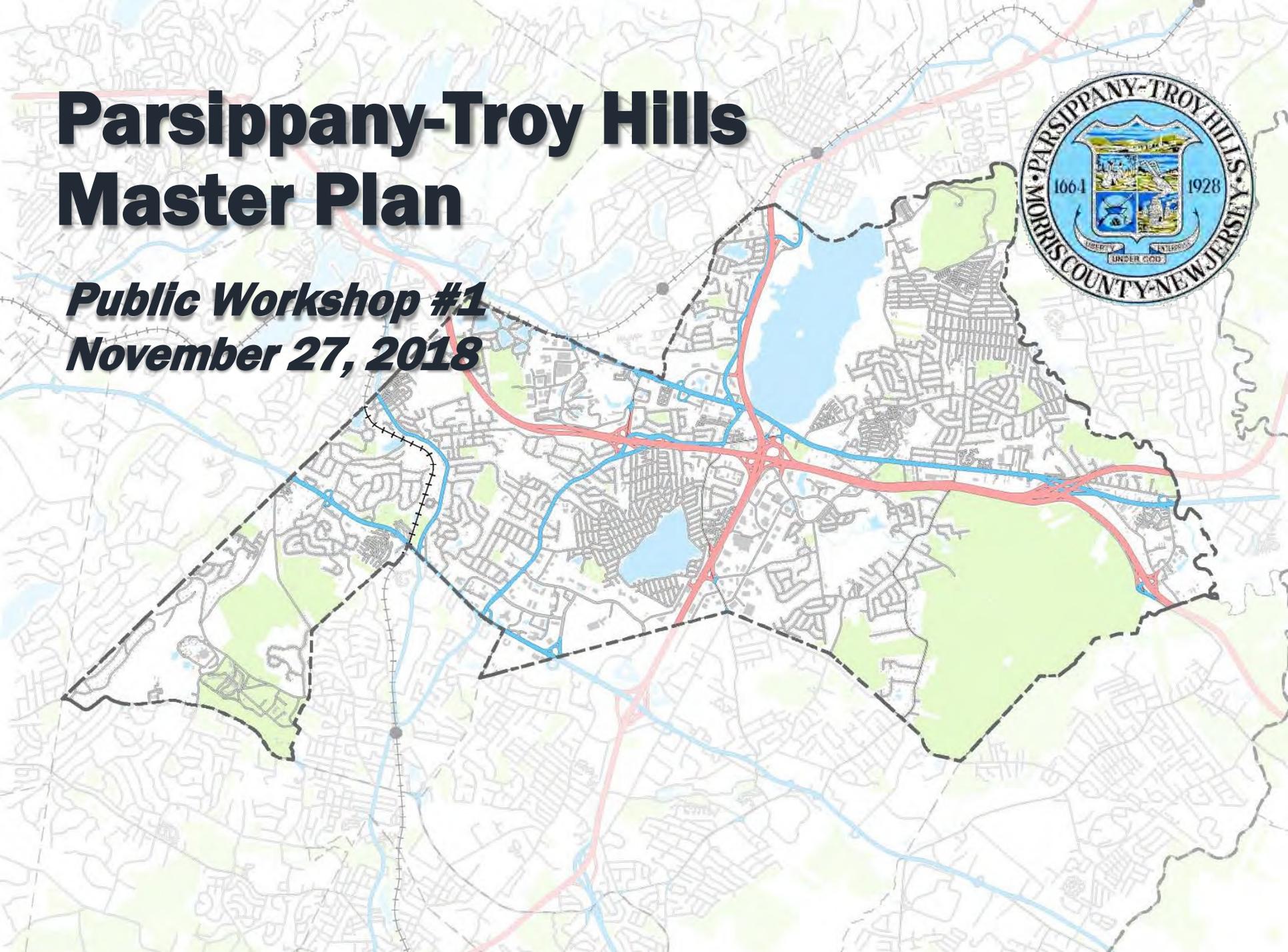


Parsippany-Troy Hills Master Plan

***Public Workshop #1
November 27, 2018***



BFJ Planning (Consultant Team)

- **Susan Favate, AICP, PP**
- **Noah Levine, AICP**
- **Taylor Young, AICP**

Planning Board

- **Robert Keller, Chairman**
- **Tom Dinsmore, Vice-Chairman**
- **Councilwoman Janice McCarthy**
- **Turan Ayaz**
- **Bruce Frigeri**
- **Jennifer Vealey**
- **John Von Achen**
- **Stephen Mandel**
- **Vincent Aperawic**
- **Judy Hernandez, Mayor Designee**
- **Saurin Pathak, Alternate**
- **Scott Carlson, Board Attorney**
- **Andrew Cangiano, Board Engineer**
- **Nora O. Jolie, Board Secretary**

Public Workshop Agenda



Presentation

**Roundtable
Discussions**

**Report
Back**



7:00



7:45



8:30



9:00

What is a Master Plan?

- **A Master Plan is the Township’s public policy guide in terms of housing, economic development, transportation, utilities, recreation, sustainability, open space and other important resources.**
- **The Master Plan is not a law, but it provides guidance to elected officials and decision-makers when they make land use, zoning and capital investment decisions.**
- **This current effort will reflect changes to the Township since the Master Plan was “Reexamined” in 2014.**

Master Plan Elements

- **Required Elements (Chapters)**
 - **Statement of Goals, Objectives and Policies**
 - **Land Use Plan**
- **Other Potential Elements:**
 - **Open Space, Recreation and Conservation**
 - **Community Facilities and Cultural Resources**
 - **Circulation, Mobility and Parking**
 - **Economic Development**
 - **Housing**
 - **Infrastructure and Sustainability**

Master Planning Efforts

- **1957: First Master Plan**
- **1976: Most recent Master Plan**
- **2014: Reexamination Report**

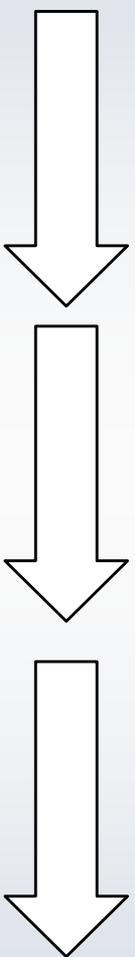


Township of Parsippany-Troy Hills

2014 Reexamination Report of the Master Plan

Adopted
December 4 2014

Master Plan Timeline



September – December 2018 **Project Initiation and Data Review**

November – February 2018 **Parsippany-Troy Hills Today**

March **Planning**
August - November 2017 **Recommendations**

May – July 2018 **Draft Plan – Adoption**
August - November 2017

Community Visioning (Ongoing)

- **2 Community-wide meetings (2nd meeting in April)**
- **Focus groups, neighborhood outreach, stakeholder meetings**
- **Online Survey (January-February)**

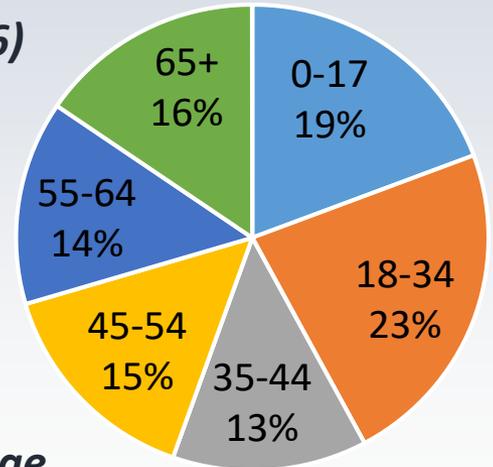
Public Outreach Fall Fair



Total Population

- **2016 Population: 53,515**
- **Population grew 6% since 2000**
- **Average annual growth higher between 2000-2010 than 2010-2016**
- **Growth predominantly in adults 50 years +**
- **Follows trends in Morris County**

Population (2016)



Population Change

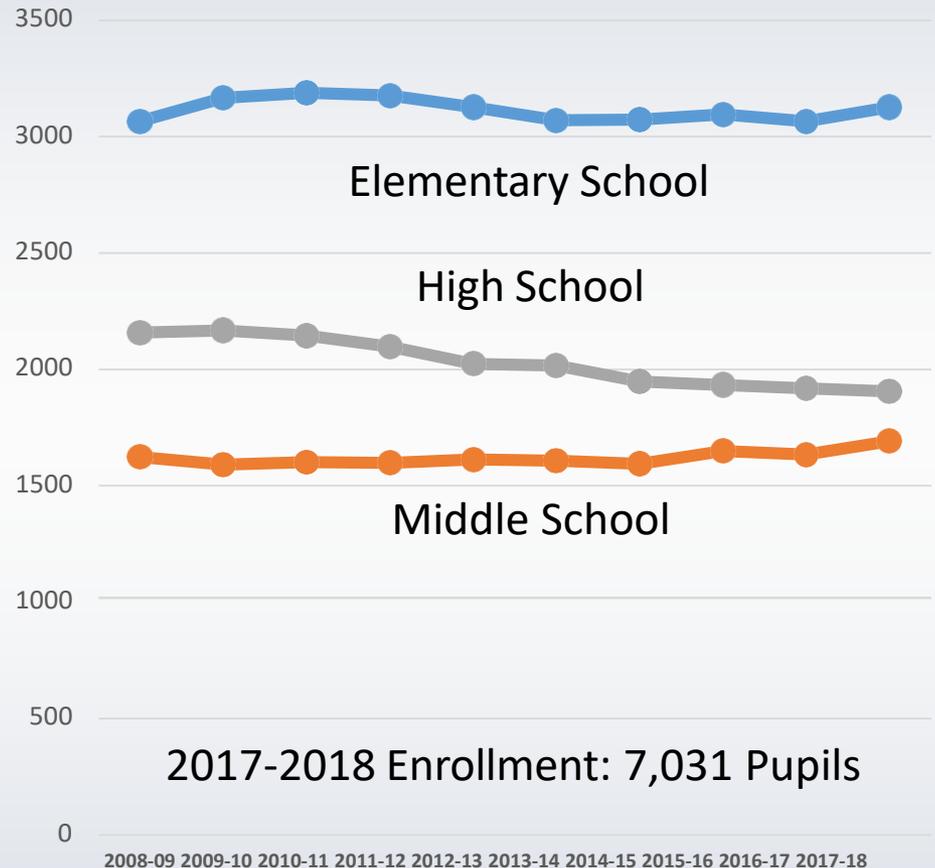
Age Group	2016	% Change 2000-2016
0-17	10,328	-3%
18-34	12,201	1%
35-49	11,131	-15%
50-64	11,559	27%
65+	8,241	45%
Total Pop.	53,515	6%

Sources: U.S. Census: 2000 and 2010 Decennial Census and 2016 5-Year ACS

School Enrollment

- **Enrollment is steady**
 - **Total down since 2008-09 by 130 students**
 - **High School enrollment is down**
 - **Middle and Elementary enrollment is up**
- **Late 2000s/Early 2010s Elementary School Increase**
- **We will take a closer look into enrollment to better understand capacity and needs.**

Parsippany School District Enrollment



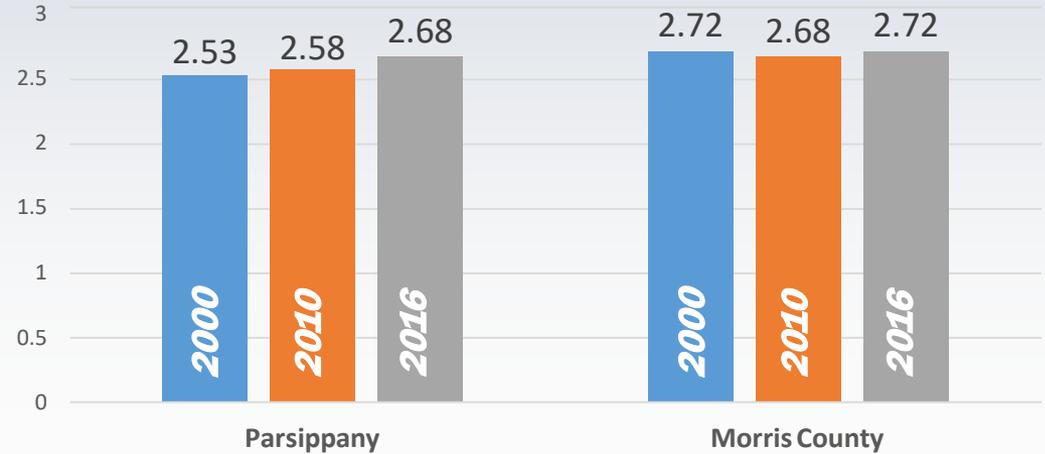
Source: State of New Jersey Department of Education

Population & Socioeconomics

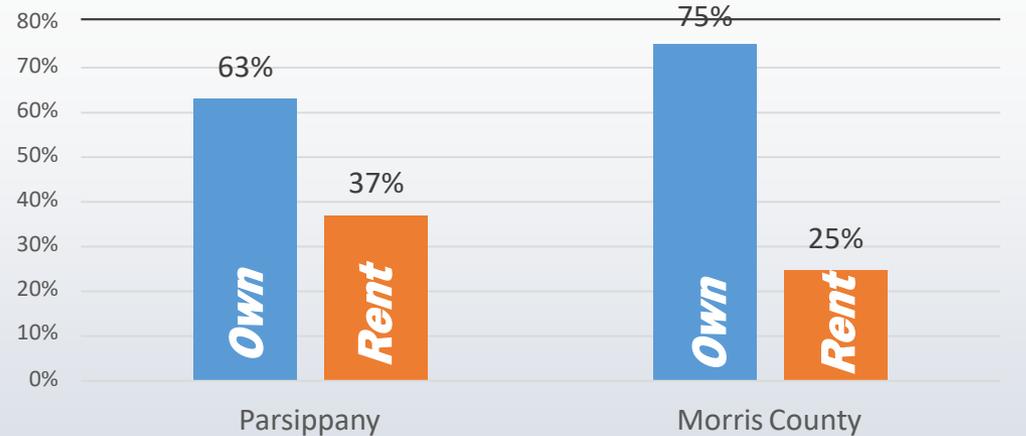
Household Size and Tenure

- **Average household size has increased**
- **Higher percentage of rental housing in Parsippany compared to Morris County**

Average Household Size



Housing Tenure (2016)



Sources: U.S. Census: 2000 and 2010 Decennial Census and 2016 5-Year ACS

■ Owner Occupied ■ Renter Occupied

Housing Type

- **Housing supply is balanced**
- **Growth: Four Bedrooms**

Bedroom Mix

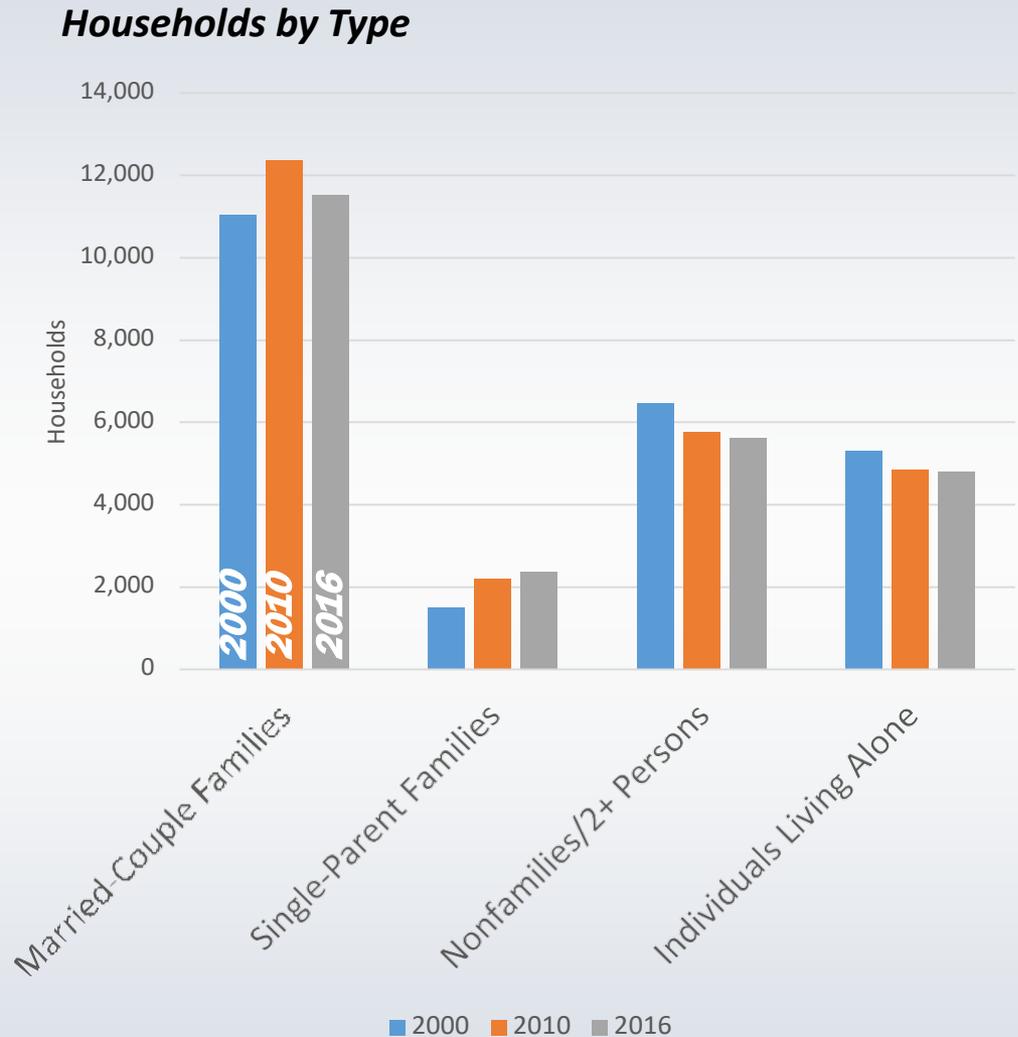
	2016 Households		% Change 2010-2016	
	Parsippany	Parsippany	Parsippany	Morris County
No Bedroom	103	-41%	19%	
1 Bedroom	5,389	-6%	-2%	
2 Bedroom	3,995	-2%	1%	
3 Bedroom	5,009	-2%	3%	
4 Bedroom	5,370	5%	0%	
5+ Bedrooms	860	-26%	6%	
Total	20,726	-3%	1%	

Sources: U.S. Census: 2000 and 2010 Decennial Census and 2016 5-Year ACS

Population & Socioeconomics

Housing Composition

- **Parsippany is family-oriented**
- **Increased since 2000:**
 - **Married-Couple Families**
 - **Single-Parent Families**
- **Decreased since 2000**
 - **Non-families**
 - **Individuals Living Alone**



Sources: U.S. Census: 2000 and 2010 Decennial Census and 2016 5-Year ACS

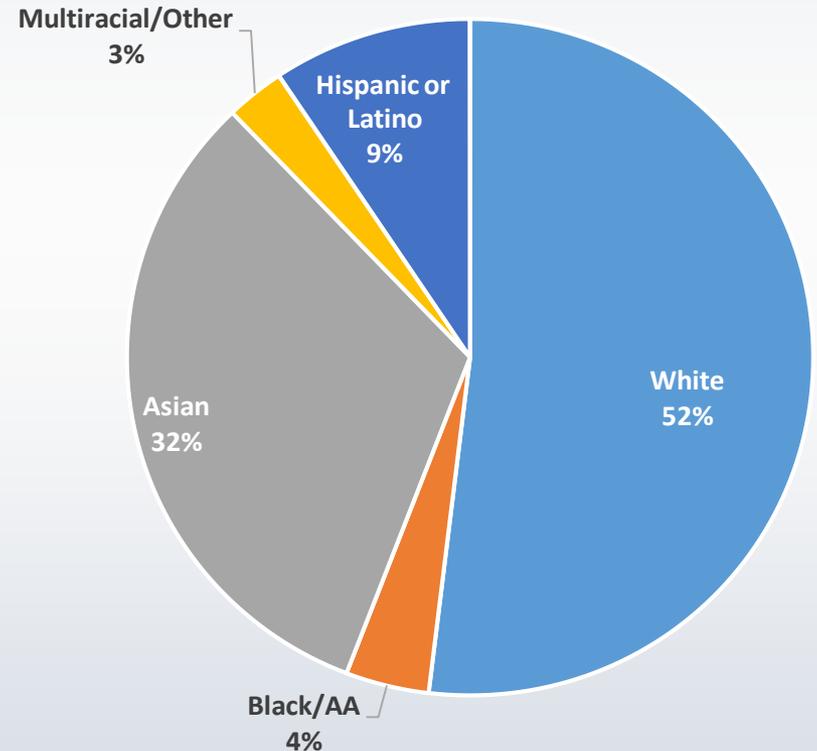
Population & Socioeconomics

Race/Ethnicity

- **Diverse and becoming more so**
- **1 of 3 residents born abroad**

Race/Ethnicity

	2016	% Change 2010-2016	
	Households	Parsippany	Morris County
White	27,788	-11%	-3%
Black or African American	2,100	69%	3%
American Indian	133	--	-20%
Asian	17,118	13%	16%
Multiracial/Other	1,487	88%	40%
Hispanic/Latino	5,022	15%	20%
Total	53,515	1%	2%



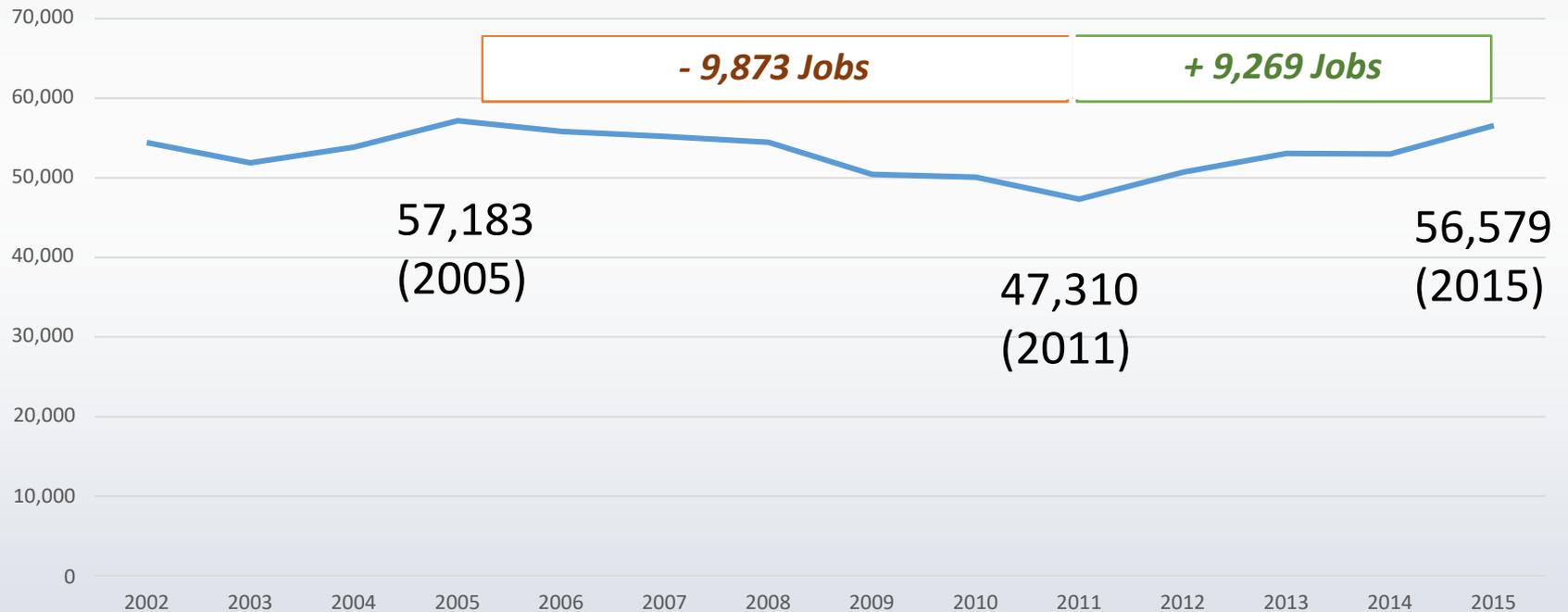
Sources: U.S. Census: 2000 and 2010 Decennial Census and 2016 5-Year ACS

Population & Socioeconomics

Jobs Located in Parsippany

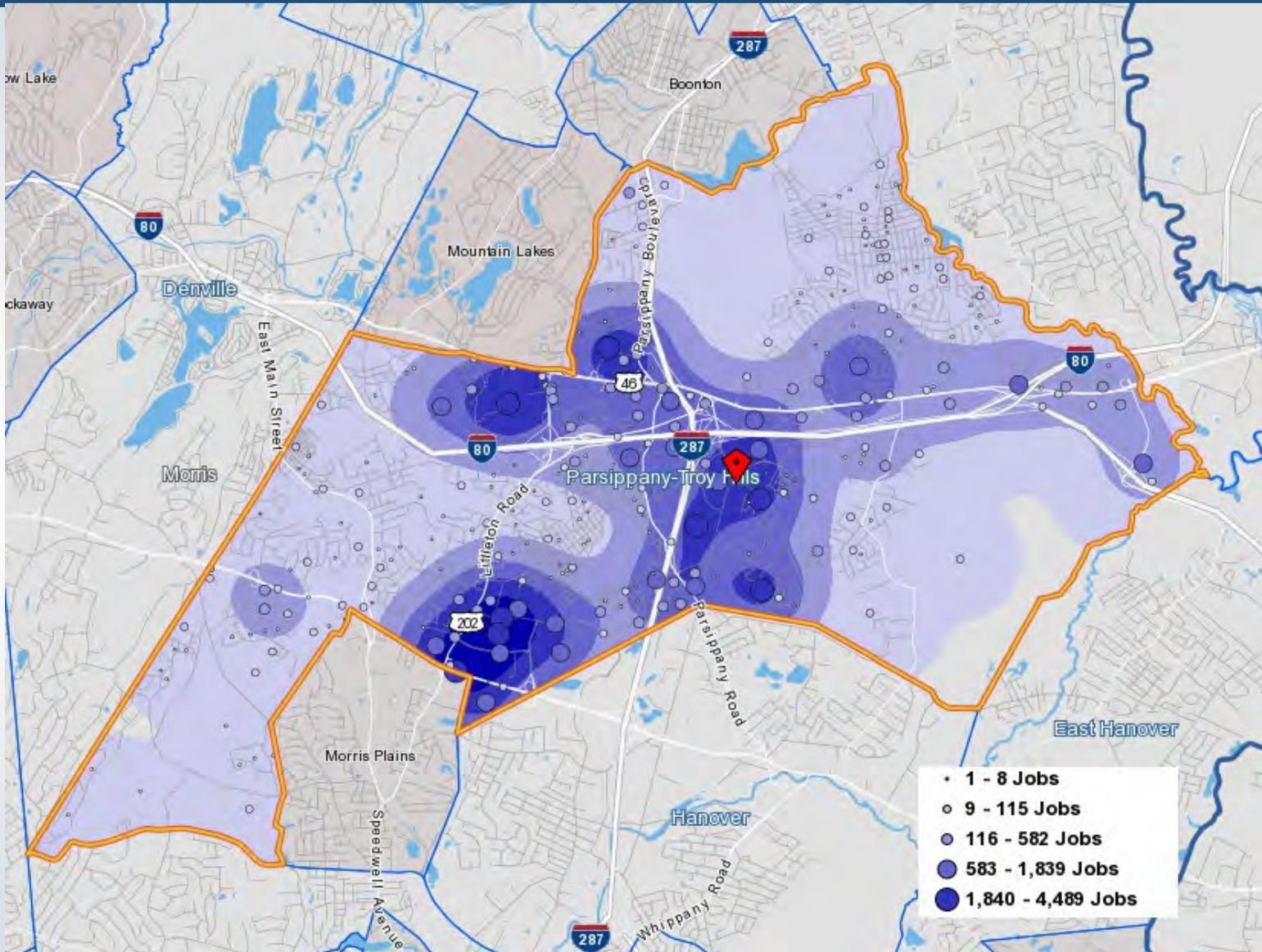
- **26,579 jobs in 2015**
- **93% of jobs are filled by non-residents**

Jobs in Parsippany

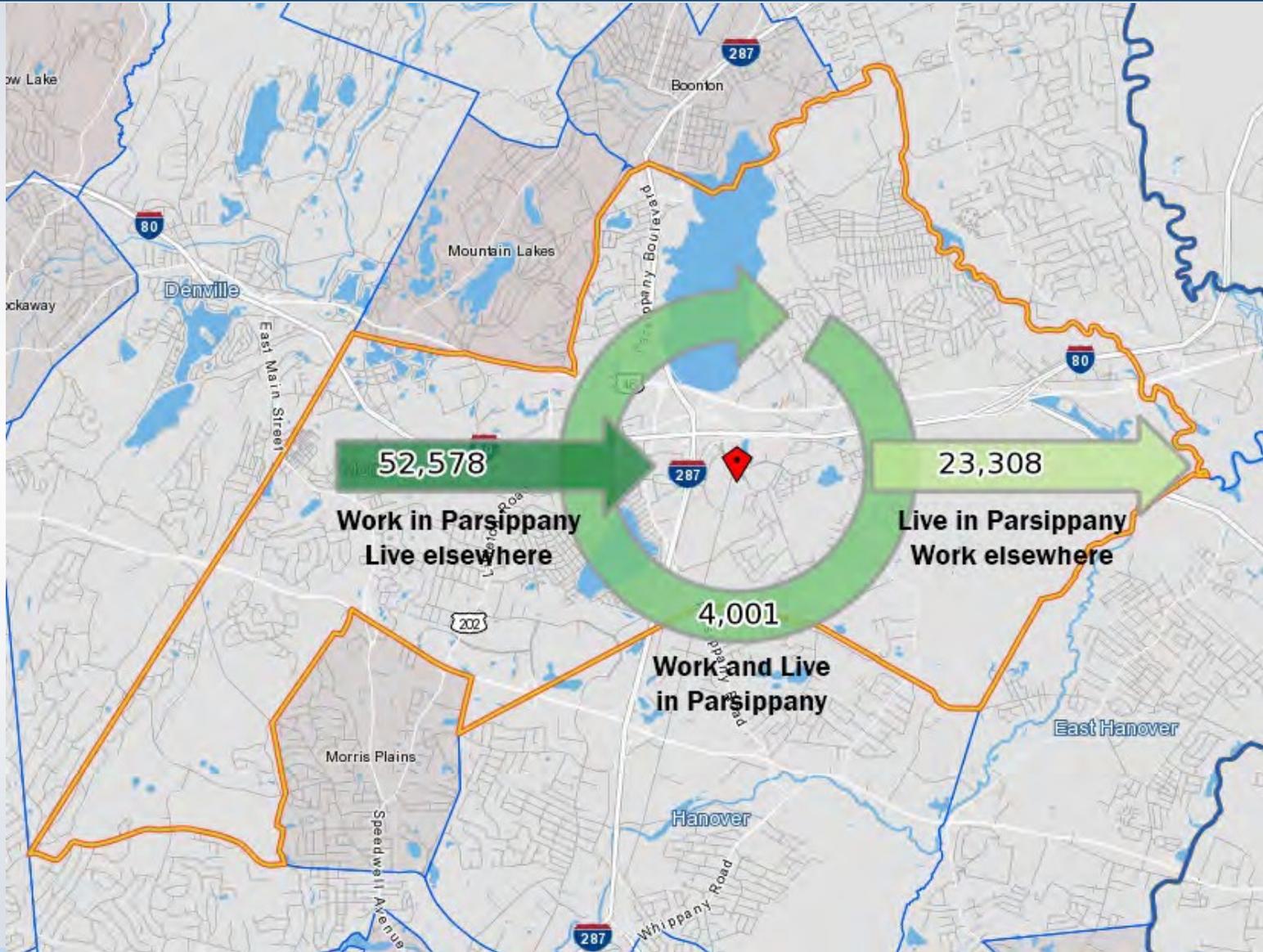


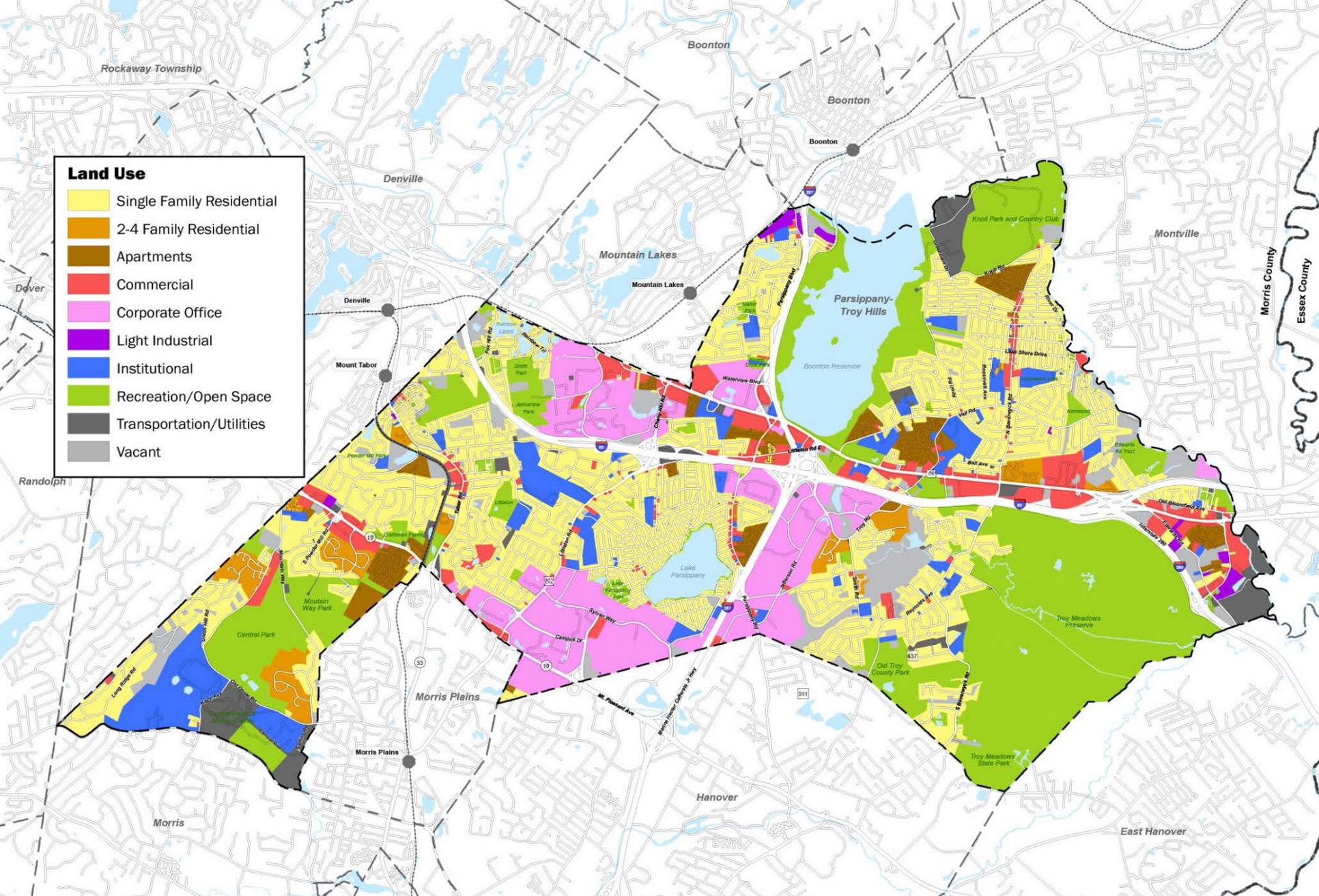
Source: U.S. Census Bureau, LEHD Program & QCEW

Workers in Parsippany



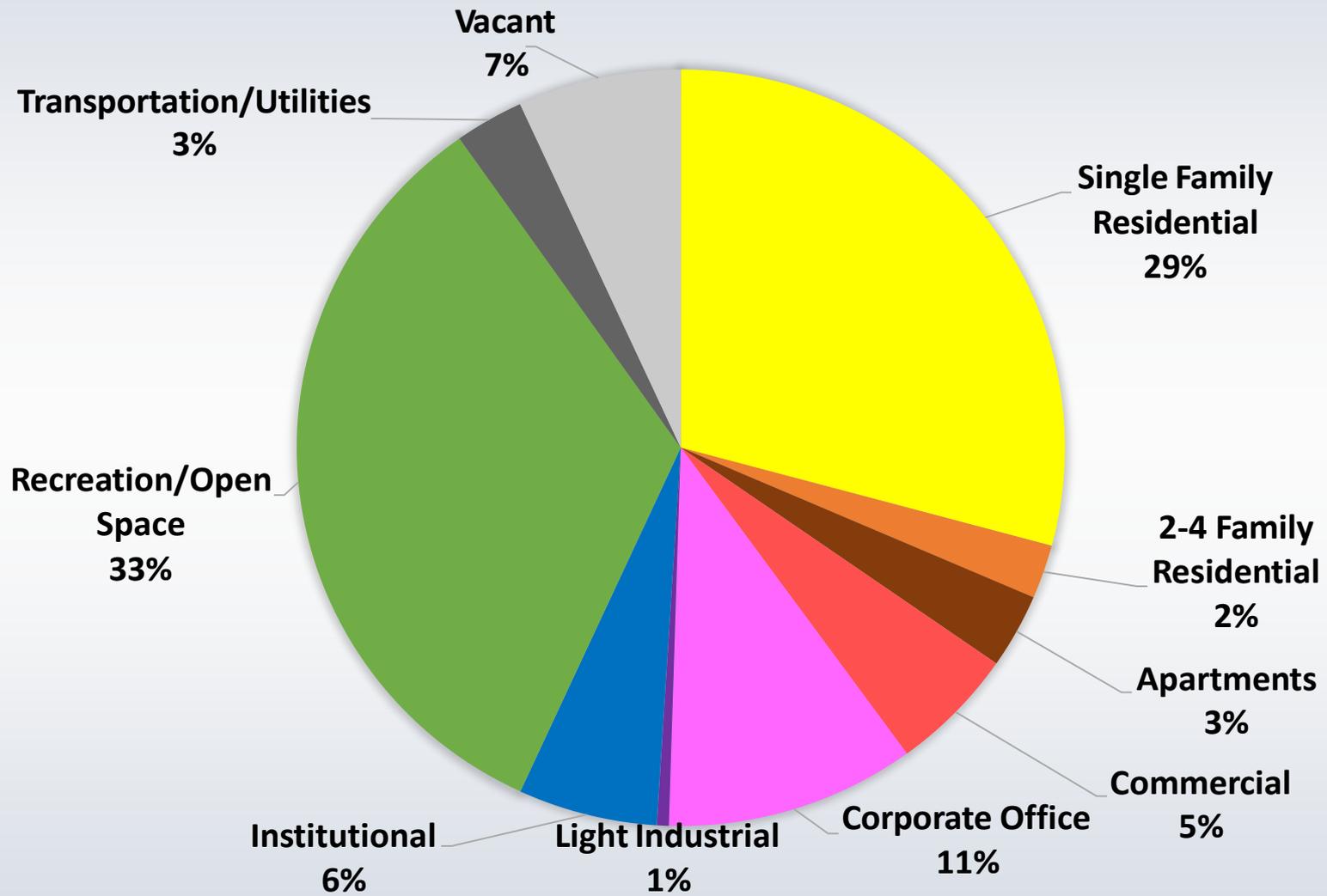
Commutation (Inflow & Outflow)



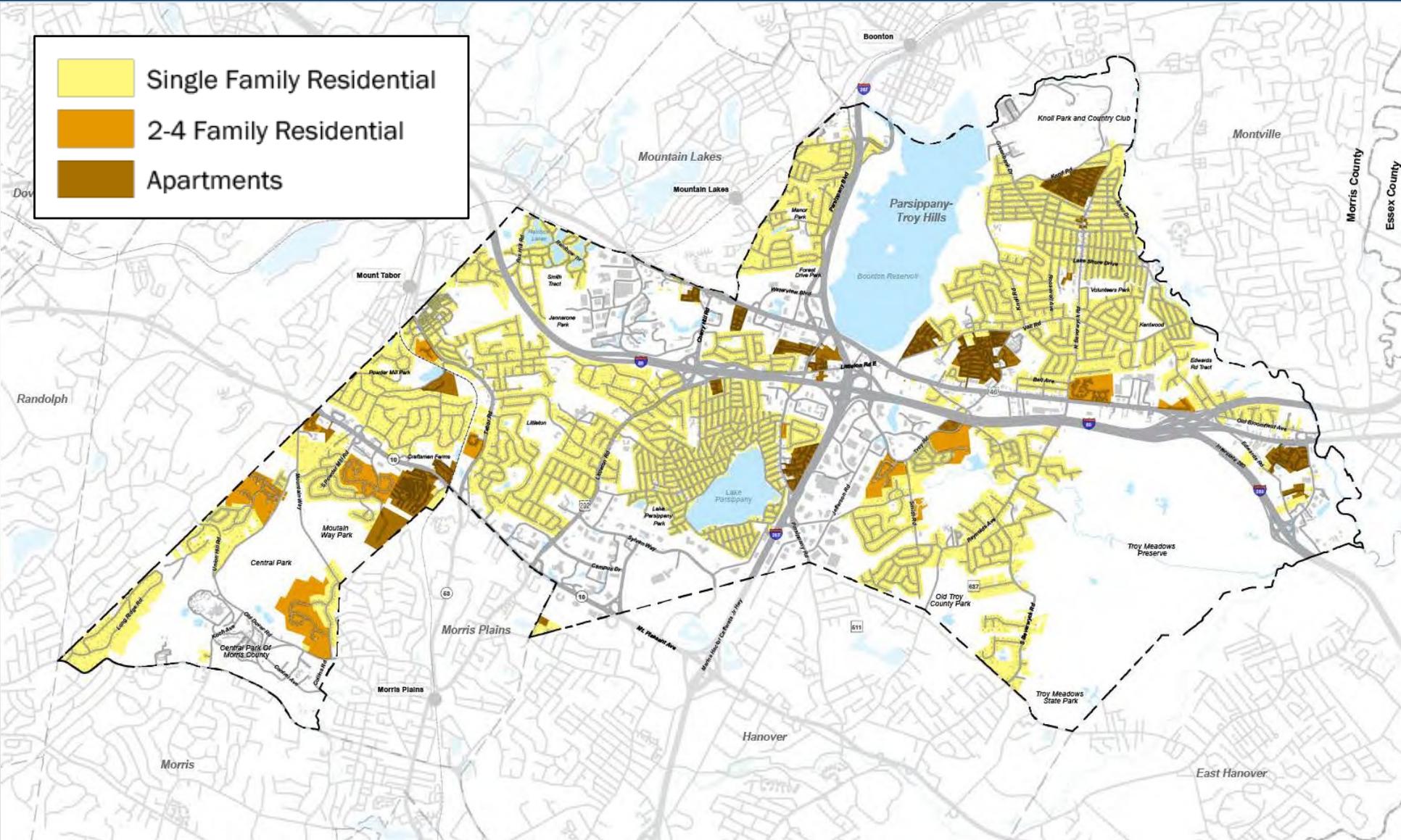


Land Use & Development

Existing Land Use



Land Use & Development Residential Uses



Land Use & Development

Residential Uses



Single family residential



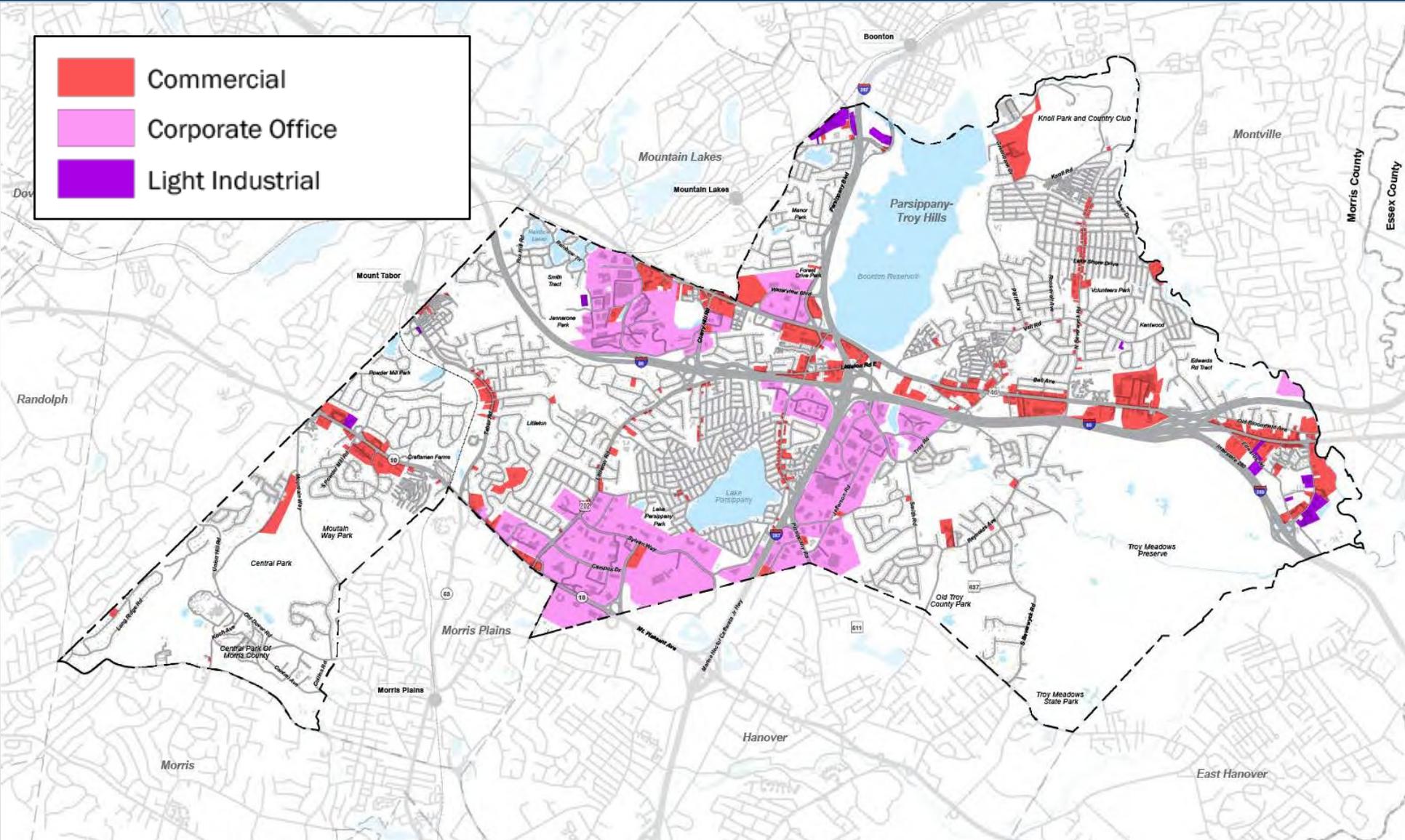
2-4 family residential



Apartments

Land Use & Development

Commercial/Office/Industrial Uses

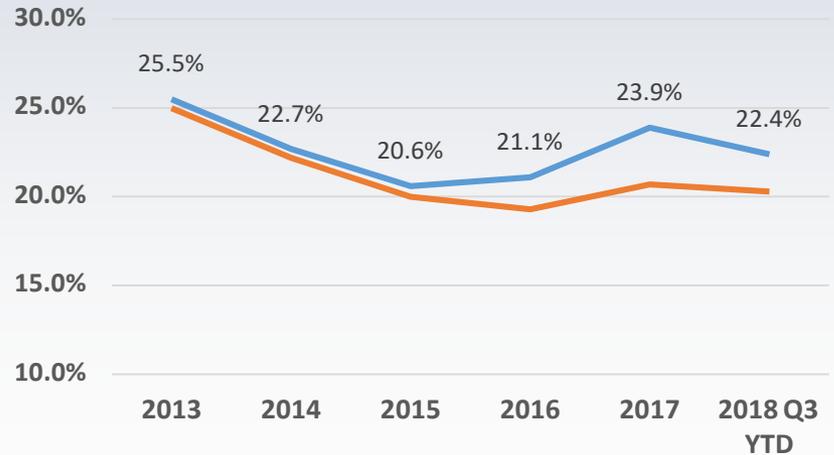


Land Use and Development

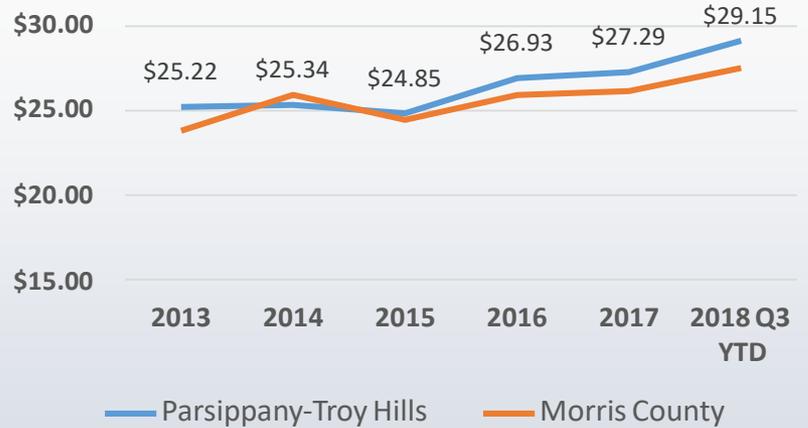
Office Trends

- **Office vacancy rate decreased between 2013 and 2018. However, market remains relatively weak, with a total vacancy rate of 22.4%.**
- **The average leasing rate in Parsippany increased over 15% in last 5 years.**

Office Vacancy Rate



Average Asking Rent



Source: Transwestern

Land Use and Development

Office Trends

- **Nearly 1.2 million square feet of new office space is currently proposed.**
- **Older office blocks have been vacant for a long time while the more centrally located properties have performed much better.**
- **Recently older office parks in Parsippany have added cafes and other amenities in effort to cultivate a live-work environment.**



Land Use & Development

Retail Trends

- **The vacancy rate in the Parsippany submarket has climbed from 7.1% in 2013 to 15.0% in 2018, more than double the current vacancy rate of Morris County (6.9%).**
- **Despite rising vacancies, the average asking rent in Parsippany grew from \$17.65 to \$21.14 (+19.8%) in last 5 years.**

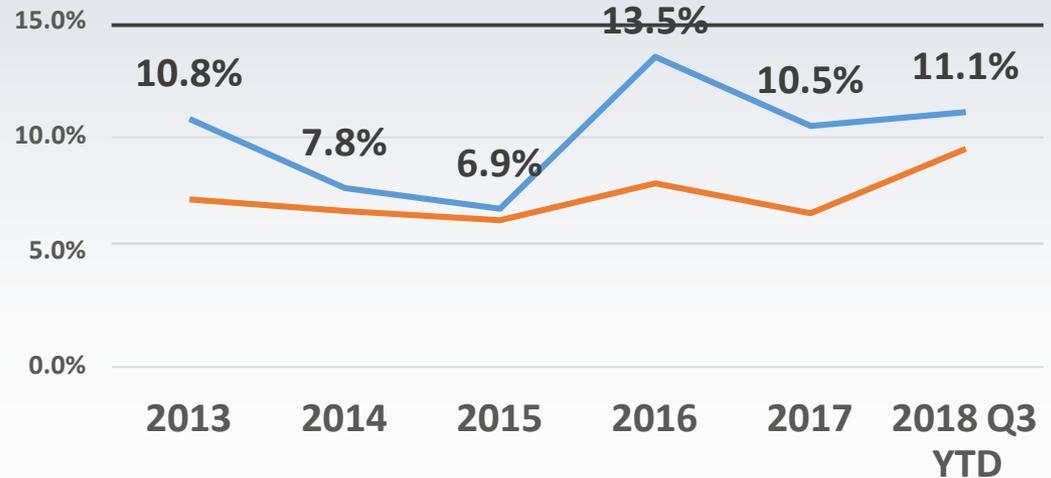
Source: Transwestern



Land Use & Development Industrial Trends

- There has been limited growth in the industrial market.
- Industrial vacancy rate is **11.1%**

Industrial Vacancy Rate



Average Asking Rent



— Parsippany-Troy Hills — Morris County

Source: Transwestern

Travel to Work

- **Over 60% have a commute less than 30 minutes.**
- **88% commute by car (single occupancy & carpool).**
- **6% use public transportation (bus or train)**

Travel Time to Work for Parsippany Residents

Time	% 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%

Travel Mode to Work for Parsippany Residents

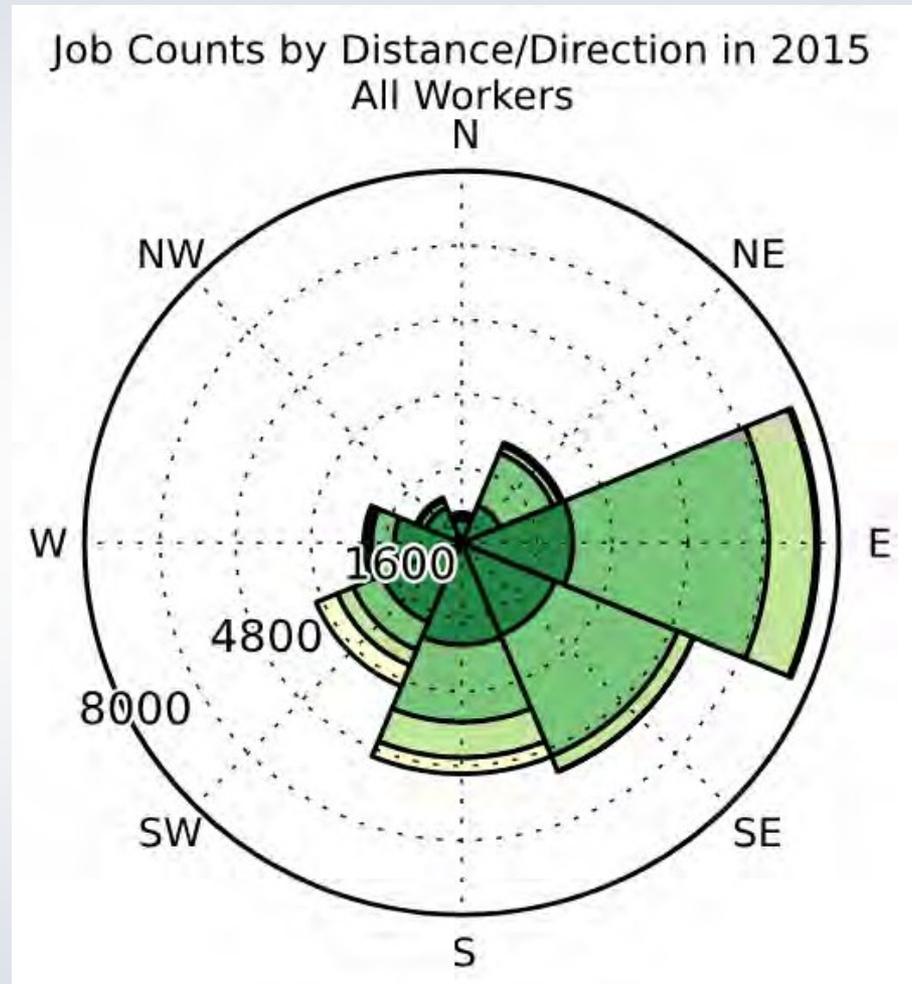
Mode	%
Automobile - drove alone	81%
Automobile - carpool	7%
Public transportation	6%
Taxicab, motorcycle, bicycle, walked, or other	4%
Worked at home	2%

Transportation & Mobility

Travel to Work (for Residents)

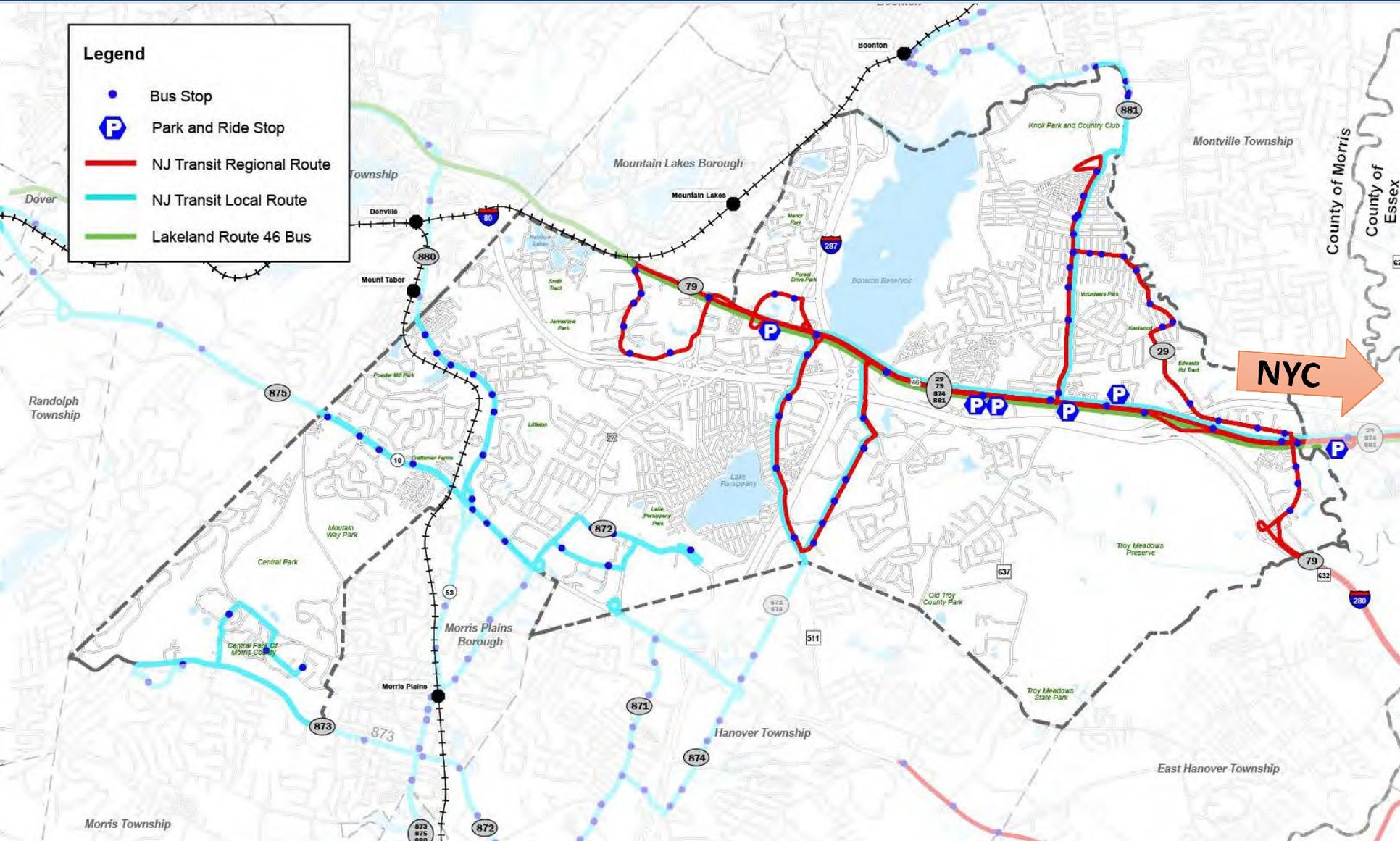
Where Parsippany Residents Work

Location	Count	Share
Morris County (excluding Parsippany)	6466	23.7%
Parsippany	4001	14.7%
Essex County	3751	13.7%
Bergen County	2691	9.9%
Passaic County	1666	6.1%
New York County, NY	1444	5.3%
Union County	1290	4.7%
Middlesex County	1116	4.1%
Somerset County	1010	3.7%
Hudson County	855	3.1%
Mercer County	438	1.6%
All Other Locations	2581	9.5%
Total	27309	100%



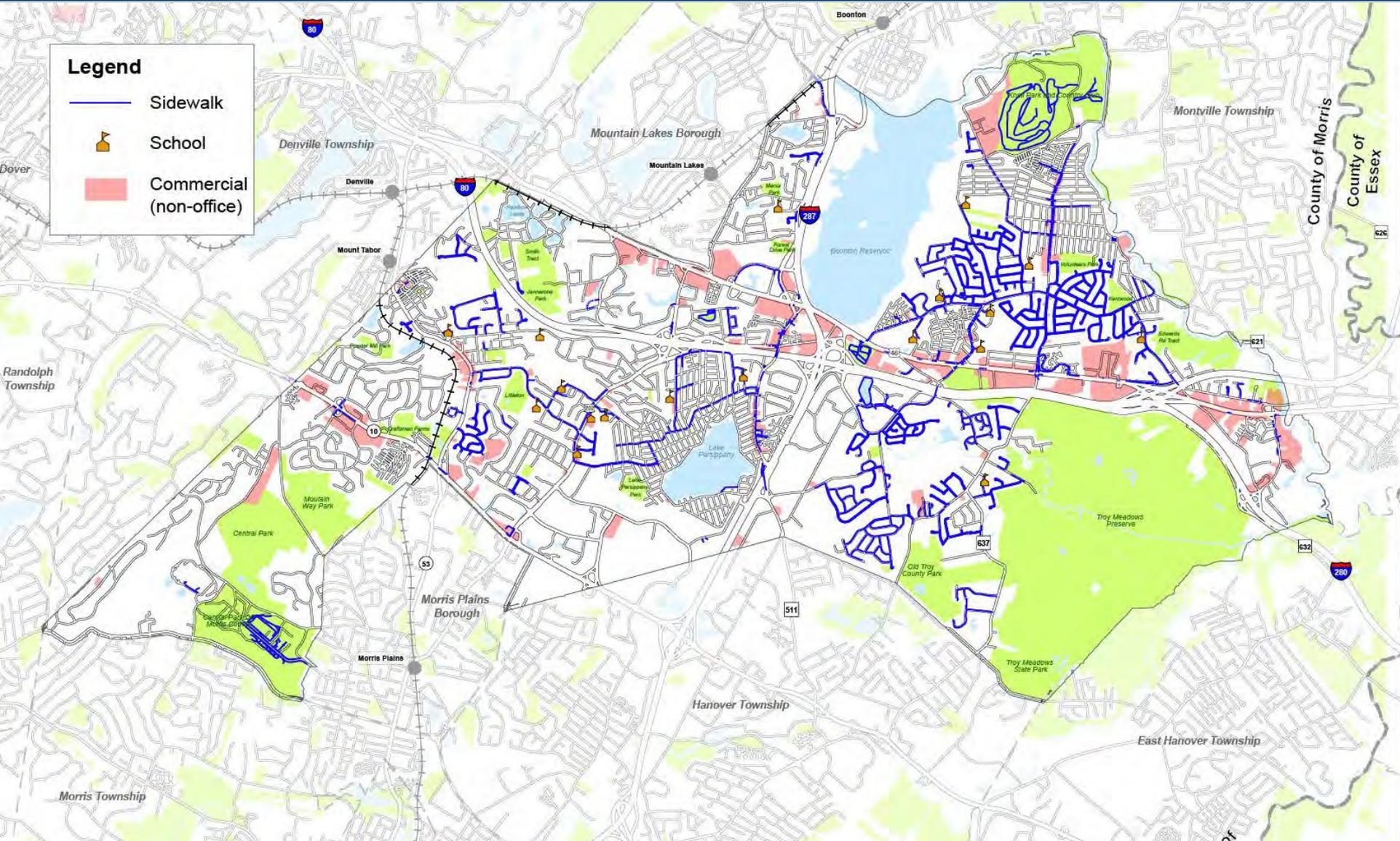
Transportation & Mobility

Public Transportation



Transportation & Mobility

Sidewalks

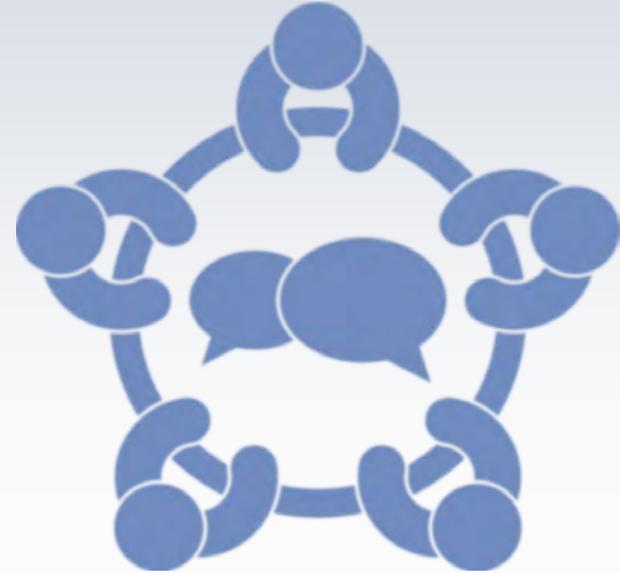


**Community Resources &
Quality of Life**

**Transportation &
Mobility**

**Economy &
Development**

**Parks, Open
Space, & Sustainability**



- **45 Minute Discussion**
 - *1 Note Taker*
 - *1 Presenter*
- **Report Back**

Informal Survey Results

Please take Electronic poll.

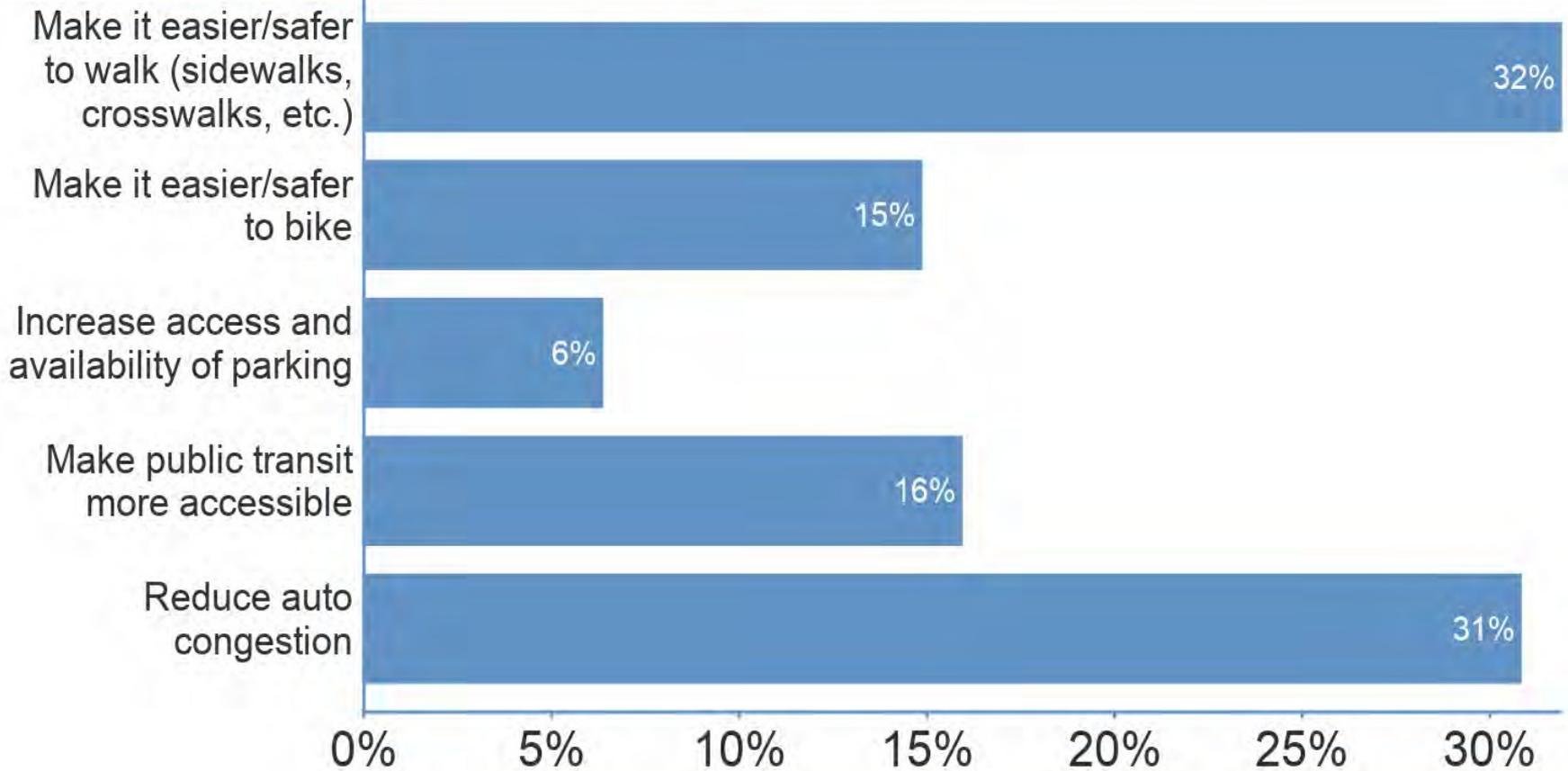
Visit on your phone:

<https://pollev.com/ParTroy>

Results are anonymous

Informal Poll Circulation

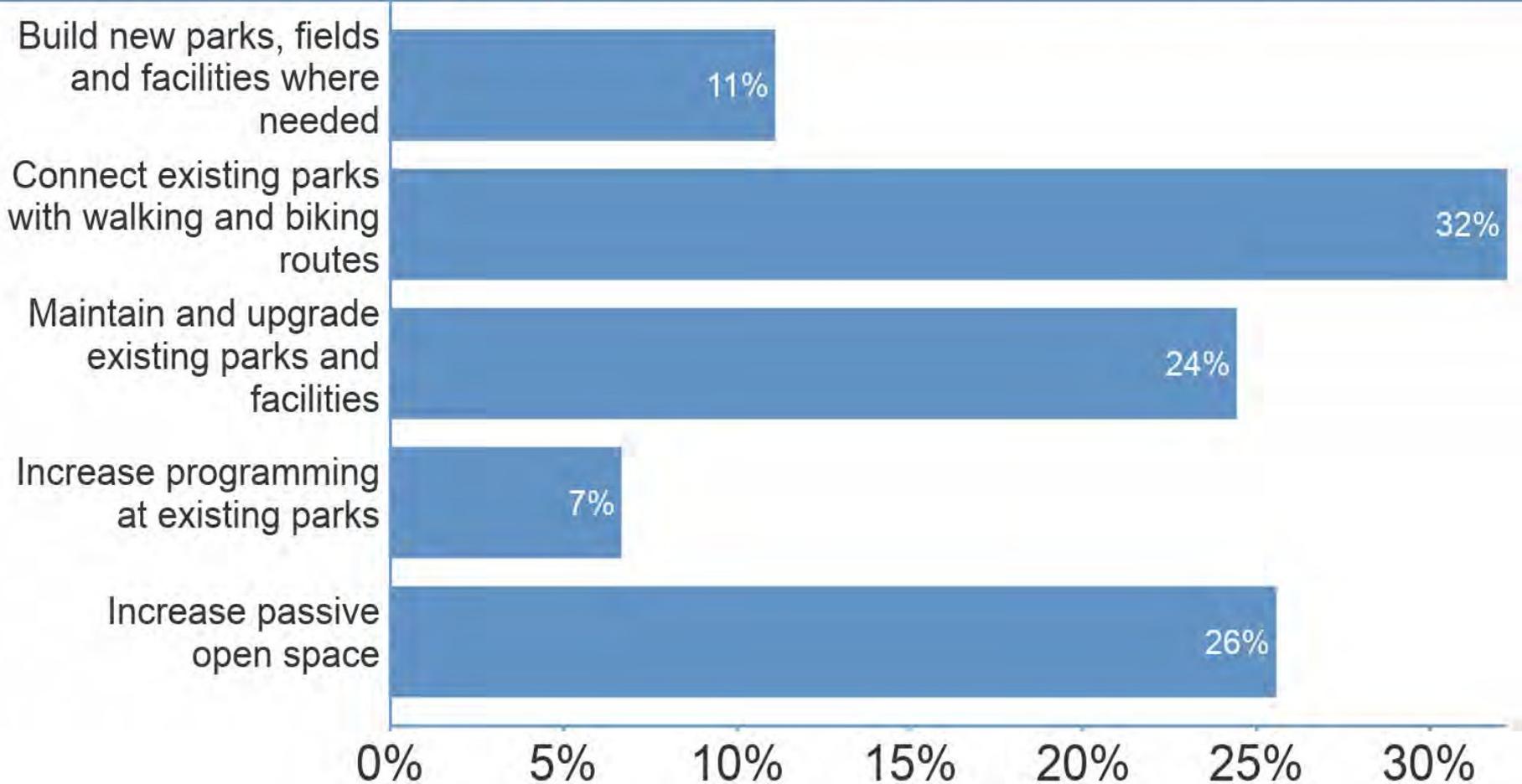
What are your biggest priorities for Circulation (roads, transit, bike, walking, parking) - PICK 2 -



Total Results: 94

Parks and Recreation

What are your biggest priorities for Parks and Recreation? - PICK 2 -

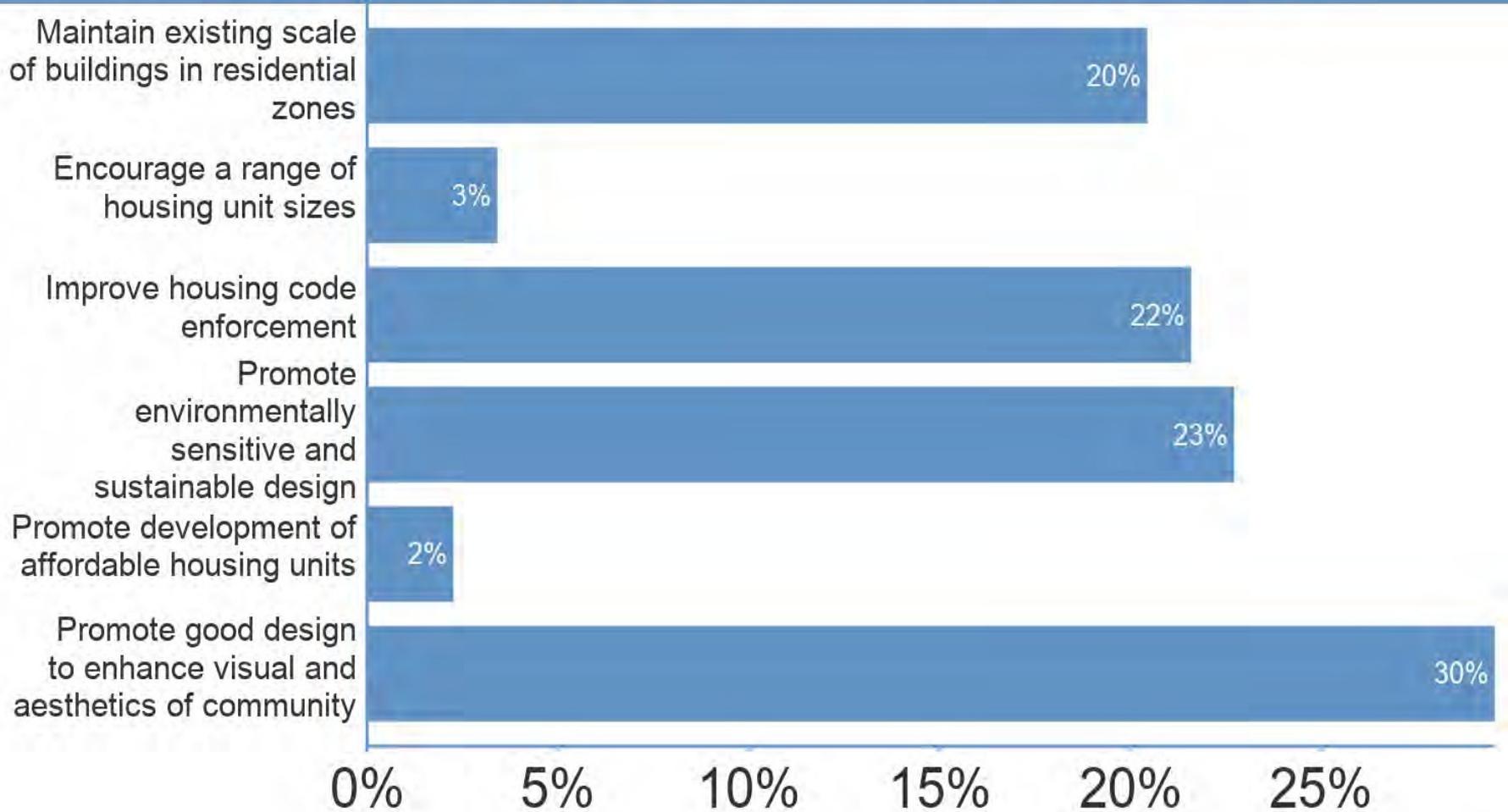


Total Results: 90

Informal Poll

Housing

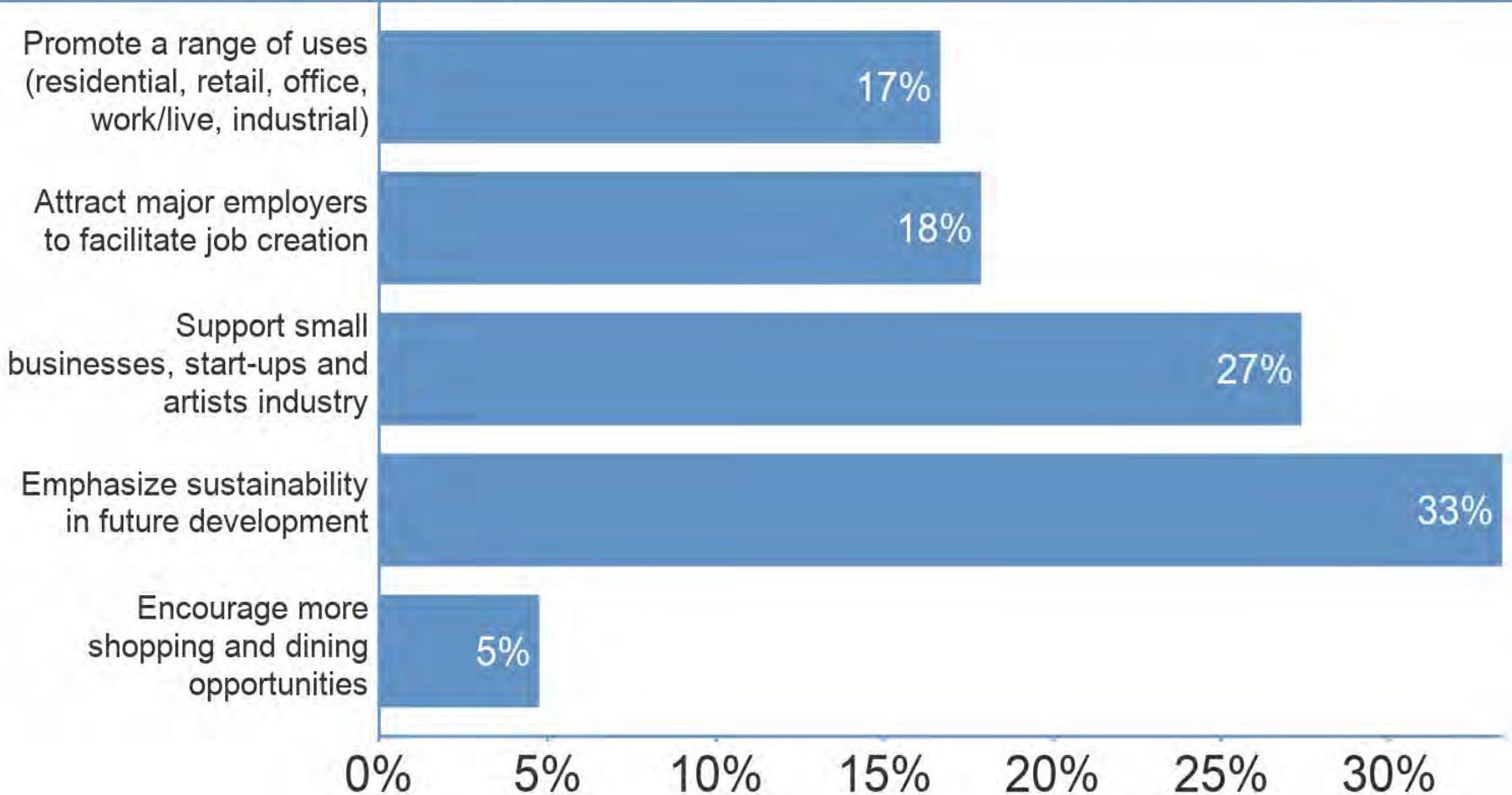
What are your biggest priorities for Housing? - PICK 2 -



Total Results: 88

Economic Development

What are your biggest priorities for Economic Development? - PICK 2 -

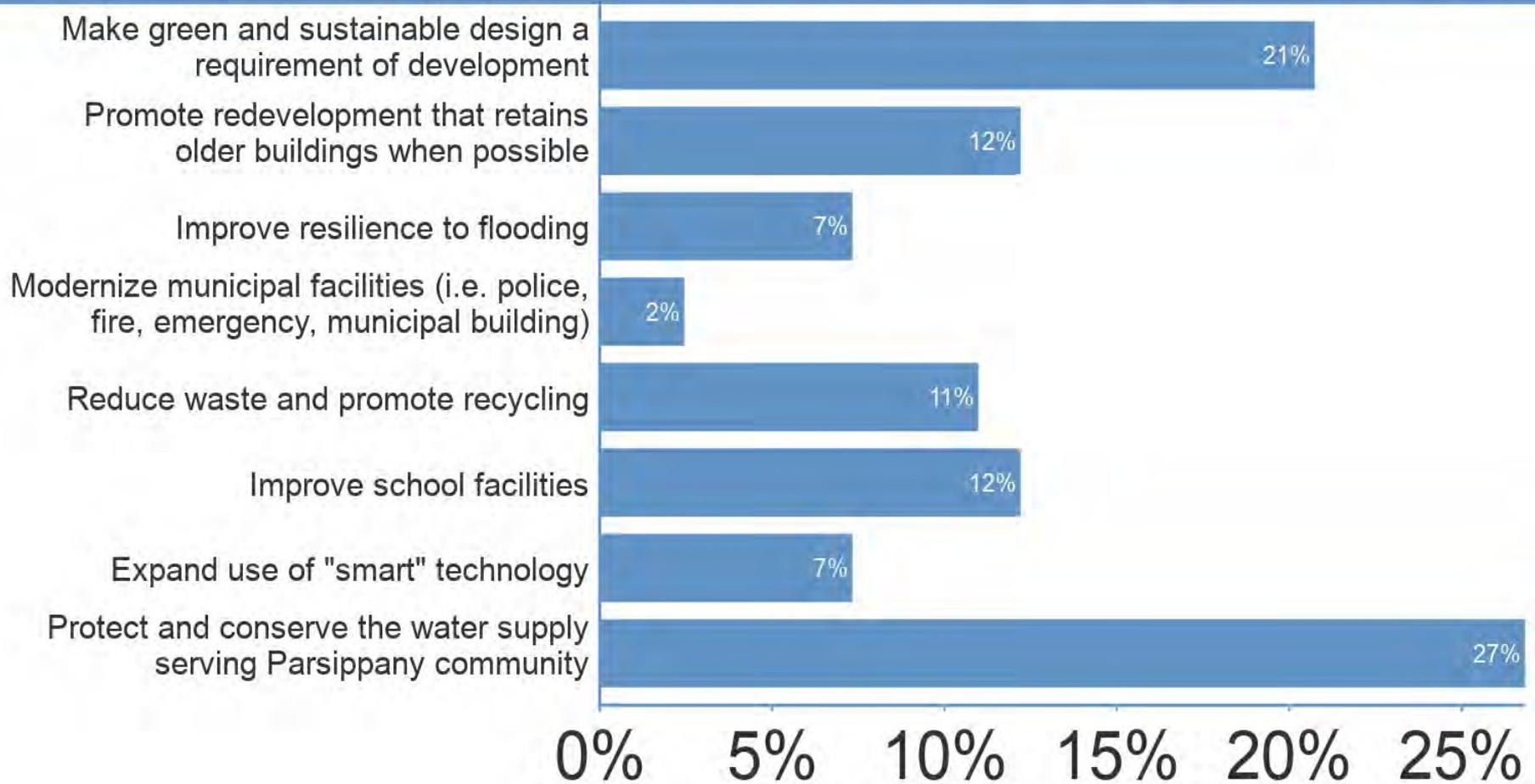


Total Results: 84

Informal Poll

Quality of Life

What are your biggest priorities for Quality of Life? - PICK 2 -



Total Results: 82

Next Steps

- **Questions, Comments?**
 - ***masterplan@parsippany.net***
- **Check Master Plan website:**
 - ***parsippany.net/278/Master-Plan***
- **Stay tuned for:**
 - ***2nd Public Workshop (Spring)***
 - ***Public Survey (Late Winter)***

