, exterior dumpsters should be avoided where possible, in favor of trash rooms within the building that are maintained by the building’s management. The Township should also continue its Trap, Neuter, Return (TNR) program, which will gradually reduce the cat population.
- **Regulation of short-term rentals:** Many communities are experiencing the impact of short-term rentals, including AirBnb and VRBO, which allow owners to rent out all or some of the homes to guests for short periods of time (less than 30 days). While this can provide owners with revenue and can generate local spending by visitors, there are also potential negative impacts to neighborhoods including traffic

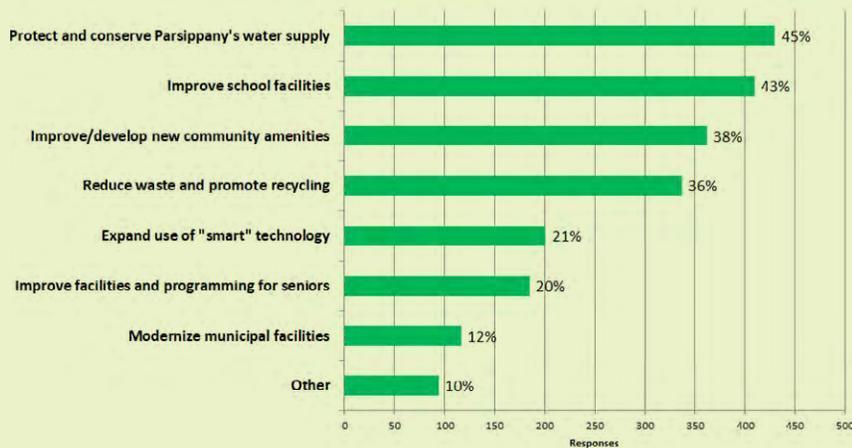
and parking, noise, and waste. Short-term rentals are not permitted in Parsippany, but enforcement is difficult and is generally based on complaints from neighbors. The Township has not seen a significant amount of short-term rental activity – although there are listings available – but should continue to monitor the trend and explore additional regulatory approaches if necessary. Some communities have responded by allowing short-term rentals in some areas, subject to a permitting process that allows for control of potential impacts as well as possible revenue from fees.

- **Performance, Noise and Lighting Standards:** The noise ordinance, lighting standards, and the provisions of the performance standards within the zoning ordinance should be reviewed for consistency with other regulations and with modern best practices, while allowing for ease of enforcement by municipal staff. In addition, the Township should explore ways to ensure that newly constructed buildings reflect not only applicable building codes, but are constructed to standards that assure their longevity and aesthetic value.

3.6: COMMUNITY FACILITIES AND INFRASTRUCTURE

Public Survey Question

What are your biggest priorities for community facilities?



(Respondants were asked to select top two priorities)

Survey Takeaways:

- *The two biggest priorities for respondents are to protect and conserve Parsippany's water supply and to improve school facilities.*
- *Improving and developing more community amenities and reducing waste were also chosen as priorities for more than one-third of respondents.*
- *Other priorities cited include supporting the Parsippany Library.*



Evaluate space needs and opportunities for existing municipal services.

Space constraints on municipal service departments are a major issue in Parsippany. Not only is there a need for additional work and meeting space at Town Hall, but the Parsippany Police Department, OEM, EMS, and Streets and Roads (DPW) Division are each stressed for space. The Township departments do not have a large meeting or training space, and also need additional garage space. The three municipal properties along Waterview Boulevard (Recycling and Sanitation, Water Department, and Streets and Roads) cannot expand their properties because they are located adjacent to the Troy Brook and associated wetlands. The Township should study the space constraints for each service to determine the best course of action to meet future needs.

In addition to municipal services, there was a request from many in the community for a centralized civic space, which would provide flexible space for community activities and events. This type of community amenity could make sense in the general vicinity of Town Hall, given that many municipal functions are already located in the area, and it is the geographic center of Parsippany.

Recommendations:

- **Develop a Community Facilities Plan Element that addresses the need for a civic center/municipal complex.** This plan would holistically assess municipal facilities and their ability to meet Township service needs. For each building or space, the plan would evaluate office space, conference rooms, storage, room layouts, condition, and space usage. Short- and long-term maintenance needs would be assessed, including whether opportunities exist for upgrading, expansion, relocation, and co-location if needed. One potential location could be the Lanidex Plaza, which was recently identified as an Area in Need of Redevelopment.

- **Implement plans to upgrade emergency communications infrastructure.** The Township is in the process of upgrading emergency communication technologies between police forces and regional emergency service agencies.



Maintain and improve Township utilities, emphasizing environmental protection, health, and safety.

The Township’s infrastructure is aging and continually in need of re-investment, especially in light of recent population growth. With climate change, severe weather events will become a more regular occurrence, presenting additional strains on existing infrastructure. Residents report losing power frequently and request that power lines and utilities be buried to reduce vulnerabilities to outages.

Recommendations:

- **Promote burying of utility poles where possible:** Significant new construction projects or subdivisions should be encouraged to bury all utilities, as practicable, to improve the resiliency of utility systems as well as enhance aesthetics.
- **Fund and implement a substantial water infrastructure upgrade:** Parsippany has 280 miles of water pipes, and older (pre-1970s) pipes made from cast iron are subject to breaks, particularly in neighborhoods such as Lake Hiawatha, Lake Parsippany, and Powder Mill North. Significant capital funding is needed to appropriately replace these critical infrastructure elements. In addition, the Township should continue to upgrade the water supply infrastructure with smart technology (i.e. automatic leak detention), and encourage the use of water-efficient fixtures in existing buildings and new construction.
- **Upgrade sanitary sewer infrastructure to accommodate future growth and improve operations:** The Wastewater Treatment Plant is in need of capital improvements to increase treatment capacity to support future

population growth, as well as to meet new permit discharge standards. In addition, the Township should plan and implement a program of Infiltration and Inflow (I&I) reduction to reduce operating costs and prevent the unnecessary treatment of stormwater that seeps into sanitary sewer pipes.

- **Maintain and upgrade stormwater infrastructure:** The Township should also evaluate where catch basins can be improved (such as with catch baskets) to reduce pollution from entering the system. Regular street cleaning and enforcement of litter ordinances will also help to protect this critical infrastructure.

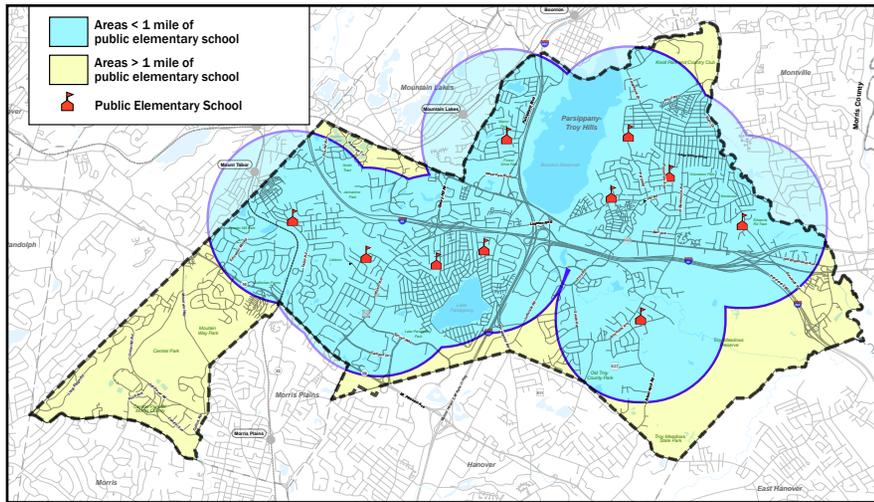


Collaborate with the Board of Education to plan for future space needs

Although enrollment at Parsippany Board of Education schools is down slightly over the past 10 years, the number of elementary and middle schools students increased by roughly 60 students during that time. The Board of Education is projecting further growth in elementary school students, which would likely put pressure on the elementary schools that already have capacity issues: Mount Tabor, Littleton, Knollwood, Troy Hills, and Northvail. With the growth projected both by the school district and the Township, it is likely that new or expanded facilities will be needed.

Another significant issue frequently expressed is traffic, parking and access to and from the schools, particularly during pick-up and drop-off periods. The Township should continue to work with the Board of Education to identify areas of concern and facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools. The Township should work with the school district to identify issues and areas in need of improvement, and coordinate efforts on securing Safe Routes to Schools grants.

Consider developing an Educational Facility Master Plan Element. The Township should work with the Board of Education (BOE) to monitor

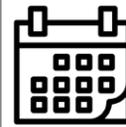


Existing elementary schools in Parsippany

enrollment and plan for new facilities if needed, while ensuring that any expansion is equitable, efficient, and consistent with demand for social and cultural enrichment. If any new elementary schools are considered, the western portion of the Township should be prioritized, as it is currently underserved and students from that area have to travel the farthest to attend school. Any long-term planning for school facilities should be informed by and be consistent with the Master Plan.

This collaborative planning process could best be accomplished through the development of an Educational Facility Plan Element. This document would provide the Township (through the Planning Board) and the BOE an opportunity to coordinate and collaborate on long-term planning goals. For example, the Education Facility Plan is required to incorporate the purposes and goals of the school district’s Long-Range Facilities Plan (LRFP), which the district is required to amend at least once every five years.

The Board of Education should also be involved in the preparation of a Community Facilities Element. This element would help to assess BOE assets and determine if land swaps or repurposing of assets would be in the mutual interest of the Township and the BOE.



Improve public information sharing, engagement, and feedback.

Participants in the public outreach process favored more communication about civic and community resources, including events and happenings in Parsippany, updates and alerts about construction and infrastructure issues that affect day-to-day life. These updates should all be provided on a single calendar on the Township’s website. Other preferred methods of communication include social media, email newsletters, physical newsletters, and signage next to roadways.

Respondents also suggest working with existing communication outlets like schools, neighborhood groups, and online newspapers. They also want the Township to host diverse and family-friendly events, and they want the Township to be transparent about what will be covered at certain meetings and about government processes in general. There was support for the Township to continue neighborhood town hall meetings.

Recommendations:

- **Develop a community-wide events calendar:** This resource should be provided on the Township’s website and should include a community/cultural events calendar, public meeting calendars, trash collection schedule, and other traffic alerts and updates.
- **Develop a “one-stop” mobile app for all Township information and services:** The one-stop app should include the Township’s community/cultural events calendar, an online portal for submission and payment of applications and fees, service requests, complaints, etc. In addition, the Township should consider creating a community alert system in which residents can sign up to receive phone and/or text alerts for road closures, information about community events, infrastructure issues, and garbage/recycling pickup. This could build on the Parsippany Police Department alert system that is already in place through the Morris County Office of Emergency Management.

- **Continue to implement and improve the Mayor’s Action Center system:** Parsippany’s Mayor’s Action System provides a method for residents to report problems or ask questions about issues ranging from pothole and curb repairs, illegal dumping and litter, animal control, or requests for signs. Each request is logged and forwarded to the appropriate department, with the resident provided updates on progress made toward addressing the issue. The system has proven to be an effective tool for residents to have their concerns addressed, and the Township should continue to monitor for opportunities to improve the system. One idea could be to create an FAQ section on the Township’s website to answer questions that frequently come up via the Mayor’s Action Center.
- **Provide regular reporting of activities:** The Planning Board and Zoning Board of Adjustment should provide annual reports and make them publicly available. Other Advisory Committees should also produce a yearly narrative report which documents activities conducted to date, goals, issues, and recommendations to the Township and other entities.

Formalize and strengthen the role of the advisory committees and enhance coordination of the land use boards.

The Township has numerous advisory committees which meet to discuss particular topics of community interest. These committees are appointed volunteers that are well versed in their respective topics. These volunteers also reside, own property, or conduct business in Parsippany. While the role of these committees is to inform the Township on local community issues, there are no established guidelines for committees for reporting and communication of information. The recommendations below are intended to give the community a more formal role in its guidance to the Township. It will also help to ensure that their recommendations are documented and heard.

- **Develop guidelines for Boards and Advisory Committees:** It is recommended that each body produce a yearly narrative report which documents activities conducted to date, goals, issues, and

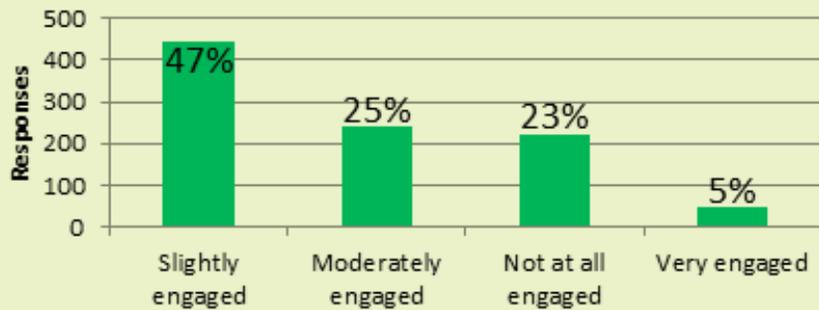
recommendations to the Township and other entities. Both the yearly report and regular meeting minutes should be provided on the Township’s website.

- **Involve committees in site plan and subdivision review.** It is recommended that the Traffic Advisory Committee, the Environmental Committee, and the Historic Preservation Advisory Committee be given the opportunity to submit written advisory comments on major site plans and subdivisions. In this way, the Planning Board and Board of Adjustment will have the benefit of having a more thorough understanding of issues to evaluate applications.
- **Create Disability Advisory Committee:** The Township should create an official Disability Advisory Committee to help inform the Township on accessibility needs and opportunities.
- **Improve communication and coordination between the Planning Board and Board of Adjustment:** As part of this Master Plan process, representatives of the Township’s two land use boards met to discuss issues of mutual concern, particularly with regard to community character and scale and the approvals process for both boards. The meeting was highly productive, and participants expressed a desire for more regular discussions, at a minimum once a year. This would help to flag shared issues that may need to be addressed through regulatory amendments or changes to processes. For example, if the BOA consistently sees variance requests for the same type of action, it could request that the Planning Board study the issue and make recommendations to the Township Council on potential ordinance changes.

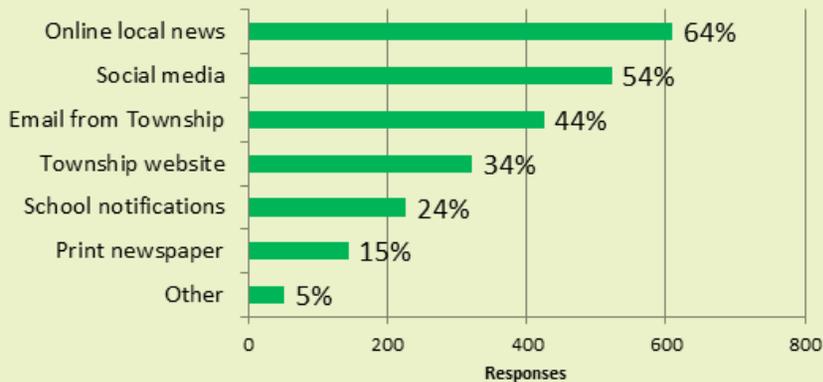
3.7: ARTS, CULTURAL, AND HISTORIC RESOURCES

Public Survey Question

Do you feel like you are engaged with Township sponsored activities?



How do you typically get your news about Township events?



(Respondents were asked to select top two)

Survey Takeaways:

- Almost two-thirds of respondents find out about Township events through online local news sources, and over half get it from social media.
- Almost half of respondents reported that they are slightly engaged, and one quarter are moderately engaged or not at all engaged with Township sponsored activities. Only 5 percent of respondents are very engaged.
- Respondents favor more communication overall from the Township. Preferred methods of communication include social media, email newsletters, physical newsletters, and signage next to roadways. Respondents also suggest working with existing communication outlets like schools, neighborhood groups, and online newspapers.
- Survey respondents want the Township to host diverse and family-friendly events that call attention to local businesses and the arts.
- Respondents expressed that maintaining North Beverwyck and other local shopping streets would help inspire local pride by creating a stronger sense of place.
- Respondents want the Township to be transparent about government processes.
- Respondents expressed the need for a community-wide calendar which lists all public events in Parsippany.



Promote the enhancement of facilities and events for arts, culture, and education

There is an apparent demand for a central high quality community and cultural facility which would include a theater, meeting rooms, and other flexible community spaces. Parsippany Library strives to be the center of the community, but is maxed out on meeting space, and while the Parsippany Community Center does have flexible space, it is not central enough to draw upon residents from all parts of the Township. Creating a central facility will have an ancillary benefit of fostering community and connectivity among Parsippany’s various neighborhoods and diverse population groups.

Recommendations:

- **Create a central civic/community center for Parsippany:** As discussed above, the potential for such a facility should be studied as part of a Community Facilities Plan Element and could be developed as part of a centralized municipal complex.
- **Continue to sponsor and/or support public events to encourage connectivity and to tap into the cultural diversity in Parsippany:** The Township is fortunate to have residents representing a wide range of cultures and experiences. Annual events that the Township currently hosts include the annual Townwide Fall Festival, the Italian Cultural Festival, a Diwali celebration, Halloween Trunk or Treat, Christmas Tree Lighting, the Memorial Day Parade, and the Independence Day Fireworks and Concert. In addition, various neighborhoods and institutions host individual events such as the Mt. Tabor Children’s Day Parade, events at Craftsman Farms, and the library bag sale. These events should continue to be supported and expanded as possible, and the Township should support community groups in establishing and publicizing new events in Parsippany.
- **Encourage public art:** The Township should work with the local arts community to identify locations for “creative placemaking,” where art

marks a spot. Other communities in Morris County have integrated local arts into community events. These events have the benefit of bringing the community together, promoting the arts, and promoting local economic development. The Township should pursue grant funding for these opportunities, potentially in partnership with Morris Arts.

- **Cultivate the artist community:** Support and nurture existing organizations that promote the development of Parsippany’s artist community such as Parsippany’s Women’s Theater, so that it remains a part of the economic vitality of the Township. Support should also include allowing for land uses that serve the artist community, such as live/work artist lofts and galleries.



Safeguard historic sites and provide incentives for the preservation of historic and older buildings

There are numerous historic sites in Township; several large estates were present throughout the Township during the Revolutionary War period. Parsippany should continue to preserve and promote these valuable resources, including the Township-owned/leased Bowsby Delleke House, the Smith-Baldwin House, and the Old Littleton Schoolhouse. Whenever possible, the Township should support efforts to place eligible individual sites listed on the National Register. The following recommendations reflect input from the public, the Historic Preservation Advisory Committee and from focus group meetings with arts, cultural groups, and Craftsman Farms.

Recommendations:

- **Update the historic preservation element of the Master Plan.** The plan would include a formal update of the 1984 Morris County survey for Parsippany that provided an inventory of the buildings, archaeological sites, etc. The survey would include updated photographs for all extant properties and the evaluation of structures and sites dating to World War II through the early to mid-20th century.

- **Incorporate the use of the New Jersey State Rehabilitation Code for historic properties into Planning and Zoning Board considerations.** In many cases, the requirements for new structures cannot be met in existing buildings. The code establishes provisions for historic buildings and identifies building elements that may meet relaxed code requirements in order to preserve the historic value and integrity of a historic building. This would be of particular use when reviewing projects in the Mount Tabor Historic District.
- **Document privately owned historic properties before they are significantly altered or demolished.** There is concern with new development putting historic properties at risk.
- **Troy Industrial Village:** Advance preservation of Troy Industrial Village ruins on Troy brook, located on private property just downstream of the South Beverwyck Bridge over Troy Brook.
- **Historic Preservation Tax Credit:** Work with other like-minded organizations in Morris County and New Jersey to institute a Historic Preservation Tax Credit at the State, County, and local level for private owners of historic properties.
- **Work with Morris County Tourism Bureau to publicize and market Parsippany’s historic assets:** The Township has a wealth of historic resources, but many residents of Parsippany and the larger region may not be aware of them. For example, there may be opportunities to promote visitation to the Stickley Museum at Craftsman Farms, which is a hidden gem. The Township can increase its collaboration with groups such as Morris Arts and Morris County Tourism on wayfinding and other marketing efforts. These agencies could help improve promotion of Parsippany as a stop for visitors interested in visiting historic sites that were at the crossroads of the American Revolution.



Stickley Museum at Craftsman Farms

4. LAND USE PLAN

The Parsippany-Troy Hills Land Use Plan indicates the proposed location, extent, and intensity of the future development of land for various types of residential, commercial, business, recreational, and public and semi-public purposes.

The Land Use Plan is intended to guide future development in the Township for the next 10-year period, in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety, and general welfare. This Plan is designed to serve as the basis for potential revisions to the Township’s land use ordinances, including zoning, subdivision, and site plan codes.

The Land Use Plan provides an overview of preferred land use types and locations consistent with the Township’s overarching planning goals. While the Plan recognizes existing land uses and environmental resources and constraints, it also considers future potential development, economic trends, and best planning practices.

The map accompanying the Land Use Plan is not meant to be parcel-specific; it illustrates broad land use patterns for different geographic areas in Parsippany. For example, an area designated as residential may include lots that contain commercial uses. While the existing land use map may pick up these individual uses, the Land Use Plan shows the generalized ideal land use for the area. Designations on the Land Use Plan are not intended to eliminate isolated cases that do not match the indicated land use, but rather to depict the overall desired uses that are envisioned for the area over time.

The Township Land Use Plan is based on the following categories of development. The relationship of these categories to existing zoning is provided, along with recommendations for potential changes to zoning designations. Proposed amendments to regulations and the zoning map are summarized at the end of this section. It is important to note that the recommendations contained in the Land Use Plan are just that: recommendations. Any zoning

amendments undertaken by the Township may ultimately vary in some details from these specific recommendations, but should be consistent with the overall policy and intent.

The generalized future land uses are shown using traditional land use colors. Lighter shades of each color indicate less development intensity; as the shade darkens, intensity increases. This map is not a substitute for, and does not supersede, Parsippany’s official zoning map.

This Land Use Plan uses, as a baseline, the narrative and map contained in the 2014 Master Plan Re-examination Report. In August 2019, the Planning Board adopted a new Re-examination Report. However, that document carried forward all of the Land Use Plan designations except as regards to areas identified for affordable housing development, as discussed below. In all other respects, the Land Use Plan in the 2019 Master Plan Re-examination Report was identical to that in the 2014 Report.

Land Use	Color
Residential (four categories)	Yellow/Orange/Brown
Business (four categories)	Red/Pink
Industrial and Large-Scale Commercial	Pink/Purple
Parks and Open Space	Green
Public and Nonprofit	Blue
Specialized Uses	As Indicated

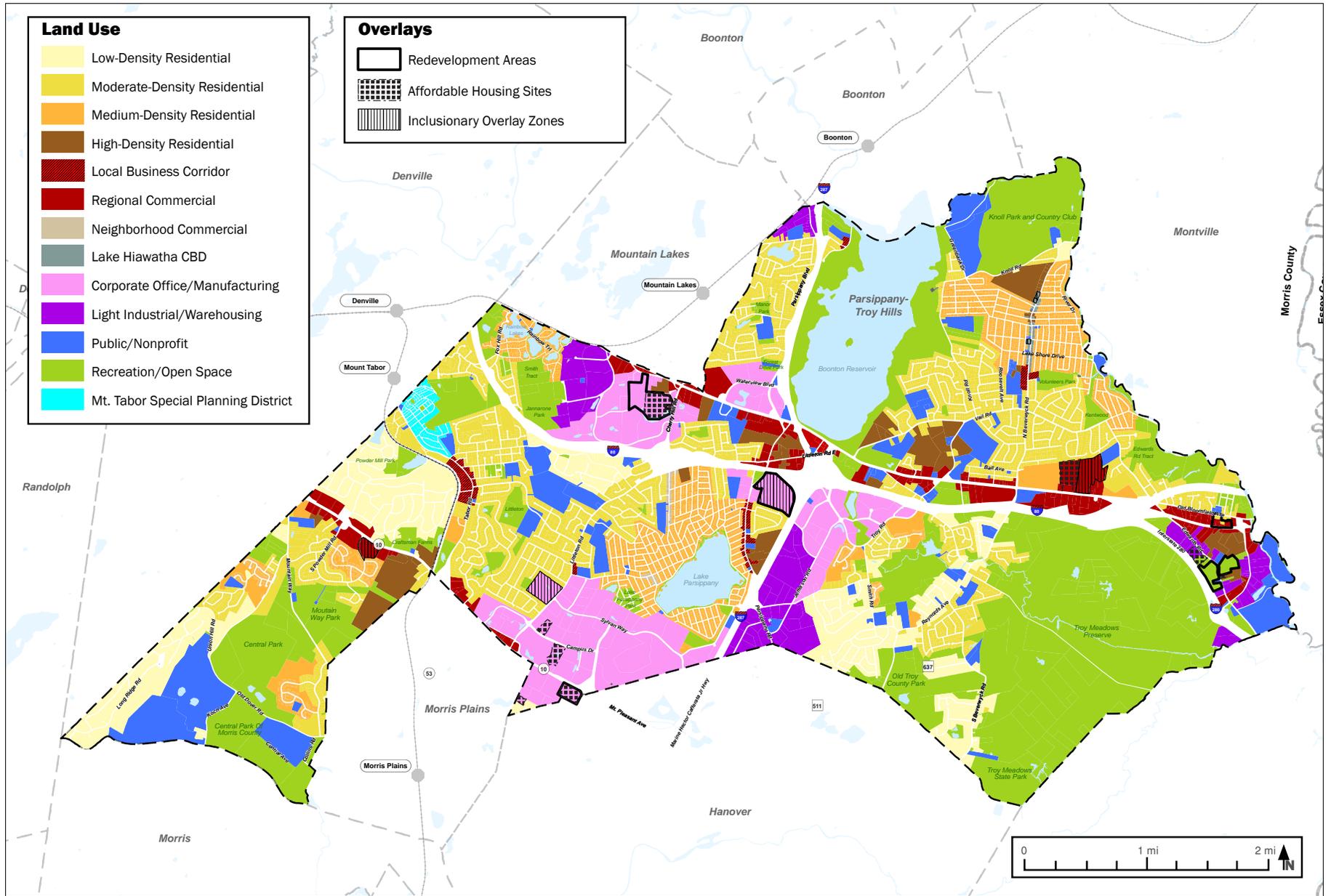


FIGURE 39. FUTURE LAND USE MAP

Source: BfJ Planning

4.1: PROPOSED FUTURE LAND USES

Residential

The Land Use Plan shows a range of densities for housing, primarily reflecting existing zoning and settlement. Residential development is grouped into four levels of density. This classification is based on the use of the land, not ownership. Parsippany has a number of townhouse or condominium developments that are single-family in terms of ownership and occupancy, but are grouped in a higher-density category because they are attached.

In addition, the residential land use category may include uses that are often found embedded in residential neighborhoods, such as schools, places of worship, and occasional small businesses. These other uses, if of an appropriate scale, are normally seen as compatible with dwellings in overwhelmingly residential areas, and even as necessary to the proper functioning of neighborhoods. While the Land Use Plan shows current public and nonprofit uses such as places of worship and governmental facilities, a residential designation is not intended to preclude the future location of such uses, as may be appropriate and allowable by zoning.

It is noted that the 2014 Re-examination Report included a designation for the Township's two Planned Residential Development (PRD) zones, situated at Smith and Mazdabrook Roads and at North Beverwyck Road and Route 46. Because these areas have been fully developed with either single-family homes or townhouses, this Plan incorporates them into one of the four residential categories as discussed below. As was noted in the 2014 report, buffers and unifying design elements that were incorporated in these developments should be preserved and enhanced as appropriate. Since the 2014 report, a third PRD area (Forge Pond) has been developed on Smith Road between Westminster Drive and East Halsey Road. The built portion of this development is indicated as medium-density residential, with the remaining preserved area designated as open space.

1: Low-Density Residential (light yellow)

The low-density residential land use category provides for a density ranging from approximately 1.5 detached dwelling unit per acre to 1 detached dwelling unit per 2 acres. This category is generally found in the southwestern corner of the Township (Puddingstone Heights), in the North Powder Mill and Park Estates neighborhoods in the western portion, and in certain neighborhoods within the Troy Hills area (Eastbrook Village, Normandy Village, and Coventry Estates). The category generally corresponds to the R-R, R-1, and R-2 zoning districts.

This land use category differs from the Township's most recent (2014) Land Use Plan, in that the previous Plan designated a rural low-density residential category, corresponding to the R-R zoning district, and a low-density residential category, corresponding to the R-1 district. This Land Use Plan combines the two categories into one, recognizing that they are largely similar in the intent to preserve environmentally sensitive areas and maintain low-density residential scale. The category also includes areas corresponding to the R-2 district, which were previously designated as moderate-density residential. This change recognizes that areas zoned R-2 (with a minimum lot size of 30,000 square feet, or two-thirds of an acre) are more similar to areas zoned R-1 (minimum lot size of 40,000 square feet, or about an acre) than they are to R-3-zoned areas where density of 3 units per acre is prescribed.

Low-density residential areas are typified by well-established, large-lot neighborhoods or by environmentally sensitive features that reinforce the need for a least-intensive use of the land. In developed neighborhoods, the permitted minimum lot size should be held constant in order to maintain established character and scale. Environmentally sensitive, undeveloped areas lend themselves to the use of a cluster development technique, which would enable the construction of detached single-family residential dwellings while also facilitating the retention of large areas of open space.

It is recommended that cluster development be permitted as an acceptable option in the R-R, R-1, and R-2 districts, provided that the prescribed gross density under the applicable zoning is held constant. In order to preserve substantial permanent open space, individual lot size reductions, with associated frontage reductions, may be permitted, as follows:

- 40,000 square feet in the R-R district;
- 25,000 square feet in the R-1 district; or
- 20,000 square feet in the R-2 district.

The key recommendation regarding the Low-Intensity Residential land use category pertains to the Mixed Land Use Option. The Township has historically permitted a mixed-use development option which included townhouses, retail commercial, office, and industrial development on large tracts in the R-1M and R-2M zones. The 2014 Master Plan Re-examination Report recommended that no new mixed-use development in the R-1M district be permitted, as high-density residential and non-residential uses are not appropriate in this predominately low-density residential area. Existing mixed-use development in the R-1M district (including Powder Mill Plaza, Powder Mill Village, Powder Mill Estates, and Skyview Estates) was recommended to retain the current mixed-use land designation. This Plan reaffirms these prior recommendations.

In addition, the 2014 report recommended that the R-2M be rezoned to R-2, to eliminate the mixed-use option which has not been developed to-date. In 2019, to implement this recommendation, the Township adopted an ordinance to eliminate the mixed-use option from the R-2M district. To avoid confusion, it is recommended that all references to the R-2M district be removed from the zoning code, and any areas zoned R-2M be formally rezoned to R-2.

2: Moderate-Density Residential (light orange)

This land use category is designed to permit a density of approximately 3 units per acre, corresponding to the R-3 zoning district and the portions of the R-1M, R-2M, R-3A(RCA), and PRD districts that have been developed with detached single-family homes. Over time, the

Township may consider bringing the PRD and R-3A(RCA) districts into conventional zoning, at their existing density. The moderate-density residential designation encompasses the majority of the Township’s residential neighborhoods, including Skyview Heights, Powder Mill Heights, South Powder Mill, Glenmont Manor, Glenmont Commons, Hillcrest, Brooklawn Heights, Glacier Hills, Sedgefield, Deerfield Estate, Fieldcrest, Crestview, Halsey Gardens, Fox Hills Estates, Hills of Troy, Intervale, Mountain Lakes Manor, Intervale Heights, Druid Hill, Shaker Heights, Canterbury Estates, Sagamont Estates, Rickland Village, Elmcrest Heights, Mazdabrook Estates, and Heritage Heights.

The primary objective of this land use category is to preserve and retain the detached single-family residential character of these areas. Future development should be in accordance with the established pattern, intensity, and type of residential development.

3: Medium-Density Residential (dark orange)

The medium-density residential category defines a housing density of approximately 6 to 10 units per acre, and corresponds to the R-4 district and the portions of the R-1M and PRD zones that have been developed with attached townhouses. This designation corresponds to the Lake Parsippany, Lake Hiawatha, and Rainbow Lakes neighborhoods, as well as townhouse complexes that have been developed under either the mixed-use option or via planned residential development.

As discussed above, the mixed-use option has been eliminated from the R-2M district, and is recommended to be eliminated from the R-1M district as well. Existing townhouse development in the R-1M district should be retained under that zoning, but no further such development should be permitted. Instead, the medium-density residential designation is focused on preserving the detached single-family residential character of the R-4 district, and future development should be in accordance with the established pattern, intensity, and type of residential development.

It is noted that both Lake Parsippany and Lake Hiawatha are experiencing new development in the form of teardowns and minor subdivisions. This

development represents positive investment in these neighborhoods, and in most cases the opportunity to replace outdated housing stock with more modern alternatives. However, this development should be closely monitored to ensure that new housing is consistent with the overall scale of development in the neighborhoods and the relatively small lots. Some adjustments to certain bulk provisions, including building height and side yard setbacks, may be warranted to retain adequate space between homes and promote strong aesthetic character.

4: High-Density Residential (brown)

The high-density residential category corresponds to the Township’s existing garden apartment, covered by the R-5 zoning district, as well as other multi-family apartments which have been developed via zoning use variance. The prescribed density for this category is 12 units per acre, as consistent with the R-5 district.

As with the 2014 Re-examination Report, this Land Use Plan does not encourage development of new garden apartments or additional multifamily complexes, but simply recognizes existing conditions. Recommendations for incentivizing renovations and upgrades to existing garden apartments are discussed elsewhere in this plan.

It is envisioned that future development of multifamily apartments will generally occur either as a result of implementing the Township’s fair share affordable housing obligations, or through the introduction of mixed uses within large-scale corporate office campuses; both of these are discussed below. This Plan expressly discourages the development of multifamily housing within land use categories that are focused on single-family housing.

Business

The Land Use Plan groups business (retail, personal-service and professional office uses) into four levels of intensity. Unlike the residential categories, which are differentiated by density, the business categories are generally grouped by their relationship to nearby neighborhoods and to the automobile.

1: Lake Hiawatha Central Business District

As with the 2014 Re-examination Report, this Land Use Plan designates the area along North Beverwyck Road in Lake Hiawatha as a distinct land use category, corresponding to the B-5 zoning district. This designation recognizes that the Lake Hiawatha business district as the largest concentrated area of small-scale retail and service uses that are directed toward meeting local needs. This area, which has been described by some as ParsIPPANY’s “downtown,” is the only business area that has consistent sidewalks, public parking, and some mixed use buildings. In addition, the existing higher-density residential uses immediately adjacent to the Lake Hiawatha business district ensure a potentially strong ongoing customer base.

This land use category supports a small-scale, mixed-use development pattern with high standards of aesthetic design oriented toward the pedestrian, rather than the automobile. Large-scale facilities of a purely regional nature are discouraged. There is room for improvement in the Lake Hiawatha business district with regard to the condition of sidewalks, façade treatments, and the mix of uses. The strategies recommended in the recent “Walkable Community Workshop” conducted on behalf of the Township by the North Jersey Transportation Planning Authority’s (NJTPA) Complete Streets Technical Assistance Program should be considered for implementation. These strategies may also be considered for the Township’s smaller neighborhood commercial and local business areas, discussed below.

To create a stronger mixed-use context for the Lake Hiawatha business district, the Township should consider permitting up to 3 stories in height, as consistent with a traditional downtown scale. A “form-based” zoning approach could also be considered, where the allowable uses are flexible within a prescribed form that prioritizes excellent design.

A portion of the Lake Hiawatha Central Business District area is also designated as an overlay zone under the Township’s affordable housing fair share plan, as discussed below.

2: Neighborhood Commercial

The neighborhood commercial land use designation corresponds to the B-4 zoning district and is found along Kingston Road and the intersection of Ludlow and Halsey Roads in Lake Parsippany. These areas are similar to the Lake Hiawatha business district, in that they are characterized by small-scale retail and service uses; however, they are somewhat less well-defined business districts that also contain scattered single-family homes. These areas are either small nodes or short (3-4 blocks) corridors surrounded by the single-family neighborhoods they generally serve.

This category supports a similar approach to the Lake Hiawatha business district, with recommended improvements to sidewalks and other pedestrian-oriented amenities. However, the existing scale of the neighborhood commercial areas should be maintained, with no more than 2 stories allowed. In addition, single-family or small-scale mixed-use development is appropriate to be interspersed with commercial uses.

3: Local Business Corridor

This land use category represents Parsippany’s general commercial areas that may serve residents of several nearby neighborhoods as well as non-residents that utilize the roadways along which the business areas are generally situated. This designation generally corresponds to the B-3 zoning district and the O-S zones, and is found along Parsippany Road south of I-80, Tabor Road, a portion of North Beverwyck Road in Lake Hiawatha, a small area on Littleton Road, and a small area near the border with Boonton near the Jersey City Reservoir.

The 2014 Re-examination Report included most of these local business areas within the neighborhood commercial category, and the uses (retail, service, and small offices) are largely similar. However, this Plan makes a distinction between the two. While areas within the local business

corridor may have sidewalks (particularly Parsippany Road) and thus serve pedestrians, these uses are generally more auto-oriented, with parking typically provided on-site.

Many of the recommendations in the Lake Hiawatha business district and neighborhood commercial categories should also be explored in the local business areas, such as sidewalk installation/improvements, enhancements to building design and aesthetics, and lighting and landscaping. It is envisioned, however, that areas designated as local business corridor will continue to be served by drivers and should be planned accordingly, with adequate parking and driveway access.

4: Regional Commercial

The purpose of the regional commercial category is to encourage retail and service commercial activities along Parsippany’s major highway corridors. This designation corresponds to the B-1, B-2, B-2A, RC, O-1, O-3, and O-T, and is either located on or oriented to key roadways (Route 46, Route 10, Littleton Road, Parsippany Road north of I-80, and New Road). Uses in this category draw people from throughout the Township and neighboring municipalities, and are characterized by large-scale retail, office, and service uses. They may be in a typical “strip mall” format as well as designed for a single user.

The 2014 Re-examination Report distinguished among Highway Commercial, Limited Business, and Office, Transitional/Service categories, with the two latter designations shown along Route 10 and a small portion of Route 46 to encourage lower-intensity, single uses and office uses, as a means to avoid conventional highway strip commercial areas. This Plan combines the categories to promote a similar approach that moves away from strip development and focuses on strong design, better access management (i.e. fewer curb cuts), the installation of sidewalks, and on-site parking that is well-landscaped and oriented toward the side or rear of buildings rather than in the front. In this approach, the distinction among uses is less of a focus than the design and recommended layout.

Industrial and Large-Scale Commercial

The Land Use Plan groups light industrial and large-scale commercial uses into two categories, differentiated by type of use.

1: Corporate Office/Manufacturing

This category encompasses Parsippany’s large-scale office, manufacturing, and corporate campus complexes, which are concentrated along the I-287, I-80, and Route 10 corridors. The designation generally corresponds to the ROL, POD and COD, SED-5 and SED-10 zoning districts, covering four distinct areas:

- The Littleton Road/Route 10 corridor including the Mack-Cali campus, Gatehall Corporate Center, and large office complexes on the south side of Route 10;
- Portions of Jefferson Road and Smith Road/Mazdabrook Road;
- The Morris Corporate Center campus and adjacent areas along Interpace Parkway, Upper Pond Road, and Cherry Hill Road; and;
- The area encompassing the intersection of Parsippany Boulevard/Route 202, Route 46, and Waterview Boulevard.

Uses in the Corporate Office/Manufacturing land use category are traditionally large-scale office or manufacturing, with ancillary uses such as hotels. These areas are major employment centers for the region, but have seen significant vacancies in recent years. There is strong interest by some property owners and the development community in the introduction of new uses to these campuses, including multifamily apartments and mixed-use buildings, to create a more “24/7” environment that is attractive to a broader base of tenants. This Land Use Plan recommends that the Corporate Office/Manufacturing designation retain the primary uses of office and manufacturing, but allow for a range of supporting and/or complementary uses to be permitted, such as indoor recreation/entertainment, hotels, fitness, daycare, assisted-living facilities, and multifamily/mixed-use.

A key area of focus for this category is improved pedestrian and bicycle connectivity, both within campus areas and to adjacent residential neighborhoods and business districts as well as transit.

2: Light Industrial/Warehousing

The Light Industrial/Warehousing land use designation is differentiated from the Corporate Office/Manufacturing designation primarily by the presence of significant office uses. While offices may be present in the Light Industrial/Warehousing areas, they tend to be less of a focus than industrial uses. This distinction is reflected in the fact that areas designated as Light Industrial/Warehousing include portions of Jefferson Road adjacent to I-287 and the Fox Hill Industrial Park off Route 46 in the western portion of Parsippany. These areas are zoned SED-5A or SED-3A, which, unlike other SED zones, require that office uses are ancillary to the other principal permitted industrial uses.

This land use category also includes a small number of industrial areas in the easternmost portion of the Township, along Edwards and New Roads, as well as in the north-central portion along Fanny Road. This designation essentially affirms the existing industrial zoning (LIW-2 or LIW-5) and/or industrial usage in these portions of Parsippany. Uses in this category are traditional light industrial/warehouse, including auto maintenance/repair, self-storage, and related business activities.

As with the 2014 Report, no significant changes are recommended to the Township’s overall approach to regulating industrial development; however, it is recommended that the long-term plan for these areas should not include residential development. There are some isolated existing single-family homes in the industrial area along Edwards Road, which are dual-zoned for LIW-2 and R-3. Although these existing residential uses are recognized and may remain in place, it is recommended that the dual zoning be eliminated and the broader area be rezoned to LIW-2. The dual-zoning provisions are confusing and have created situations where both single-family residential and industrial uses are active on the same lot. Rezoning to industrial would allow existing residential uses to continue as nonconforming uses, but to recognize that in the long-term, this area is more appropriate as consistent industrial area. The Light Industrial designation is also proposed for a small area of the Township along Fanny Road, at the border with Boonton. This area is presently zoned SED-3 and O-S, but the uses are solidly industrial, and a light industrial designation is more appropriate.

For this land use category, to ensure an attractive environment, any future development or redevelopment should incorporate appropriate landscape design, buffers, and performance standards that regulate the outdoor storage of materials.

Public and Nonprofit

This designation encompasses broad areas of the Township that are characterized by environmentally sensitive features (wetlands and large wooded areas), much of which are either owned by public or nonprofit entities. The category also identifies existing public and nonprofit uses, including municipal facilities, schools, utilities, public or private open space, and nonprofit uses such as houses of worship. It is important to note that this category relates to public and nonprofit use, not ownership. For example, there are nonprofit-owned group homes located throughout residential neighborhoods in Parsippany, but these are indistinguishable from the single-family homes that surround them; therefore they have been designated as residential.

The Recreation/Open Space category, shown in green, is intended to promote the maintenance and operation of property as either public parkland or as a preserve for wildlife/natural habitat areas, with activities that could adversely affect the environment limited, and opportunities provided for observation and enjoyment of flora and fauna. Outdoor commercial and non-commercial recreation, including activities such as horseback riding, hiking and nature trails, camping, and related activities should be encouraged for this area, but residential and commercial uses should not be permitted.

The Public/Nonprofit category, shown in blue, identifies existing municipal, educational, or nonprofit uses. In the event that such uses change in the future – for example, a church or a school closes – the use should revert to that of the general surrounding area. In most cases, this would be residential at a density as indicated on the Land Use Plan. The future location of public/nonprofit uses shall be allowed as permitted by existing zoning regulations; schools, houses or worship, and similar uses are typically conditional uses in many zoning districts. It has also been noted elsewhere in this Master Plan that a new “civic center” containing municipal uses potentially including a Town

Hall, police station, etc., may be appropriately located in a central location of the Township. Although a specific site has not been identified, the Land Use Plan should not be construed as precluding such location, in areas currently designated as business or commercial uses. It is not envisioned, however, that a civic center would be located within any area designated as residential.

Specialized Uses

The Land Use Plan recognizes several specialized areas in Parsippany that warrant a non-conventional zoning approach: the historic Mt. Tabor area in the western portion of the Township, and those areas that have either been designated as redevelopment areas or have the potential for such designation.

1: Mt. Tabor Special Planning Area

As noted in the 2014 Re-examination Report, the Mt. Tabor area is characterized by a unique development pattern that sets it apart from the rest of the Township. The area initially developed as a camp meeting association, and its character is typified by a narrow street design; a common green with an assembly hall; small, narrow, and shallow lots; and historic Victorian-style homes on lots with small or no setbacks. These features indicate the need for the area to have its own special planning and zoning designation, but it is currently zoned R-3. Because many of the houses do not conform to the area and bulk provisions of this district, homeowners may be required to obtain variances from the Zoning Board of Appeals even for minor changes.

The State’s residential site improvement standards (RSIS) provide for the designation of special planning area standards, which permit municipalities to adopt land use regulations that would supersede the RSIS. This Land Use Plan reaffirms the 2014 recommendation that the Mt. Tabor area be given its own particular land use designation, at a density ranging from 3 to 7 units per acre for new development. Specific area and bulk provisions for this zoning district should be based on the existing/prevaling development pattern, with minimums established for new development. The allowable uses would be residential, open space (public or private) and public or nonprofit uses. The proposed

special planning and zoning designations are not intended or designed to establish a local historic district for this area.

2: Existing Redevelopment Areas

At the time of this document, the Township’s Governing Body has utilized the criteria under the Local Redevelopment and Housing Law (LRHL) to designate several sites in need of redevelopment:

- **Edwards Road (Block 766, Lot 11 and Block 767, Lot 15)**
 A redevelopment plan has not been prepared for this area, apparently because environmental considerations significantly limit the potential for development. These two parcels, totaling approximately 26 acres, are on opposite sides of Edwards Road and are under common ownership. They are almost entirely within the 100-year floodplain and covered by DEP-regulated wetlands. The current zoning is LIW-2. Given the limitations on development, the Township should consider whether a redevelopment designation remains appropriate or desired for this area.
- **Cherry Hill and Upper Pond Roads/Morris Corporate Center (Block 136, Lots 43.03, 44, and 76)**
 A redevelopment plan has not been prepared for this area, but a portion of the area has been developed with a UPS “technology development center” on Upper Pond Road while the remaining portion along Cherry Hill Road is addressed in the Township’s Housing Element and Fair Share Plan (see discussion below) and is proposed for multifamily residential use.
- **Route 46 Corridor Redevelopment Area**
 In 2001, the Township, in collaboration with the Township of Montville, underwent a joint redevelopment analysis of the eastern section of Route 46 and Old Bloomfield Avenue, to determine if the corridor qualified as a redevelopment area under the LRHL. The report indicated that portions of the study area met the criteria for redevelopment designation, enabling the

Township to proceed with a redevelopment designation and plan for selected segments of the corridor.

An overlay ordinance was prepared and adopted in 2003 that required redevelopment in this area to incorporate specific design elements, including enhanced buffers and architectural treatments. As a result, two properties (Block 63, Lots 16, and 24) have completed development incorporating the design elements, with uses including a tile gallery, a window/door replacement company, a tutoring company, a jewelry store, an adult daycare center, and a karate studio. Other property owners within the redevelopment area have indicated interest in redevelopment. Given this development activity, the Township should consider the potential expansion of the redevelopment area east to the municipal boundary, and west to the Paul Miller auto dealership property which has recently undertaken upgrades.

- **1515 Route 10 (Block 200, Lots 1.2 and 1.03)**
 In 2015, the Township Council directed the Planning Board to conduct a preliminary investigation to determine whether Block 200, Lot 1.2, met the criteria for a redevelopment designation. As a result of that process, the Council established the site as a non-condemnation redevelopment area in 2015 and directed the preparation of a Redevelopment Plan, which was approved in August 2017. As contemplated in the Redevelopment Plan, the existing vacant office buildings are proposed to be replaced with a mixed-use complex including apartments, retail, and restaurants. The site has also been included as a contributing development in the Township’s fair share plan. The Township Council has subsequently amended the Redevelopment Plan to allow up to 50% of the site’s affordable housing obligation to be satisfied via a per-unit fee. In addition, the Council approved a petition by the property owner to “square off” the site through a cross-annexation arrangement with the Township of Hanover that will increase the total area of Parsippany by a net 1.0995 acres (corresponding to Block

1.03). As of July 2019, the Council was considering an additional amendment to the Redevelopment Plan for the site to incorporate the annexed area as well as make several revisions to density, bulk, and parking provisions. The property owner is anticipated to begin the site plan approval process in the fall of 2019.

- **Lanidex Plaza (Block 392, Lots 1 and 2)**

In January 2019, the Township Council directed the Planning Board to conduct a preliminary investigation to determine if the properties identified as “Lanidex Plaza” on the eastern side of Parsippany Road just south of I-80 constitute a “non-condemnation area in need of redevelopment” under the provisions of the LRHL.

The 45.08-acre site is currently developed with nine office buildings that were constructed from the mid-1970s through the early 1980s and are in various stages of occupancy. In July 2019, the study was completed, and the Planning Board held a public hearing and recommended to the Township Council that the property be considered for designation as a redevelopment area because it met several of the criteria identified in the LRHL. The Township Council concurred with the Planning Board’s recommendation and designated the Lanidex Plaza site as an area in need of redevelopment in August 2019. It is anticipated that the Township will proceed with preparation of a Redevelopment Plan later in 2019.

In planning for the future development of Lanidex Plaza, the Township may consider a range of options, but provisions for mixed uses should be included. Development of the site has the potential to activate the Parsippany Road corridor, but appropriate scale and design, and the use of landscape buffers, are important to protect the adjacent established residential neighborhoods. The Lanidex Plaza complex also has the potential to be a site for a future civic center/municipal complex, given its central location within the Township. Such use could be considered if a

redevelopment plan is prepared.

The site is also included in the Township’s fair share plan as an overlay zoning district to contribute to Parsippany’s future unmet need for affordable housing, as discussed in further detail below.

3: Potential New Redevelopment/Rehabilitation Areas

There is one area in Parsippany that offers the potential for designation as either a redevelopment or rehabilitation area under the LRHL: the south side of Route 46 between Troy Road and Baldwin Road (Block 726, Lots 1, 2, 3, 4, 6, 7, 9, and 10). This area of Route 46 is currently developed with strip center-type retail on the western half and a motel and single-use commercial development on the eastern portion. The westernmost property contains a shopping center (Arya Village) that is almost fully vacant, while the adjacent shopping center (Parsippany Hills Village) also shows evidence of vacancy and underutilization. At the eastern end of this area, the recently opened Starbucks Coffee and the Pep Boys property are both attractively developed and appear to be viable uses. However, the properties in the central portion (Budget Inn and adjacent commercial sites) are underutilized for the size of the lots and exhibit weak aesthetics. The entire area lacks sidewalks.

This portion of Route 46 has the potential for mixed-use development that capitalizes on the proximity to nearby park-and-ride facilities and to Smith Field Park. It also presents the opportunity for the Township to expand park-and-ride capacity. It is recommended that this area be studied to determine whether it meets the criteria for designation as a redevelopment or rehabilitation area under the LRHL.

Affordable Housing Sites and Overlay Districts

In April 2019, the Township executed a settlement agreement with the Fair Share Housing Center, to resolve litigation regarding Parsippany’s Prior and Third Round fair share affordable housing obligations. The agreement, which was accepted by the Court at a fairness hearing on June 21, 2019, sets forth the extent of the Township’s obligations and describes the compliance plan components by which Parsippany proposes to address those obligations. Part of this obligation has already been achieved in prior rounds, while other housing plan components will be undertaken through July 1, 2025, the end of the Third Round.

The Settlement Agreement identifies the following fair share obligations for the Township for the period from 1987 through July 1, 2025:

- Present Need (Rehabilitation Share): 190 units
- Prior Round (1987-1999) Obligation: 664 units
- Third Round (1999-2025) Obligation: 1,314 units

In recognizing a lack of developable land to address the full new construction obligation for the Third Round, the Settlement Agreement concluded that the Township has enough developable land for a Realistic Development Potential (“RDP”) of 857 units, which was later revised to 845 units, leaving a balance of 469 units as “Unmet Need.” The Settlement Agreement, and resulting Housing Element and Fair Share Plan (“HE&FSP”), which was adopted by the Planning Board on August 19, 2019, include a variety of housing compliance mechanisms designed to meet the Township’s RDP. These include previously approved or existing senior housing complexes, inclusionary multifamily developments, and group homes; proposed new groups homes; and proposed programs for accessory apartments and for the conversion of market-rate units to affordable units (“market-to-affordable”).

Of particular importance to this Land Use Plan, the Settlement Agreement and HE&FSP incorporate seven specific sites for inclusionary multifamily or mixed-use development, as shown in the following table, illustrated on the Land Use Plan map, and discussed in greater detail below.

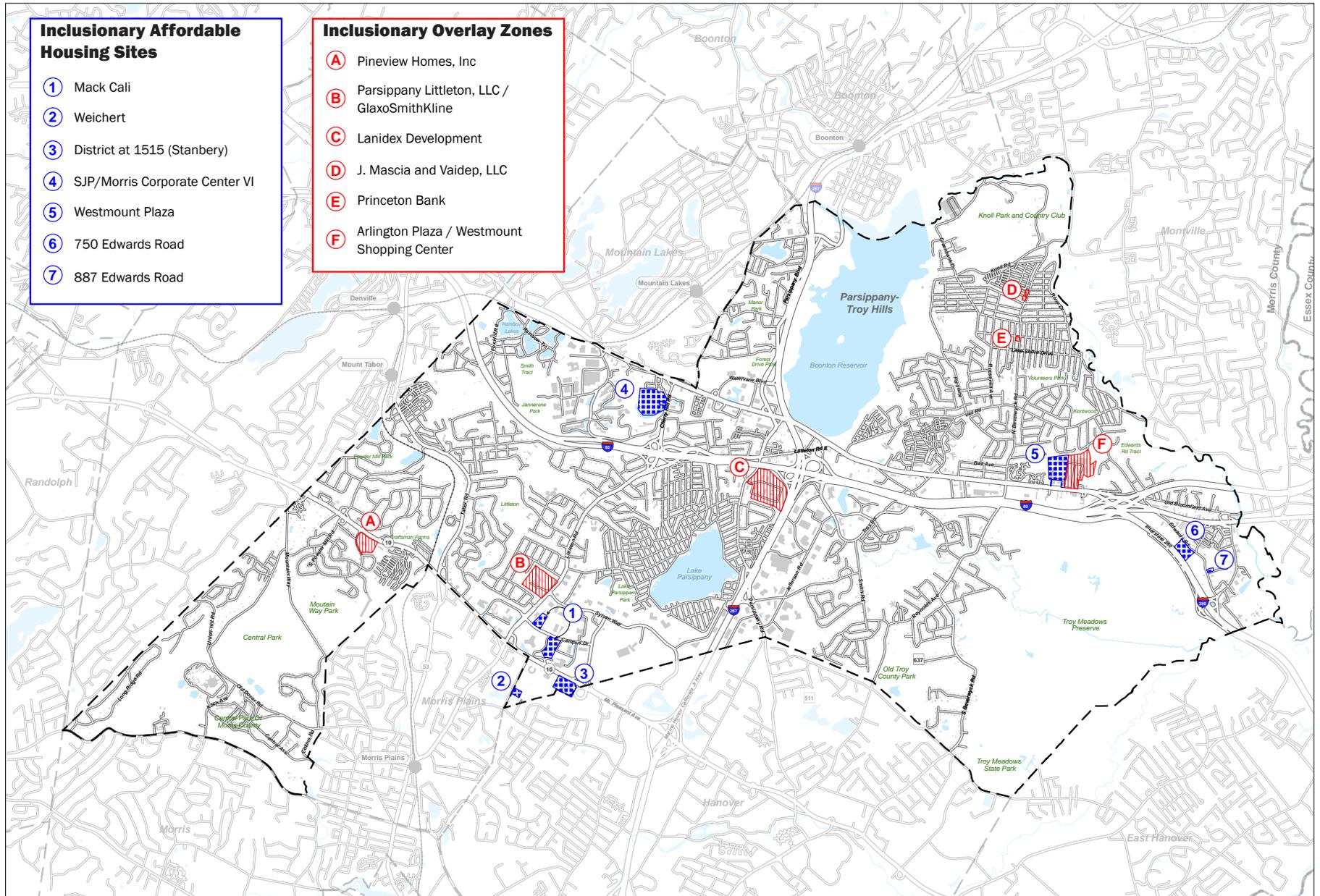
TABLE 23. SUMMARY OF PARSIPPANY-TROY HILLS PROPOSED THIRD-ROUND REALISTIC DEVELOPMENT POTENTIAL (RDP) COMPLIANCE MECHANISMS

RDP Compliance Mechanisms	Proposed Total Units	Affordable Set-Aside
District at 1515 (Stanbery) Block 200, Lots 1.02 and 1.3	441	67 (15%)
Mack Cali Block 202, Lots 3.12 and 3.20	410	82 (20%)
Westmount Plaza Block 698, Lot 15.2	313	63 (20%)
750 Edwards Road Block 766, Lots 6-9	114	23 (20%)
887 Edwards Road Block 767, Lot 36	24	5 (20%)
Weichert Block 200, Lot 8	91	19 (20%)
SJP/Morris Corporate Center VI Block 136, Lots 44 and 76	325	65 (20%)
TOTAL	1,718	324

Source: Parsippany-Troy Hills Housing Element and Fair Share Plan, 2019

- 1: Mack-Cali (Block 202, Lots 3.12 and 3.20), 2 and 3 Campus Drive
The owner of this property has proposed to develop a total of 410 units, 82 of which will be affordable, in two new multi-family apartment buildings: one to replace a vacant office building at 2 Campus Drive, and one to be constructed on vacant land at 3 Campus Drive. The following area/bulk provisions, to be adopted by ordinance, will apply:

Criteria	Block 202, Lot 3.20 2 Campus Drive	Block 202, Lot 3.12, 3 Campus Drive
Principal Use	Multifamily	Multifamily
Max. Number of Dwelling Units	172	238
Min. Lot Area (acres)	5	10
Max. Building Story/Height (ft)	3/40 up to 60 ft from westerly property line 4/50 remainder	4/50



Source: Township of Parsippany-Troy Hills

FIGURE 40. AFFORDABLE HOUSING SITES AND OVERLAY DISTRICTS

Source: BFJ Planning

3: Westmount Plaza (Block 698, Lot 15.2), 808 Route 46

The owner has proposed to develop a total of 313 units, 63 of which will be affordable, in a new mixed-use building to replace a former K-Mart store in the Westmount Plaza shopping center. The following area/bulk provisions, to be adopted by ordinance, will apply:

Criteria	Block 698, Lot 15.2, S01
Principal Use	Multifamily/Mixed Use
Max. Number of Dwelling Units	313
Min. Tract Lot Area (acres)*	20
Max. Building Story/Height (ft)	5/60**

* All references to tract refer to the entirety of Block 698, Lot 15.2, S01.

**65 feet permitted for a sloped roof of 4:1 or greater pitch.

4: 750 Edwards Road, LLC (Block 766, Lots 6-9)

The property owner has proposed to develop 114 units, 23 of which will be affordable, in new buildings. The following area/bulk provisions, to be adopted by ordinance, will apply:

Criteria	Block 766, Lots 6, 7, 8, & 9
Principal Use	Multifamily
Max. Number of Dwelling Units	114
Min. Lot Area (acres)	8.5
Max. Building Story/Height (ft)	3/40

5: 887 Edwards Road (Block 767, Lot 36)

The owner of this property has proposed to develop a total of 24 units, 5 of which will be affordable, in two new multifamily buildings. The following area/bulk provisions, to be adopted by ordinance, will apply.

Criteria	Block 767, Lot 36
Principal Use	Multifamily
Max. Number of Dwelling Units	24
Min. Lot Area (acres)	1.18
Max. Building Story/Height (ft)	3/40

6: Weichert (Block 200, Lot 8), 169 Johnston Road

The owner of this property has proposed to develop a total of 91 units, 19 of which will be affordable, in a new multifamily building to replace the existing office building. The following area/bulk provisions, to be adopted by ordinance, will apply:

Criteria	Block 200, Lot 8
Principal Use	Multifamily
Max. Number of Dwelling Units	91
Min. Lot Area (acres)	2.4
Max. Building Story/Height (ft)	4/50

7: SJP/Morris Corporate Center VI (Block 136, Lots 44 and 76), 100 Cherry Hill Road

The property owner has proposed to develop a total of 325 units, 65 of which will be affordable, in two new multifamily buildings on a vacant portion of the corporate campus. The following area/bulk provisions, to be adopted by ordinance, will apply:

Criteria	Block 136, Lots 44 & 76
Principal Use	Multifamily
Max. Number of Dwelling Units	325
Min. Lot Area (acres)	27
Max. Building Story/Height (ft)	5/60

The final inclusionary site is the Stanbery Redevelopment (“District at 1515”), located on Block 200, Lots 1.2 and 1.03, a mixed-use redevelopment project that will include a total of 441 units and provide 67 affordable units (some provided on-site, others off-site). The area and bulk provisions of this development are pursuant to a Redevelopment Plan, adopted as amended in July 2019.

It is noted that the area and bulk provisions listed above reflect the proposed developments and conditions of the sites as known at the time of this Master Plan. These provisions are also incorporated in developer agreements with

each of the relevant property owners. Minor deviations from these standards, which may be necessary to facilitate the implementation of the HE&FSP, shall not be inconsistent with the Master Plan and Land Use Element, so long as they clearly effectuate the overall goals of the Master Plan, HE&FSP, and other relevant Township goals, objectives, and policies. Such deviations may, however require amendments to the respective developer agreements

In addition to meeting its RDP obligation through development on the seven inclusionary sites discussed above, the Township must also demonstrate that there is a realistic opportunity to address its “Unmet Need” for affordable housing. Unmet Need represents the difference between the Township’s combined Prior Round and Third Round need number, and its combined Prior Round and Third Round RDP obligations. Whereas the RDP obligations must be affirmatively addressed by the Township, addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be satisfied by 2025.

Pursuant to the Township’s Settlement Agreement with the FSHC, Parsippany has an Unmet Need of 469 units. The Township has addressed this Unmet Need through the creation of six (6) overlay zones, shown on Figure 40, which create a realistic opportunity for additional affordable units. Unlike the RDP sites, which have been rezoned to facilitate specific development, the overlay zones do not replace the underlying zoning districts, but instead provide the opportunity to implement multifamily or mixed-use development if the property owner chooses to “opt in” to the overlay zoning.

The Township is also addressing Unmet Need through the adoption of a mandatory set-aside ordinance. This ordinance requires that any site that benefits from a subdivision or site plan approval, rezoning, use variance, redevelopment plan or rehabilitation plan approved by the Township or a Township land use board, which results in residential development containing five (5) or more dwelling units, must provide an affordable housing set-side of 15% for rental units or 20% for for-sale units.

4.2: PROPOSED AMENDMENTS TO DEVELOPMENT REGULATIONS AND ZONE MAP

A number of changes are recommended to be considered in order to address issues identified in this Master Plan or implement the provisions of the Land Use Plan. The recommendations, some of which are carried from the 2014 Re-examination Report, include administrative changes, revisions to existing regulations, or potential changes to the Township’s zoning map. Some recommendations will require further study to determine a specific course of action. The following is offered for consideration:

1: Township-wide Recommendations

- **Checklist Requirements.** As recommended in the 2014 Report, the Township should review the checklists for all applications and update as needed to eliminate confusion and while ensuring that the Planning Board and Zoning Board of Appeals have adequate information on which to base their decisions.
 - **Hotels and Motels.** Address provisions for hotels that ensure high-quality offerings. Most of the existing hotels and motels are non-conforming with respect to current zoning, either because they pre-date current regulations or because they were granted via use variance. Despite the nonconformities, Parsippany’s hotels and motels have continued to operate, and in some cases have undergone upgrades. Nearly all of the properties are now associated with national chains, with some “flagged” hotels or motels having replaced older, locally branded properties. This migration to known brands is a positive, as it tends to ensure a minimum standard of quality that the brand is interested in maintaining. However, it remains the case that the overall hotel/motel stock is quite aged, with several properties in need of major improvements in order to remain consistent with industry standards, modern customer expectations, and a strong aesthetic environment.
- Given that zoning noncompliance has not resulted in the departure of Parsippany’s older hotel stock, but instead may be acting to disincentivize upgrades, it is recommended that the Township instead permit hotels as conditional uses in the zones where they currently exist, with additional standards to encourage either new construction or renovations with more modern features. Specifically, the following zoning revisions are recommended:
- Eliminate the definition of “motel.” These uses are already not allowed anywhere in the Township.
 - Allow hotels as conditional uses in all SED and ROL zoning districts, with the same conditions as are currently in place for the SED-10 zone, except that accessory restaurant uses may have an exterior public entrance.
 - Allow hotels as conditional uses in the B-1, B-2 and O-T zones, subject to the following conditions:
 - The minimum number of rooms shall be 100 rooms.
 - The minimum lot area shall be 3 acres.
 - Accessory uses shall be the same as currently provided in the SED-10 zones, but must be located in the same building and may not have an exterior public entrance.
 - Maximum height shall be 3 stories, or 45 feet.
 - Maximum lot coverage shall be 70%.
 - Eliminate hotels as permitted uses in the Route 46 Corridor Redevelopment Area.
 - **Stormwater Management Regulations.** Adopt the latest NJDEP stormwater management regulations and incorporate best management practices into new development. The Township should also consider adopting an ordinance requiring non-major developments (i.e., those that do not meet the NJ DEP threshold for

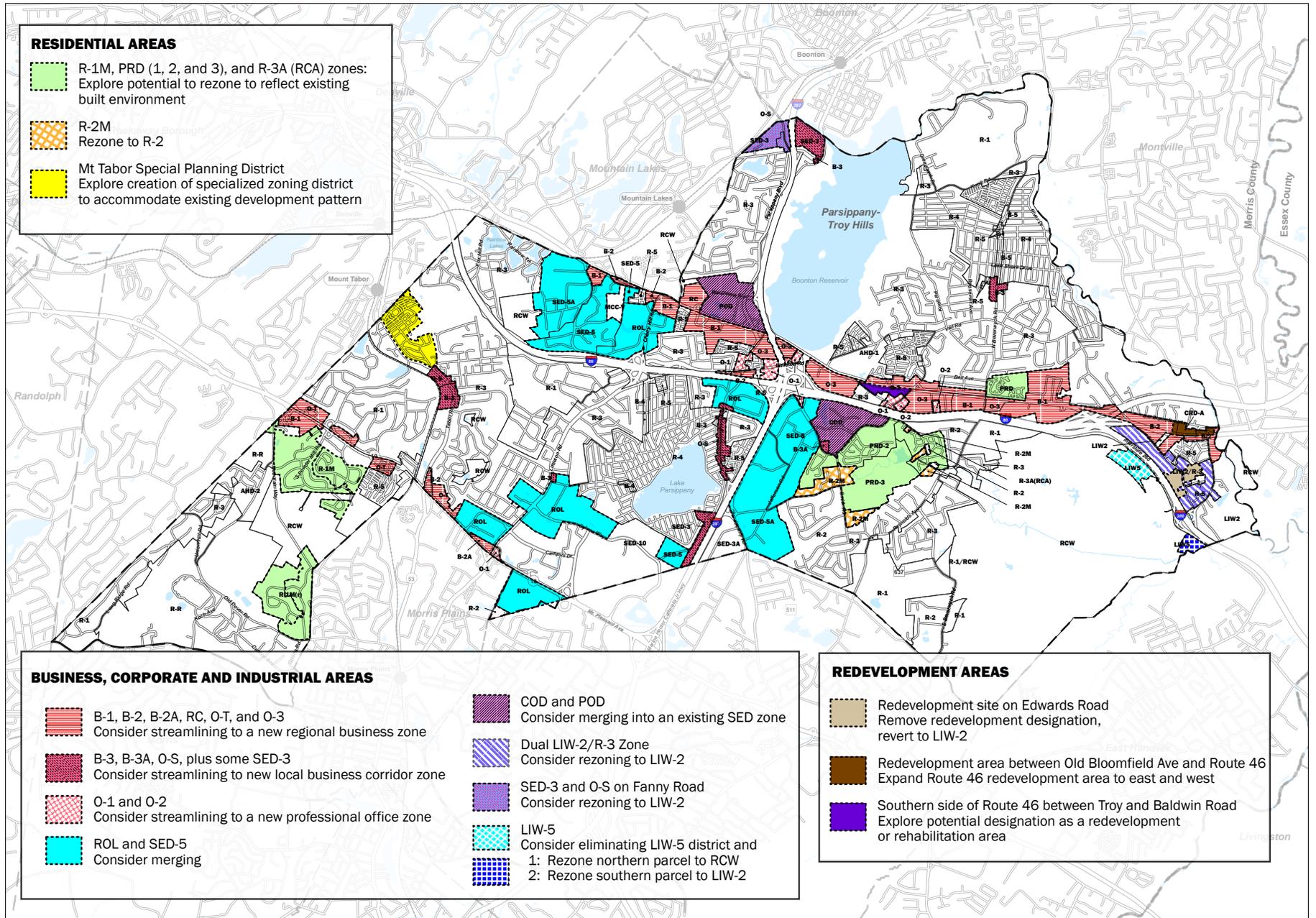


FIGURE 41. PROPOSED ZONING DISTRICTS

stormwater management requirements) to demonstrate that they result in equal or less stormwater runoff from existing conditions and that they do not adversely impact adjoining properties for 25-year storm conditions. Addition of this requirement would facilitate stormwater management improvements on smaller properties without requiring them to satisfy full NJ DEP stormwater management compliance, which can be an extensive undertaking. The Township should also explore opportunities to incorporate into its regulations language that encourages the use of green infrastructure.

- **Sustainability.** Update zoning ordinances as needed to promote best practices for solar and other forms of energy.
- **Highlands Conformance.** Take necessary steps to come into conformance with the Highlands Regional Master Plan. Upon acceptance of the Township’s petition, prepare a Highlands Element of the Township’s Master Plan.
- **Off-Street Parking Requirements.** There are opportunities to modernize and improve Parsippany’s parking regulations to create greater efficiency and reduce unnecessary paved surfaces. In addition, new technologies such as ride-hailing services (i.e. Uber and Lyft) and potentially autonomous vehicles, may change the nature of how people use automobiles. While these technologies are evolving, in the near term, the Township should consider incorporating parking regulation provisions that encourage ride-sharing and respond to changing technologies. Consideration should be given to the following:
 - Adjusting ratios and regulations for commercial uses including general business, personal-service, shopping centers, restaurants, industrial/manufacturing/warehousing, office, and fitness-related uses to ensure consistency with current best practices.
 - Improving provisions for shared parking, land banking, and valet parking.
 - Establishing parking maximums in business zones to ensure that retail uses are not over-parked.
- Establishing a provision for electric car charging in off-street parking lots.
- Drop-off for ride-share and autonomous vehicles, particularly in large-scale office and retail developments.
- Eliminate the current provision for compact car parking in favor of more rationalized parking spaces in commercial (office/industrial) lots.
- **Signage and Lighting Requirements.** A complete overhaul of the sign ordinance is needed to streamline provisions and ensure strong aesthetic design. Consider establishing provisions to better regulate light spillage onto adjacent properties.
- **Circulation Element.** Develop a new Circulation Element of the Master Plan that focuses on alleviating traffic congestion, addressing safety issues, improving conditions for pedestrians and bicyclists, and adding sidewalks in priority areas. This could also include development of a comprehensive trail plan.
- **Community Facilities Plan.** Develop a Community Facilities Element of the Master Plan that addresses the need for a civic center/municipal complex as well as other needed improvements to municipal facilities.
- **Historic Preservation Element.** Update the Historic Preservation Element of the Master Plan, including updates to the current inventory of historic properties and recommendations for regulatory changes as needed to preserve historic resources.
- **Official Zoning Map:** The Township Zoning Office and Engineering Department should work with the Division of Information Technology to create an Official Zoning Map in digital form. Currently, the Official Zoning Map is only available in paper format, which is not easy to update and is unavailable to the public. Creation of a digital version would provide for greater transparency and allow for updates as needed, including updates to the Morris County GIS data.

- **Public Right-of-Way Policy:** Much of Parsippany is developed in such a way that tax lots extend to the centerline of public roadways. The Township should establish a policy whereby future development approvals should incorporate, as appropriate, the dedication of the public ROW to the Township, even if the resulting lot line adjustments may result in the creation of area and bulk variance conditions.
- **Environmental Assessment Reports:** Currently, an environmental assessment report is required for all applications for preliminary approval of major subdivisions and major site development plans. However, this requirement has been unevenly applied, and the regulations provide limited guidance as to the content of the environmental assessment report. It is recommended that the current provision be strengthened by identifying the types of environmental resources that are required to be considered in the report, such as wetlands, floodplains, steep slopes, or mature forested areas. The regulation should also provide detail on the required components of the environmental assessment report; the Associate of New Jersey Environmental Commissions (ANJEC) and the Highlands Council can be consulted for input on these types of environmental reports. Lastly, the current waiver provision for environmental assessment report should be modified to specify that a full waiver of the requirement is not allowed where variance relief is sought that relates directly to an environmental feature.
- **Land Use Approval Compliance:** For Planning Board and Zoning Board of Adjustment applications, the boards planning and engineering professionals review post-approval plans to confirm that they comply with the conditions of site plan, subdivision, or variance approvals. However, there is currently limited ability to review resolution conditions that relate to conditions that satisfy comments from the Township Engineer, Township Forester, police and fire department, etc. The zoning regulations and board procedures should be adjusted to allow for post-approval review by other entities in the case where they offered comments on the application.
- **Promotion of the arts.** Consider allowing live-work artist units in certain areas. Include galleries, museums, and similar uses in all business zones.
- **Tree Preservation, Buffers, and Landscaping.** Building on Parsippany’s status as a “Tree City,” the Township should consider the following actions to ensure protection of mature trees and promote reforestation of previously disturbed areas:
 - Require a one-for-one replacement of trees that are removed as part of development approvals. Where trees cannot feasibly be replaced on-site, establish a fee in-lieu program to fund tree replacement elsewhere in the Township. The selection of replacement trees should be done on a like-for-like basis (i.e., mature deciduous hardwood trees are not replaced with smaller flowering or evergreen trees or shrubs).
 - Require a minimum amount of landscaping within surface parking lots to avoid large expanses of paved areas.
 - Amend buffer requirements to specifically prohibit stormwater basins and related features from these areas.
 - Work with utility providers on establishing planting guidelines for street trees that identify species appropriate for planting under power lines.
 - Implement a public education campaign to inform property owners about the regulations regarding tree removal and the penalties for violations.
- **Performance Standards.** Review the noise ordinance and other performance standards to ensure they are up to current state regulations and best practices.
- **Off-Site Fair Share Improvement Contributions:** In light of anticipated growth due to satisfaction of Parsippany’s affordable housing obligations and other development, the Township is experiencing additional pressure on its water, sewer, and road infrastructure. The Township should review the Fair Share

Contributions ordinance and prepare a plan to implement infrastructure improvements that are necessary to support additional development in certain areas lacking sufficient infrastructure or capacity. This plan could incorporate elements to reduce traffic and address needed improvements to public water sanitary sewer, stormwater, and drainage infrastructure.

- **Gas Station Buffer Requirements:** Currently, the zoning regulations require that automotive service stations shall not be located within 100 feet of a residential zone or school. Concerns have arisen about the impacts of these uses on residential neighborhoods, particularly when they incorporate convenience stores. It is recommended that the Township increase this buffer requirement to up to 500 feet of a residential use, school, place of worship, library, or similar public assembly use. Analysis conducted for this potential change indicates that nearly all of the existing gas stations in Parsippany do not meet the current buffer requirement, and none would meet a 500-foot requirement. However, increasing the required buffers would still provide locations for future gas stations that would conform to the change.
- **Short-Term Rentals:** The Township has been seeing incidences of single-family homeowners renting out their properties for short-term uses, via online platforms such as AirBnB, Homeaway, and VRBO. Parsippany’s zoning code is silent on these uses, which can create neighborhood impacts related to noise and parking. It is recommended that the zoning code be revised to expressly define and prohibit short-term rentals from any zoning district in Parsippany.
- **Fences and Walls:** The Township should consider eliminating the requirement that fences and walls be constructed at least 6 inches from the property line, and instead allow them to be coincident with the line. The current provision can create situations in which fences on adjacent property lines are separated from each other by 1 foot, with a “no man’s land” between them that cannot be easily mowed or maintained.

- **Amend Definitions:**
 - **“Basement”** – revise floor-to-ceiling height so that a basement requires half of the floor-to-ceiling height below the lowest adjoining grade of the building – if not, it is considered a story.
 - **“Dwelling, Townhouse”** – clarify so that “stacked” townhouses are considered multifamily apartments or two-family dwellings.
 - **“Building Height”** – revise so that the measurement is from pre-construction grade, not finished grade.
 - **“Building Coverage”** and **“Impervious Coverage”**– consider exempting green roofs, pervious pavement, and similar pervious areas.
- **Commercial Vehicle Weight Classification and Storage.** Revise weight classification according to the latest standards, and regulate storage of limousines and buses on residential properties.
- **Multiple uses.** Consider allowing multiple permitted uses on one site in large-scale commercial and regional commercial areas, providing for the development of pad sites.

2: Residential Districts

- Reduce allowable lot coverage requirements across all residential zones.
- Some neighborhoods in Parsippany are experiencing significant changes due to the replacement of existing houses or home additions. In order to ensure appropriately balance the preservation of neighborhood character with the need to upgrade outdated housing stock, the Township should consider the establishment of context-sensitive zoning revisions to protect neighborhood scale. Some options for consideration include:
 - Reducing allowable building height to 30-32 feet.

- Linking allowable building height with the front yard setback distance.
- Establishing a floor area ratio (FAR) provision, based on lot area, to control the bulk of homes.
- Increasing side yard setback requirements.
- Establishing a prevailing front yard setback that allows new homes to provide less than the required front yard based on the established pattern of houses in the immediate vicinity.
- Creating design guidelines for new homes that break up the bulk of large facades, through such measures as:
 - Allowing stoops and porticos to encroach up to 5 feet into the front yard.
 - Encouraging street-facing attached garages to be set back 3 feet from the rest of the front façade for single-car garages and 5 feet for two-car garages.
 - Avoiding large blank walls without windows or architectural features.
 - Encouraging dormers and other features to break up roof lines.
- Consider creation of a new district to accommodate the existing townhouse developments that have been developed under R-1M, PRD and R-3A(RCA) zoning. The zone would only be mapped on existing developments. In addition, consider rezoning the portions of the R-1M and PRD zones that have been developed with single-family homes to an existing single-family zone with applicable density regulations. This could allow for elimination of the R-1M, PRD and R-3A(RCA) zones.
- Explore rezoning the R-3(RCA) zone to R-3, as the one R-3 (RCA) area is built out. This would allow elimination of the R-3 (RCA) zone. Eliminate all references to the R-2M zone and rezone any such areas to R-2, as the mixed-use option has been eliminated from the R-2M zone.

- Consider measures in the R-5 district to incentivize revitalization of existing garden apartment complexes. This may include the allowance of a third story, which could spur property owners to replace existing buildings with more modern structures. Such a change may also require adjustment to the permitted density.

3: Business Districts

- **Uses in Business Zones.** Expand allowable uses, including providing for fitness and recreation classes (e.g. martial arts, dance, etc.), multiple permitted uses in one space, and entertainment-related uses. At the same time, explore regulations to control location of tattoo parlors, body piercing shops, and adult-oriented businesses. Consider deleting provisions for “amusement parlors” (video game arcades) as these are outdated and arcades can be treated as other commercial uses. Establish a definition for brewpubs and consider allowing these uses in the B-1, B-2, B-2A, B-3, B-4, B-5, and O-T districts. In conjunction with this change, allow restaurants in the O-T district; these uses are currently not permitted, although several restaurants are located in the zone.”
- **Lake Hiawatha CBD.** Explore adding provisions to the B-5 district that promote a mixed-use area with high-quality design. Consider a height of 3 stories where mixed uses (residential over commercial) are provided and required parking can be provided on-site.
- **Regional Commercial.** Consider streamlining zones in these areas. This designation could have two districts: a business zone (combining B-1, B-2, B-2A, RC, O-T. and O-3) and a professional office zone (combining O-1 and O-2). New use and area/bulk provisions would need to be developed to avoid creating nonconformities.
- **Local Business Corridor.** Consider merging zones for these areas (B-3, B-3A, and O-S). Rezone areas with this designation that are currently zoned SED-3 (on Parsippany Boulevard near the Boonton border).

4: Industrial and Large-Scale Commercial Districts

- Consider merging the ROL zone into the SED-5 district. Also look at merging the COD and POD zones into an existing SED district, as these planned developments are built-out.
- Explore allowing additional uses in the SED zones, including indoor recreation, entertainment, pet daycare and similar uses complementing office uses, indoor agriculture, fitness, daycare, assisted-living facilities, convention center, multifamily apartments and mixed-use.
- The LIW-5 zone is only mapped in two locations: one that encompasses publicly owned vacant land adjacent to Troy Meadows, and one that covers a vacant privately owned parcel. Consider zoning the northern (publicly owned) area to RCW and rezoning the southern parcel to LIW-2, thereby eliminating the LIW-5 district.
- Eliminate the dual LIW-2/R-3 districts in favor of the LIW-2 districts, recognizing that the long-term pattern should be uniform industrial use. Existing residential uses would become preexisting nonconforming uses.
- Rezone the area along Fanny Road that is currently SED-3 and O-S to LIW-2.

5: Specialized Districts

- Explore creation of a specialized zoning district for the historic Mt. Tabor area, essentially allowing for the current pattern of development. Such a district would not constitute a local historic district.
- Consider removing the redevelopment designation from the two areas along Edwards Road, which have not developed and are unlikely to develop under those provisions.
- Explore expanding the Route 46 Corridor redevelopment area to the east and west to capture additional areas that may be appropriate for similar redevelopment. In addition, consider whether the south side of Route 46 between Troy and Baldwin Roads meets the criteria for designation as a redevelopment or rehabilitation area. This would require preparation of Area in Need of Redevelopment studies for the two areas.