

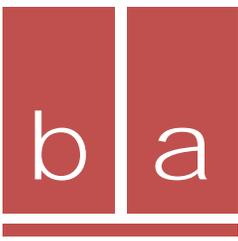


Township of Parsippany-Troy Hills

2014 Reexamination Report of the Master Plan

Adopted

December 4 2014



B U R G I S
A S S O C I A T E S , I N C .

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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Periodic Reexamination Report
of the Master Plan & Land Use Plan

Township of Parsippany-Troy Hills
Morris County, New Jersey

BA#: 2783.09

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Township of Parsippany-Troy Hills Planning Board

Township of Parsippany-Troy Hills
Morris County, New Jersey

BA#: 2783.09

The original document was appropriately signed and sealed in accordance with law on December 4, 2014 in accordance with 13:41-1.2 and 13:41-1.3 of the State Board of Professional Planners.



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I. Introduction

A. OVERVIEW

This Reexamination Report of the Parsippany-Troy Hills Township Planning Board is part of a continuing comprehensive planning tradition initiated by the Township over 50 years ago. The Township Planning Board has adopted many master plan reports since the Township's first Master Plan was adopted in 1957. Since the initial Master Plan, there have been nine more Master Plan reports adopted since 1957. Each of these Master Plan reports and amendments were designed to guide the future development of the community. This 2014 Township of Parsippany Troy-Hills Master Plan Reexamination Report provides the statutory review and update of the required elements of the Master Plan in accordance with the New Jersey Municipal Land Use Law (MLUL).

The 2014 Reexamination Report represents the Township's continuing effort to ensure that its' planning policies and land use goals and objectives remain current and represent the issues affecting Parsippany-Troy Hills. This Reexamination Report does not radically depart from the policies and land use goals set forth in the 2004 Reexamination Report, rather it reaffirms the existing goals and policy statements as well as offers additional statements regarding the Township's future growth and development, and recommending modifications to the Township Land Use Plan and zoning ordinance regulations. The Township continues to recognize that the established developed character of the community requires a planning response that focuses on supporting the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

Per the MLUL, municipalities are required to periodically reexamine their Master Plan and development regulations every ten years. The statute mandates that the report must include, at a minimum, five key elements, which identify:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

B. THE LEGAL REQUIREMENTS OF PLANNING

The MLUL establishes the legal requirement and criteria for the preparation of a Master Plan and Reexamination Report. The Planning Board is responsible for the preparation of the master plan and its reexamination. These documents may be adopted or amended by the Board only after a public hearing. The Board is required to prepare a review of the plan at least once every six years.

The MLUL identifies the required contents of a Master Plan and Reexamination Report, which have been outlined in this section. Master Plans must include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The Plan must include a land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and state the relationship of the plan to any proposed zone plan and zoning ordinance. Municipalities are also required to prepare a housing plan and recycling plan. Other optional elements that may be incorporated into a comprehensive Master Plan include, but are not limited to, circulation, recreation, community facilities, historic preservation and similar elements.

The Master Plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances designed to implement the Master Plan recommendations.

C. PREVIOUS MASTER PLAN EFFORTS UNDERTAKEN BY THE TOWNSHIP

The Township adopted its initial comprehensive Master Plan in 1957. Its most recent comprehensive master plan was adopted in May 1976, which included land use, open space, community facilities, and transportation plan elements. In 1987 and 2004, the Township Planning Board adopted land use plan updates. There have been subsequent Reexamination Reports adopted in 1993, 1998 and 2004. While a master plan document is only required to be re-examined every 10 years by current statute, it is recommended that if possible, the Township plan to review this report in approximately 5 year intervals so the document represents contemporary needs. In addition, since the last comprehensive update to the master plan occurred in 1976, it is strongly recommended that the next review be undertaken as a comprehensive review of the Master Plan.

Parsippany-Troy Hills has also addressed its fair share affordable housing obligation in a manner consistent with the New Jersey Supreme Court's Mount Laurel decisions and the provisions of the state's Fair Housing Act. In June 1991, the Council on Affordable Housing (COAH) granted Parsippany-Troy Hills substantive certification of its First Round Housing Element and Fair Share Plan, which addressed the Township's 1987 to 1993 Fair Share obligation.

On July 17, 1996, COAH granted Substantive Certification to the Township for its Second Round Fair Share Plan that addressed the Township's 1987 to 1999 "cumulative" affordable housing obligation of 727. The Township's current Fair Share Plan includes credits and reductions for affordable housing activity that was provided for in the Township's First Round plan, including 294 units of affordable housing that were transferred to the City of Newark via regional contribution agreement (RCA). Parsippany-Troy Hills 1996 Fair Share plan Provides for 833 units of affordable housing, or 53 units more than the Township's Fair Share obligation. The Township has applied for Third Round Substantive Certification in 2006 and again in 2008 to address rules changed by Court decisions and is currently awaiting the final changes to the rules based upon recent Court decisions.

The 2014 Reexamination Report is a culmination of the review and analysis by the Township to update the Master Plan that guides future growth and development of Parsippany-Troy Hills. The purpose of the Reexamination Report is to build upon prior planning activities described above. This effort is designed to ensure that the Township's Master Plan remains current and is consistent with the applicable statutory criteria.

II. Major Problems and Objectives Relating to Development at the Time of Adoption of the Last Master Plan Reexamination Report

A. MAJOR PROBLEMS IDENTIFIED IN THE PRIOR REEXAMINATION REPORT

The following represents a list of the most significant planning concerns recognized in the 2004 Reexamination Report as requiring the Township's attention (how these issues have changed is referenced in section III of this report)

Development and Revitalization Issues

1. Adaptive Re-use of SED 3A, 3, 5A and 5 zoned Manufacturing Properties. At that time economic trends generated interest in the redevelopment or adaptive re-use of some of the developed properties within Special Economic Development (SED) zone for uses other than warehousing and light manufacturing. Inquiries for the re-use of warehouse or manufacturing facilities had been to re-use or redevelop properties with uses such as athletic training facilities, commercial establishments and truck leasing facilities due to current business trends and the type of building space available.

The SED 3, 3A, 5 and 5A zones, were noted to be primarily occupied by active manufacturing uses and had a relatively low vacancy rate at that time. It was also noted that the SED 3A and 5A zones were amended in 1999 to limit the amount of office use permitted within a building to avoid the traffic impacts associated with the conversion of these facilities entirely to office use.

These zones serve an important economic and employment component for the Township. Traffic corridors which service these areas provide good access to major arterial roadways, but are particularly sensitive to changes in traffic patterns or volumes and need to be carefully managed so as to insure that they continue to adequately function while safeguarding surrounding zones. In consideration of the projected future trends and the need to balance the proper function of these zones it was deemed necessary for the Planning Board to enunciate a specific land use policy for these zones and provide associated policy statements.

2. LIW2 Zone. There had been significant interest in the development or re-use of properties within this zone specifically for contractor storage-type facilities. This activity was stimulated by roadway improvements such as the reconstruction of the intersection of New Road and Route 46 as well as the interchange improvements with Route 280.
3. Motel and Hotel Uses in the SED 10 Zone. At the last Reexamination Report, motels were a permitted use in the SED 10 zone, which is inconsistent with the area's office character. There were inquiries to consider

adding hotels with conference facilities as a permitted or conditional use in the zone. A subsequent section of the 2004 Reexamination Report recommended the deletion of motel uses and the inclusion of hotels with conference and health club facilities as permitted uses within the SED 10 zone.

4. Medical or Dental Offices within the O 1, 2 & 3 Zone. There was interest expressed at the time of the last reexamination in occupying existing office buildings with medical or dental office uses in the O1, O2 or O3 Office zones, where it is presently not permitted. The Board of Adjustment had a number of medical use applications, which have proven to be suitable uses in the office zones. Policies outlining the specific regulations were provided in the Land Use Plan section of the 2004 Reexamination Report.
5. Dance Schools within Business Zones. Interest was expressed in permitting or conditionally permitting dance schools or academies within business zones. It was noted that these uses have been permitted in the O-1, O-2 and O-3 zones but are not permitted in the general business zones. Furthermore, these uses represent an activity which has been increasing in popularity and represents a use that contributes to the well-being of the community, although issues of pedestrian safety have to be addressed.
6. Retail Redevelopment within O-T Zone. There was interest expressed for the redevelopment of three properties located along the Route 10 westbound exit of Tabor Road in the O-T Zone. The properties in question are identified as Block 174 lots 35, 36 and 37 and consisted of retail storefronts, the former Harpers Pub site and Walpole fencing company. Redevelopment incorporating an integrated site plan using all three lots for a mixed retail development, restaurant and the redesign of the parking area of the existing Walpole fencing property was suggested. All of the existing uses are not permitted in the O-T zone. Of specific concern at this location was the control and consolidation of ingress and egress from these sites, in coordination with the proposed improvements to Tabor Road and Route 53.

Through the comprehensive redesign of these sites the Township could achieve the coordinated control of access in this difficult traffic area. These properties were rezoned on or about 1989 to Office Transitional uses and, due to the constraints of access, non-conforming lot size and configuration along with wetland restrictions, these properties, at the time, remained unchanged. The site restrictions to development of these properties represented specific reasons for the potential rezoning of these properties to a Limited Business District that would provide for limited uses. The potential new zone designation could be the B-2A zone that was created by ordinance in March of 2000. This zone currently is located along Route 10 at the corner of Route 202 Littleton Road and Route 10 and contains similar uses as contemplated for this area. To provide greater control of the potential uses within this zone, so as to not establish greater adverse traffic impacts, it is recommended that fast food restaurants and convenience stores be prohibited from this zone.

7. Clarification of Building Coverage Criteria. Development and redevelopment trends at the time necessitated the need to further clarify the definition of building coverage as provided within the development ordinances. At the last Reexamination Report, the ordinance definition was considered

broad and questions were raised if cantilevers, overhangs or bay windows should be included in the calculation. Suggested criteria were provided within the plan recommendations sections of the 2004 Reexamination Report.

8. Preservation of Existing Tree Resources. The 2004 Reexamination Report raised concerns that the increase in development activity had a considerable impact on existing trees within the Township. The tree preservation ordinances in effect at the time were lacking standards which would effectuate greater tree preservation or require greater replacement requirements. The plan recommendations in the 2004 Reexamination Report suggested improvements to increase the scope and requirements of the current standards.

Transportation and Circulation Issues

1. Jug Handle at Route 46 and Arlington Plaza. Due to anchor store re-openings that have occurred within the Arlington Plaza shopping center for stores like Home Depot and Bed Bath and Beyond, concern was raised as to the existing jug handle configuration on eastbound Route 46 and capacity for stacking during peak periods. The 2004 Reexamination Report recommended that this issue be included in the future circulation element of the Master Plan and that the circulation route from this intersection into this development be further defined to improve the circulation and safety into this shopping center.
2. Road Width Concerns. There was concern raised regarding the Residential Site Improvement Standards for road widths within residential areas and the impacts associated with firefighting apparatus and their operational needs. This concern stems from the modern construction techniques utilized on single and multifamily residential structures and the use of truss systems for roof support. These roofing systems require that the fire department utilize aerial extension ladders for firefighting. This issue was noted to require site-specific investigations and policy established as to where fire zones may need to be created within appropriate developments.
3. Interchange of Route 10 and Route 53. This interchange was being redesigned by the N.J.D.O.T. to improve the geometry of the on and off ramps for safety and circulation improvements. The 2004 Reexamination Report supported the need for these proposed modifications.

New Land Use Policy & Procedural Issues for Review and Consideration

1. Water Conservation. Upon notification by the Department of Environmental Protection concerning exceeding water diversion permit limits and the need for conservation of the water supply, the Planning Board adopted a new master plan goal # 10 in August of 2002, which was added to the Goals, Objectives and Policy Statements set forth in a subsequent section. This amendment provided a policy regarding the potential increase in demand on potable water through the use variance or zone change process. This policy sought to promote development that is consistent with the overall intensity of use, including water usage to the limits as originally suggested in this master plan.

In addition to this policy, the 2004 Reexamination Report recommended amending the requirements for developments to utilize creative development techniques to limit the use of potable water. These techniques included landscaping techniques such as “Xeriscaping” as well as requiring the design of irrigation systems with water savings techniques and devices such as rain sensors and drip irrigation to minimize the need for water during peak demand.

2. Well Head Protection Areas. The Township established well head protection zones for the potable water wellheads, as recommended in the 2004 Reexamination Report. This overlay controls directly affect land use and development criteria along with requiring facilities that store or utilize specified potential pollutant material be restricted from expanding the use of such material and/or require such a facility to have a best management plan to address spill containment measures.
3. Stormwater Management. Due to N.J.D.E.P. requirements for the management of stormwater the relative ordinance provisions were amended.
4. Zoning and Site Plan Text Updates. Several regulations of the Township's zoning and site plan ordinances were recommended for review to update the municipality's development regulations to continue to reflect a contemporary planning implementation tool. These issues were further detailed within the ordinance recommendations of the 2004 Reexamination Report.
5. Floodplain Restoration. The floodplains of Parsippany-Troy Hills are of significant importance to the health and well-being of the Township. It was recommended that an analysis be undertaken to study the potential acquisition of property within floodplains. This study would help to establish a specific focus of areas that could provide the greatest benefit through acquisition and reclamation for the community.

B. MAJOR GOALS AND OBJECTIVES IDENTIFIED IN THE 2004 REEXAMINATION REPORT

The 2004 Reexamination Report outlined a detailed and definitive set of objectives, goals and policy statements regarding the Township’s future growth and development. The general objectives and goals are set forth below:

General Objectives

1. To encourage Township actions to guide the appropriate use or development of all lands in Parsippany-Troy Hills, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide light, air and open space.
4. To ensure development with the Township does not conflict with the development and general welfare of neighboring municipalities, Morris County, and the State as a whole.

5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion, blight, or unsafe conditions.
8. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
9. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
10. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
11. To promote the maximum practicable recovery and recycling materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals.

General Goals

Each of the goals cited in the 2004 Reexamination Report includes a Policy Statement providing further clarification of the Board's policy direction when each goal was adopted and how said goals should be interpreted moving forward. The goals were defined as follows:

1. To maintain and enhance the existing areas of stability in the community; to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use to the levels, and locations, prescribed herein.
2. To ensure that any prospective development is responsive to the Township's environmental features, and can be accommodated while preserving these physical characteristics.
3. To provide variety of housing types, densities and a balanced housing supply, in appropriate locations to serve the Township.

4. To encourage and provide buffer zones to separate incompatible land uses.
5. To preserve and enhance the Township's retail commercial areas by defining their functional role in the community.
6. To permit the imposition of transitional uses within clearly defined areas which will serve to act as a buffer between two adjoining zone districts of distinctly different uses and intensities of use.
7. To encourage new development to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality.
8. To ensure that traffic and pedestrian circulation issues are affirmatively addressed on a local and regional scale.
9. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.
10. To protect and conserve the water supply serving the Parsippany-Troy Hills community.
11. To protect and preserve the environmentally sensitive areas of Troy Meadows.

C. MAJOR LAND USE ISSUES CURRENTLY FACING THE MUNICIPALITY

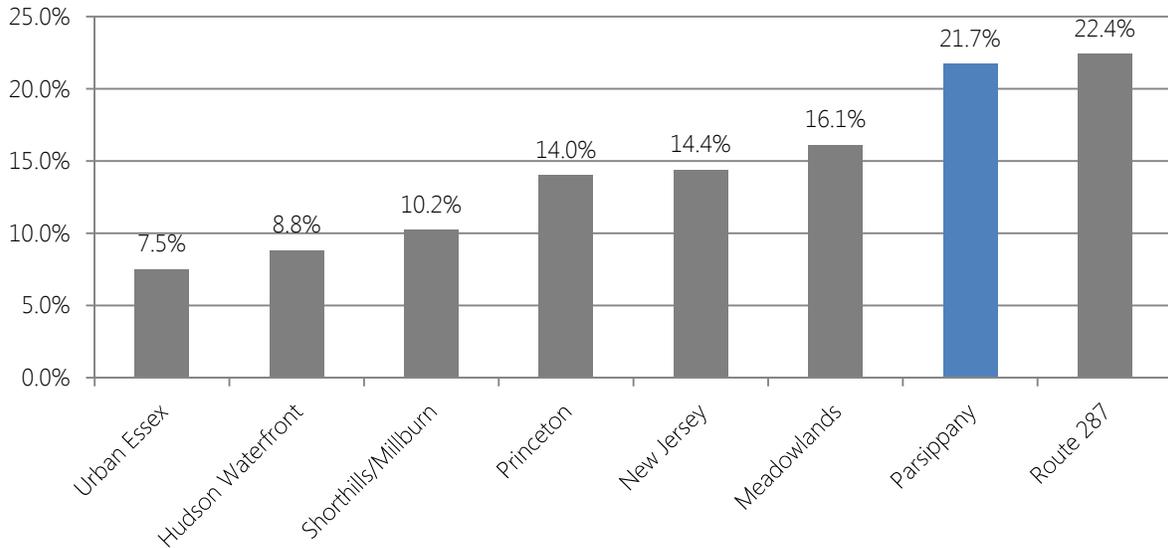
It is appropriate for the Township to not only consider the major problems which were affecting the municipality at the time of the last re-examination report, but to also reflect on the current up to date planning issues facing the community today. The following represents a list of the most significant planning concerns recognized during the re-examination which require the Township's attention. Subsequent sections offer specific recommendations with respect to the manner in which these issues may be addressed:

Development and Revitalization Issues

1. Economic Recession and the Impacts to Parsippany's Business, Research and Office Districts: Since 2008, the Great Recession has had a significant impact on the economy of the nation and consequently the State of New Jersey along with the Township of Parsippany-Troy Hills. These economic conditions and subsequent unemployment have significantly affected business and growth conditions in the Township. While Parsippany-Troy Hills remains desirable for commerce due to its location on several major interstate and regional roadway networks with an established infrastructure, applications to the respective review boards have decreased significantly while vacancies of existing buildings have increased. However, the needs of non-residentially zoned property owners to either upgrade, modernize or adaptively re-use existing developed properties to stay competitive in the marketplace will continue to be a challenge for the Township and needs to be balanced with the integrity of the zone plan and regulations.

While the office market in New Jersey has experienced some modest gains since the Great Recession, vacancy rates are still relatively high throughout the state. This holds particularly true for the Township. Figure XXX below an overview of the 2013 office vacancy rates by submarket in New Jersey.

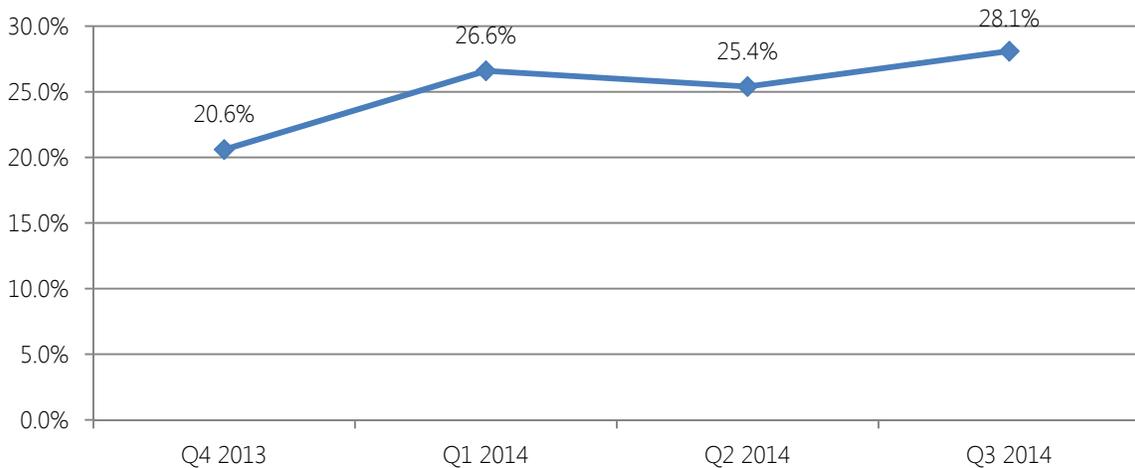
Figure 1: 2013 Office Vacancy Rates by Submarket



Source: Otteau Valuation Group, Inc.

As it can be seen from the above chart, the Parsippany region had a 2013 office vacancy rate of approximately 21.7%, which is not only higher than the state average of 14.4% but is also the second highest vacancy rate within New Jersey. As evidenced by Figure XXX, this trend has continued well into 2014.

Figure 2: Direct Office Vacancy Rates from Q4 2013 to Q3 2014



Source: Cushman & Wakefield

The Township's office vacancy rate has fluctuated since the fourth quarter of 2013, and is estimated to have risen to 28.1% by the third quarter of 2014. Of the 13,011,532 square feet of office space within the region, nearly 3,656,240 square feet are currently unoccupied. The overall net absorption rate – that is,

the change of occupied space not including subleased areas – is estimated to be a negative 83,347 square feet.

2. Solar Power Installations: The Township has received several zoning applications to permit the installation of solar photovoltaic panels. New Jersey has experienced a significant increase in the amount of solar installations as a result of federal and state initiatives, including grants and tax incentives. These installations range from roof top appurtenances to car port style coverings for parking spaces. In April 2010, the New Jersey State Legislature passed S-921, which exempts solar panels from being included in impervious coverage calculations on a lot. The intent of S-921 is to encourage solar installations by this exemption, although the impact on offsite conditions should be considered during the review and approval process.

While the installations are exempt from impervious coverage calculations, they are not exempt from building coverage calculations or setbacks as accessory structures, if attached to a support such as a carport stanchion. This offers some zoning regulatory control but additional guidelines are recommended to address the visual and aesthetic impacts of such facilities, as well as the rights of adjacent property owners.

3. Drive Thru Retail Uses: Drive thru retail has become a customary and incidental component of pharmacies and other retail uses. A more definitive policy needs to be established 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, but not limited to, vehicle stacking.
4. Data Storage and Disaster Recovery Facilities in Business Districts: Over the last decade, the desire to establish data storage warehouses and remote disaster recovery facilities for businesses in the event their primary data facilities are disabled for a period of time has substantially increased. Data storage facilities primarily deal with information storage with a small amount of on-site employees to manage these systems although in contrast a disaster recovery facility needs to be prepared to handle a potential large number of employees in the event of a large scale emergency requiring the full activation of such a facility. These uses should be considered for the applicable business zones as permitted uses. In addition, the uses should be defined as a use so that zoning criteria can be established for them including operational and emergency parking provisional requirements.
5. Multifamily Residential Options: A range of housing options exist in the Township. The range of housing alternatives vary 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 of the population housing options have become particularly relevant. The Planning Board recommends that any additional multifamily housing alternatives, including but not limited to, mixed use residential developments should be located in or near existing established centers of development. Such center's suitability for additional residential development noted herein, should be determined based upon site specific findings and corresponding benefits to the public good. Such centers shall also include access to alternative modes of

mass transportation and are responsive to the goals and objectives of the Township as noted by the Master Plan or subsequent re-examination reports.

6. House of Worship Requirements. The Township Planning and Zoning Boards have received applications to establish or expand religious institutions in non-residential districts. Concerns have arisen over the size and scale of facilities and the adequacy of parking regulations. The existing use requirements for religious institutions and the zoning districts where permitted should be reviewed to determine if the requirements adequately safeguard the public good and the established neighborhoods or nonresidential developments in the zone districts or adjacent to the zone districts where they are proposed.
7. Promotion of Sustainable Building and Development Initiatives: Future development and redevelopment efforts should encourage sustainable or “green” building and development practices to conserve resources and reduce energy consumption and the impact on the environment. The New Jersey Legislature adopted A-1559, which amended the Municipal Land Use Law to authorize a local planning board to include in its master plan a green buildings and environmental sustainability plan element.

The purpose of this element is to “provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.” The intent of this plan is to establish guidelines for future improvements and policy decisions to establish a balance between the needs of the community and the desire to achieve sustainability.

In addition, municipalities can also receive certification from the states Sustainable Jersey certification program. Sustainable Jersey is a certification and incentive program for municipalities. The program provides municipalities that participate in the program with a comprehensive package of tools, guidance materials, training and financial incentives to help them achieve their goals of sustainability.

8. Parking Regulations. Recently the use of what is termed “shared” parking has been considered in some business development applications. The Township currently provides in section 430-275 N., the limited use of what is termed as a “joint” parking facility between adjacent parcels. This provision is not utilized often and requires that the total of both uses must be provided. This total requirement can be a deterrent and consideration should be given to the permission of shared parking be permitted whereby the use of a common parking area will satisfy the total demand for parking without having to provide the total parking needed for each individual use. The permission of this alternative should be subject to a detailed study of the proposed developments and if land banking for a percentage of the required parking is required as a failsafe should the parking demand increase to accommodate an unforeseen situation.

9. Personal Service Establishment Ordinance. Concerns have been raised regarding specific personal service establishments, such as tattoo parlors, body piercing shops, adult entertainment uses, etc. Any such regulations should be drafted to withstand judicial review.

10. Miscellaneous Regulation Updates. Miscellaneous updates are needed to some existing development regulations in order to reflect contemporary standards. Standards such as signage, temporary storage units, noise ordinance, sidewalks and buffer use requirements limitations are offered in proposed amendment section of this report.

III. Extent to which such problems have been reduced or have increased subsequent to the last Reexamination Report

The Township continues to strive to address a number of the goals and objectives, as well as the planning issues, highlighted in the prior planning reports, although others require continued efforts. The remaining issues, as noted in the prior re-examination, are a function of the type of long-range planning concerns which they represent, the general nature of most of the problems and objectives, and the extent and type of development which the Township experienced. The general planning concerns regarding the impact of development upon the community, the protection of environmentally sensitive features, and the preservation of existing established residential neighborhoods all represent long term issues which focus on the inherent character of the community, and consequently necessitate continual assessment and reassessment on the part of the Township. The following analysis reviews the issues which have been partially addressed, while identifying others that continue to remain a critical concern:

Prior Development and Revitalization Issues

1. Improvements and Adaptive Re-use of SED 3A, 3, 5A and 5 Zoned Manufacturing Properties. The adaptive redevelopment of the developed properties within Special Economic Development (SED) zone for uses other than warehousing and light manufacturing has continued. These zones continue to serve an important economic and employment element for the Township. Traffic corridors which connect to these areas provide good access to major arterial roadways, but are particularly sensitive to changes in traffic patterns or volumes and need to be carefully managed so as to insure that they continue to adequately function while safeguarding surrounding zones. In consideration of the projected future trends and the need to balance the proper function of these zones the Planning Board created specific land use policy for these zones and associated policy statements.

Improvement and adaptive re-use of developments in these zones is a continued need that is reaffirmed in this reexamination and should be considered in the review of development regulations and applications for improvement.

2. LIW2 Zone. There had been significant interest in the development or re-use of properties within this zone specifically for contractor storage-type facilities. This re-use was identified as a recommendation in the prior master plan and several development applications have been approved in this zone district. It is noted that this recommendation for adaptive re-use of properties in this district be considered with specific review given to the potential negative impacts to the roadway corridors of New and Edwards Road in this zone.
3. Motel and Hotel Uses in the SED 10 Zone. At the last Reexamination Report, motels were a permitted use in the SED 10 zone, which was recognized as inconsistent with the area's office character. There were inquiries to consider adding hotels with conference facilities as a permitted or conditional use in the zone. A subsequent section of the 2004 Reexamination Report recommended the deletion of motel uses and the inclusion of hotels with conference and health club facilities as permitted uses within the SED 10 zone. Hotels

with conference facilities have been added to the district and the removal of Motels has been achieved by amendments to this zone.

4. Medical or Dental Offices within the O 1, 2 & 3 Zone. Medical or dental office uses in the O1, O2 or O3 Office zones were added as permitted uses as recommended in the prior master plan recommendations.
5. Dance Schools within Business Zones. This recommendation of the master plan has not been implemented to date. It remains a recommendation of this re-examination for the retail business districts where they are determined to be appropriate and where issues of pedestrian access and safety are affirmatively addressed.
6. Retail Redevelopment within O-T Zone. As previously noted there was interest expressed for the redevelopment of three properties located along the Route 10 westbound exit of Tabor Road in the O-T Zone. The properties were subsequently redeveloped as a comprehensive development plan although the shared parking for the site has become an issue. Subsequently the parking area is approved for valet parking to address the parking need for the property and therefore it is no longer an ongoing issue for reference in the Master Plan.
7. Clarification of Building Coverage Criteria. Clarification of building coverage has since been provided by amendments to the definition of building coverage to address the inclusion of overhangs and cantilevers. Therefore this is no longer an issue for further consideration.
8. Preservation of Existing Tree Resources. The 2004 Reexamination Report raised concerns that the increase in development activity had a considerable impact on existing trees within the Township. The tree preservation ordinances in effect at the time was lacking standards which would effectuate greater tree preservation or require greater replacement requirements. The plan recommendations in the 2004 Reexamination Report suggested improvements to increase the scope and requirements of the current standards. This continues to be an issue to be addressed in the development regulations.

Prior Transportation and Circulation Issues:

1. Jug Handle at Route 46 and Arlington Plaza. The traffic circulations identified in the prior master plan re-examination have been addressed by the comprehensive site improvement plan to Arlington Plaza shopping center. This no longer represents an issue to be addressed in the Master Plan.
2. Road Width Concerns. The concern raised regarding the Residential Site Improvement Standards for road widths within residential areas remains an issue for on going review in future development, due to the impacts associated with fire fighting apparatus and their operational needs. This issue was noted to require site-specific review and policy established as to where fire zones may need to be created within appropriate developments to address this condition.

Prior Land Use and Policy Issues for Review and Consideration:

1. Water Conservation. The associated policy statement regarding the potential increase in demand on potable water through the use variance or zone change process is a continued concern of this re-examination report. This policy seeks to promote development that is consistent with the overall intensity of use, including water usage to the limits as originally suggested in this master plan.

In addition to this policy, the 2004 Reexamination Report recommended amending the requirements for developments to utilize creative development techniques to limit the use of potable water. These techniques included landscaping techniques such as “Xeriscaping” which concentrates on plant material and techniques that utilize less water as well as requiring the design of irrigation systems with water savings techniques and devices such as rain sensors and drip irrigation to minimize the need for water during peak demand. These recommendations are reaffirmed in the re-examination report.

2. Well Head Protection Areas. The Township established well head protection zones for the potable water wellheads, as recommended in the 2004 Reexamination Report. The wellheads protection regulations have been successfully implemented resulting in greater awareness and the preparation of contingency measures. This effort needs to be an ongoing effort to protect the integrity of the wellheads and the aquifers providing potable water to Parsippany Troy Hills and the region.
3. Zoning and Site Plan Text Updates. Several regulations of the Township's zoning and site plan ordinances were recommended for review to update the municipality's development regulations to continue to reflect a contemporary planning implementation tool. Additional refinements are included in this re-examination report.
4. Floodplain Restoration. The floodplains of Parsippany-Troy Hills are recognized as very important to the health and well being of the Township. It was recommended that an analysis be undertaken to study the potential acquisition of property within floodplains. While a detailed study has not been undertaken to date, this task remains an important objective of this master plan.

IV. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to specific planning issues and governmental policies

The MLUL requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the last Master Plan. There are a number of substantive changes at the state and local level since the adoption of the 2004 reexamination report that requires the Townships review. In addition, the Township has experienced modest changes resulting from growth and development which are noteworthy. The following is noted

CHANGES AT THE LOCAL LEVEL

Population Growth

The study of population changes within a community is a centerpiece of any master plan, as it sheds light on both the Township's past trends and its anticipated growth in years to come. As outlined on the following table, Parsippany-Troy Hills experienced tremendous growth from 1930 to 1970, marking an era in which the Township's population increased from 6,600 in 1930 to over 55,000 in 1970. The postwar period experienced the most explosive growth, with population more than tripling from just over 15,000 in 1950 to the 1970 population of over 55,000.

As the Baby Boom generation grew up, the trend of double-digit population growth reversed itself during the 1970s and 1980s. Parsippany-Troy Hills' population declined to 49,868 in 1980 and 48,478 in 1990. While factors such as smaller households played a role, the Township and its development pattern stabilized as Parsippany-Troy Hills became a more mature, development municipality.

By 2000, however, the Township population went above 50,000 persons, an increase about 4.5 percent to 50,649. Ten years later, Parsippany-Troy Hills' population grew to 53,238, a five percent increase from 2000. For the first time since 1960-1970, the Township experienced positive population growth in two consecutive Census counts.

The Township's growth rate in 2010 is similar to Morris County at 4.7 percent and that of New Jersey's as a whole, as the state grew at approximately 4.5 percent.

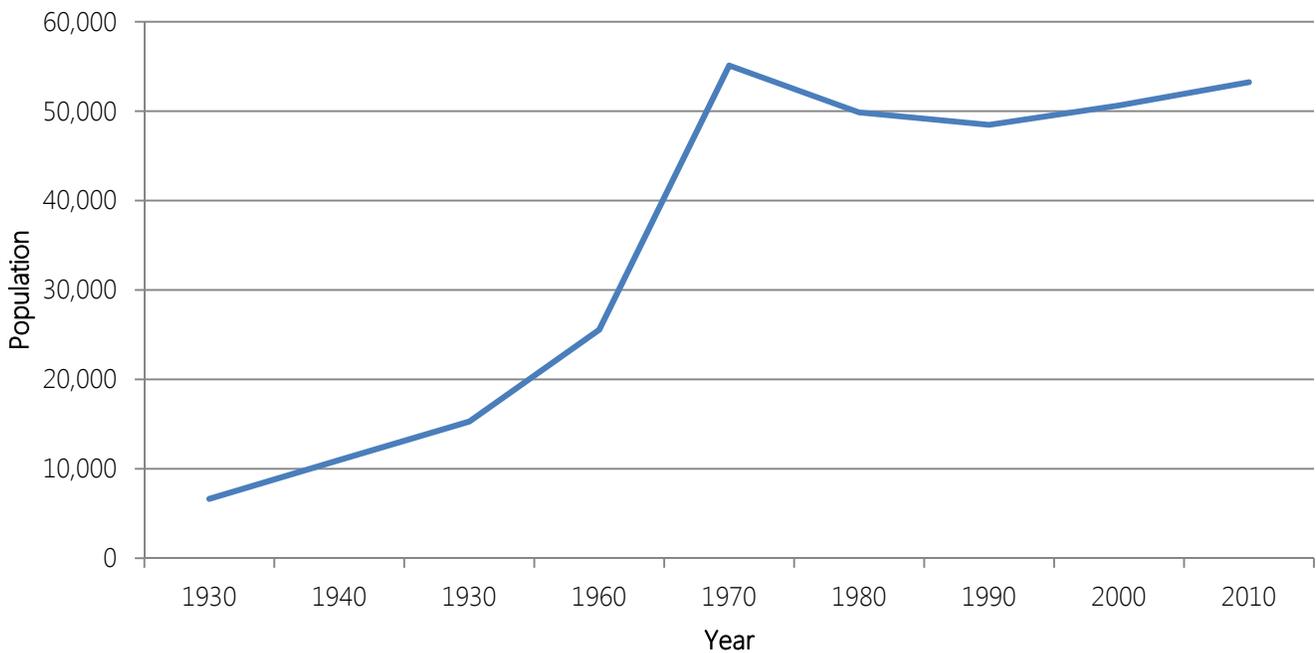
Table 1: Population Growth 1930-2010 (Parsippany-Troy Hills, New Jersey)

Year	Population	Population Change	Percent Change
1930	6,631		
1940	10,976	4,345	65.52%
1950	15,290	4,314	39.30%
1960	25,557	10,267	67.15%
1970	55,112	29,555	115.64%
1980	49,868	-5,244	-9.52%
1990	48,478	-1,390	-2.79%
2000	50,649	2,171	4.48%
2010	53,238	2,589	5.11%

Source: US Census Bureau

The following figure illustrates the population growth curve, illustrating the rapid growth up to 1970 and the settled growth pattern since then.

Figure 3: Population Growth (Parsippany-Troy Hills, New Jersey)



Source: US Census Data

Birth Statistics

By examining its number of births, a municipality can better assess its future needs for community facilities, particularly with respect to its school system and recreational facilities. The figure below illustrates the birth statistics for the Township from 1990 through 2009. Data from the New Jersey Department of Health shows the birthrate per 1,000 persons, with 95 percent confidence upper and lower level birthrates. Over the 14 year period, the average birth rate was 14.0 per 1,000, ranging from 11.4 in 2002 to 14.2 in 1992.

Table 2: 1989-2005 Births (Parsippany-Troy Hills, New Jersey)

Year	Number of Births	Birth Rate per 1,000	95% CI LL	95% CI UL
1990	676	14.0	12.9	15.0
1991	682	14.2	13.1	15.2
1992	677	14.0	12.9	15.0
1993	675	13.8	12.8	14.8
1994	685	13.9	12.9	14.9
1995	663	13.4	12.4	14.5
1996	651	13.2	12.1	14.2
1997	616	12.4	11.4	13.4
1998	647	13.0	12.0	14.0
1999	668	13.2	12.2	14.2
2000	615	12.2	11.3	13.2
2001	632	12.6	11.6	13.6
2002	575	11.4	10.5	12.4
2003	647	12.8	11.8	13.8
2004	671	13.2	12.3	14.2
2005	661	13.1	12.1	14.1
2006	637	12.6	11.6	13.6
2007	638	12.6	11.7	13.6
2008	622	12.3	11.4	13.3
2009	626	12.4	11.4	13.4
Total	12,964	13.0	12.8	13.2

Source: NJ Dept of Health <http://www4.state.nj.us/dhss-shad/query/result/birth/BirthPopMuni/BirthRate.html>

Age Distribution

Table 3 and Figure 4 below offer a breakdown of the Township's population by age and sex:

Table 3: 2010 Age and Sex Characteristics (Parsippany-Troy Hills, New Jersey)

Age Group	Male	Female	Total	% Total	% Cumulative
Under 5	1,539	1,489	3,028	5.69%	5.69%
5-9	1,551	1,526	3,077	5.78%	11.47%
10-14	1,532	1,550	3,082	5.79%	17.26%
15-19	1,474	1,301	2,775	5.21%	22.47%
20-24	1,289	1,198	2,487	4.67%	27.14%
25-29	1,865	1,977	3,842	7.22%	34.36%
30-34	2,067	1,966	4,033	7.58%	41.94%
35-39	1,947	1,913	3,860	7.25%	49.19%
40-44	2,034	2,054	4,088	7.68%	56.87%
45-49	2,180	2,223	4,403	8.27%	65.14%
50-54	2,065	2,143	4,208	7.90%	73.04%
55-59	1,909	1,964	3,873	7.27%	80.31%
60-64	1,516	1,669	3,185	5.98%	86.29%
65-69	1,113	1,280	2,393	4.49%	90.78%
70-74	808	920	1,728	3.25%	94.03%
75-79	627	761	1,388	2.61%	96.64%
80-84	405	578	983	1.85%	98.49%
85 and Over	305	500	805	1.51%	100.00%
Total Population	26,226	27,012	53,238	100.00%	
Percentage	49.26%	50.74%	100.00%		
Median Age	39.6	41.5	40.5		

Source: US Census Bureau

During the 2000s, the Township's median age increased almost three years, from 37.6 years in 2000 to 40.5 years in 2010. By comparison, Morris County has a slightly higher median age of 41.3 years, while New Jersey's median age is 39.0 years. When considering the median age changes along the male/female divide, the 2010 Township median age for males 39.6 years, while the median age for females is 41.5 years.

When further analyzing the median age distribution, we look at various age segments to determine their percentage of the population and how the numbers may affect community services and commerce. The median age distribution is provided on the following table.

Table 4: 2000-2010 Age Group Statistics (Parsippany-Troy Hills, New Jersey)

Age Group	Male 2010	Female 2010	Total 2010	% Total 2010	%Total 2000
Under 18	5,604	5,474	11,078	21.8%	21.0%
55-64	3,425	3,633	7,058	13.3%	10.7%
65 and Over	3,258	4,039	7,297	13.7%	11.2%
Total Population	26,226	27,012	53,238	100.00%	

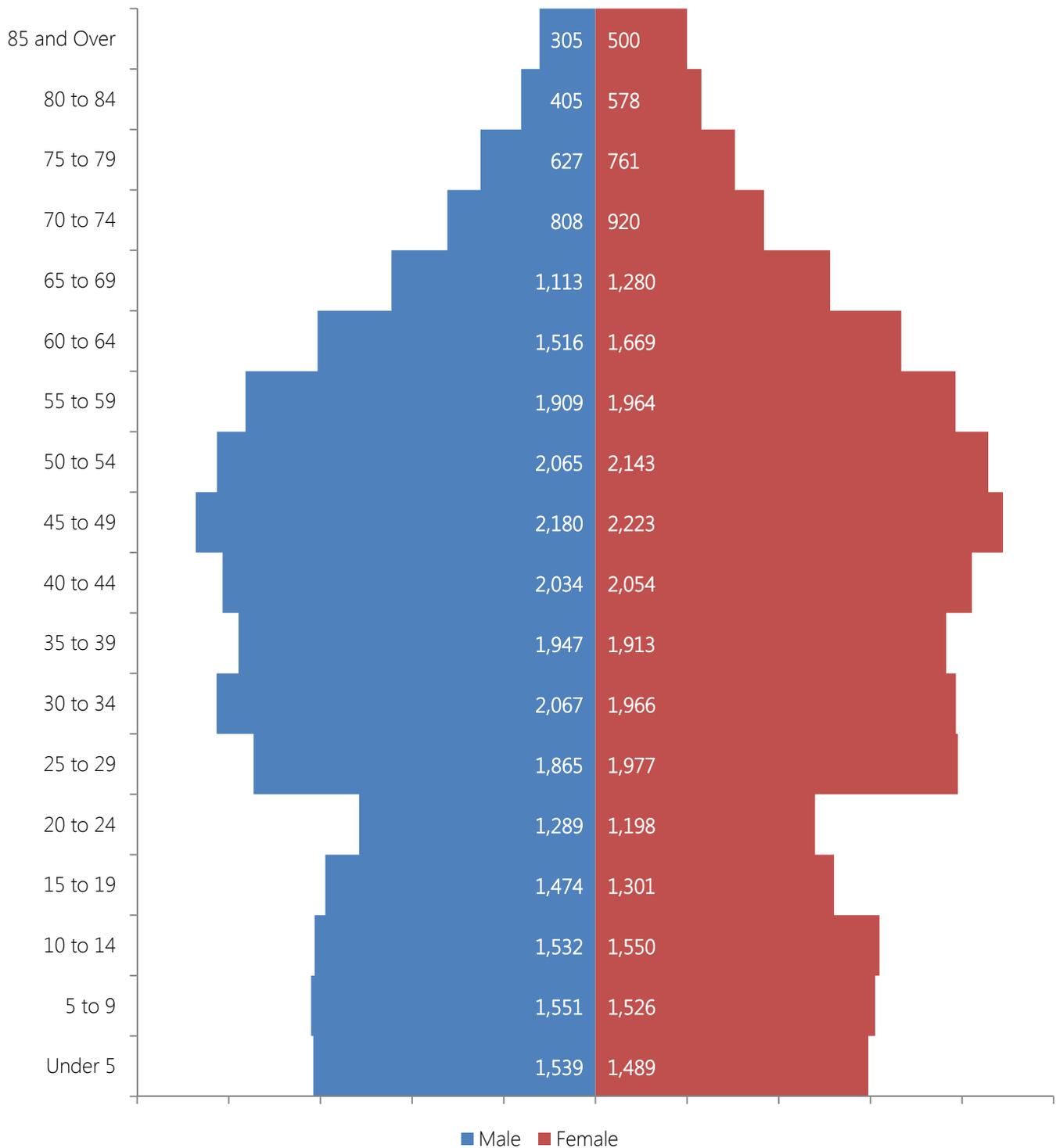
Source: US Census Bureau

There was significant growth in the 55 years and over population in Parsippany-Troy Hills. The 55-64 year category, which represents the new wave of empty nesters and/or families with older children, grew from 5,429 in 2000 (10.7 percent of the population) to 7,058 in 2010 (13.3 percent of the population), a 30 percent increase. This group represents the first group of Baby Boomers born from 1946 through 1955. As this growing population segment ages, the Township will have to address growing demands for services tailored toward seniors and those approaching senior citizen status. This will only increase the numbers of those persons 65 years and over in the near term, which increased from 11.2 percent of the population in 2000 to 13.7 percent in 2010. More than one of every four Parsippany-Troy Hills residents is over 55 years of age.

The population under 18 years of age has increased by a very small margin. In raw numbers, there were 11,078 persons under 18 years of age in Parsippany-Troy Hills in 2010, 21.8 percent of the population, compared to 10,615 persons under 18 years of age in 2000, representing 21 percent of the 2000 population. In 10 years, this amounts to a 4.3 percent increase in Township residents under 18 years of age. This small increase doesn't fully address the significantly larger increase in school district enrollment over that period. School enrollment data is sourced from the New Jersey Department of Education website. When the 2000 Census was taken, the school district enrollment was 6,327. At the 2010 Census, the school district enrollment was 7,272, a 15 percent increase. Even though the under 18 population is not growing at the rate of the 55 years and over population, the population and enrollment data shows substantial increases and demand for school district services.

The following figures provide a pyramid graph to illustrate the age and sex population distribution for 2010.

Figure 4: 2010 Age and Sex Pyramid (Parsippany-Troy Hills, New Jersey)



Source: US Census Bureau

Race and Ethnic Diversity

From 2000 to 2010, has experienced a dramatic increase in its Asian community. In raw numbers, the Asian population increased from 9,145 in 2000 to 15,443 in 2010, a 68.9 percent increase. The Asian population has grown from 18 percent of the population in 2000 to 29 percent in 2010. Non-Hispanic Whites have declined from 69.7 percent of the population in 2000 to 56.8 percent in 2010. The Non-Hispanic White population is similar to that of New Jersey as a whole, which is at 59.3 percent. Parsippany-Troy Hills' Asian population far exceeds that of Morris County (8.9 percent) and New Jersey (8.2 percent). Table 4 outlines the Township's racial composition.

Table 4: 2000-2010 Racial Data (Parsippany-Troy Hills, New Jersey)

	2000	% Population	2010	% Population
White (Non-Hispanic)	35,283	69.7%	30,214	56.8%
Black/African American	1,574	3.1%	1,741	3.3%
Asian/Pacific Islander	9,145	18.1%	15,443	29.0%
Other Race/2 or more races	1,112	2.1%	1,410	2.6%
Hispanic Origin	3,535	7.0%	4,430	8.3%
Total	50,649	100.0%	53,238	100.0%

Source: US Census Bureau

The Parsippany-Troy Hills Asian population has experience tremendous growth from 2000 to 2010. The Asian-Indian population has more than doubled in raw numbers over the 10 year period, rising from eight to over 17 percent of the population. Table 5 offers a numerical breakdown of the Township's Asian population:

Table 5: 2000-2010 Residents of Asian Origin (Parsippany-Troy Hills, New Jersey)

	2000	% Population	2010	% Population
Asian-Indian	4,099	8.1%	9,250	17.4%
Chinese	3,044	6.0%	3,500	6.6%
Filipino	782	1.5%	1,057	2.0%
Other Asian	1,220	2.5%	1,680	3.1%
Total Asian Population	9,145	18.1%	15,487	29.1%
Total Population	50,649	100.0%	53,238	100.0%

Source: US Census Bureau

Place of Birth and Residence

Estimates provided by the US Census American Community Survey (ACS) offer insights on some of the significant changes in population movement that have affected the Township over the past decade. Table 6 provides data on where Township residents were born. Approximately 48 percent of residents were born in New Jersey. One of five Parsippany-Troy Hills residents was born in other states or US territories. One-third of the Township residents are foreign born.

Table 6: 2010-2012* Places of Birth (Parsippany-Troy Hills, New Jersey)

		Number*	Percent
Native Born	Born in New Jersey	25,621	48.1%
	Born in Different State	9,685	18.2%
	Born in US Territory or abroad to American parents	394	0.7%
Foreign Born		17,584	33.0%
Total		53,584*	100.0%

Source: US Census Bureau

* Population data based on 2008-2012 American Community Survey 5-Year Estimates

The ACS provides additional information on where these out of state residents were born. Approximately 86 percent of Township residents that were born outside New Jersey within the United States came from a Northeastern state. This reaffirms Parsippany-Troy Hills' historic trend of attracting residents from the New York City metropolitan area.

Nevertheless, despite Parsippany-Troy Hills's significant out of state and foreign born populations, the ACS estimates that over 91 percent of the Township's residents resided in the same residence as in 2010, reflecting the relative stability of the Township's population. These trends are somewhat similar to Morris County as a whole, which saw nearly 93 percent of its population reside in the same house as 2010.

Table 7: 2011 Place of Residence (Parsippany-Troy Hills, New Jersey)

		Number	Percent
Same house in 2011		48,314	91.6%
Different house in US	Same County	1,763	3.3%
	Same State	1,487	2.8%
	Different State	745	1.4%
Different house, from abroad		487	0.9%
Total		52,750*	100.0%

Source: US Census Bureau

* Population data based on 2008-2012 American Community Survey 5-Year Estimates

Housing Characteristics

The Township's average household size mirrors national population trends, having declined from 3.38 persons per household in 1960 to a low of 2.53 persons per household in 2000. Parsippany-Troy Hills did experience a slight increase in its average household size in 2000, increasing to 2.58 persons per household. Today, the Township's average household size is below both Morris County and New Jersey, each having an average household size of 2.68 persons.

Table 8: Average Household Size (Parsippany-Troy Hills, New Jersey)

Year	Township Population	Total Population in Households*	Total Households	Average Household Size
1980	49,868	48,328	17,374	2.78
1990	48,478	47,544	18,960	2.59
2000	50,649	49,664	19,624	2.53
2010	53,238	52,368	20,279	2.58

Source: US Census Bureau

** Does not include residents living in group quarters*

The number of dwelling units in the Township increased, from 20,066 in 2000 to 21,274 in 2010, a net gain of six percent. This gain is similar to the 1990s, which experienced a 5.8 percent increase in dwelling units. Ever since the building boom of the 1960s, dwelling unit growth per decade has ranged from six to 10 percent. This may be largely attributed to the Township’s relatively developed nature.

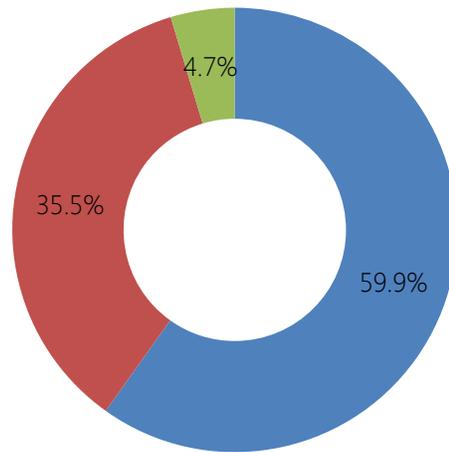
Table 9: 1950-2010 Dwelling Units (Parsippany-Troy Hills, New Jersey)

Year	Number of Dwelling Units
1960	6,172
1970	16,461
1980	17,374
1990	18,960
2000	20,066
2010	21,274

Source: US Census Bureau

Excluding vacant units, approximately 63 percent of the Township’s housing units are currently listed as owner-occupied, while 37 percent are listed as renter-occupied. The renter/owner occupied percentage is similar to New Jersey, which is comprised of 65 percent owner-occupied units and 35 percent renter-occupied units. Parsippany-Troy Hills has a higher percentage of renter-occupied units than Morris County, where 25 percent of the units are renter occupied. Vacant units comprised of 4.7 percent, identical to the 2010 vacant unit percentage for Morris County of 4.7 percent.

Figure 5: 2010 Year Round Housing Types by Tenure and Occupancy Status
(Parsippany-Troy Hills, New Jersey)



■ Owner-occupied ■ Renter-occupied ■ Vacant

Source: US Census Bureau

While Parsippany-Troy Hills remains a community primarily developed with single-family detached housing, its housing unit composition is becoming more diversified. The number of single-family detached units is estimated to have decreased during the 2000s, from 81.5 percent in 2000 to 76.1 percent in 2009. Meanwhile, the number of multi-family structures is estimated to have grown at a rate of 26.7 percent, increasing from 774 in 2000 to 981 in 2009. Table 10 compares these changes.

Table 10: 2000 and 2010-2012 Units in Structure (Parsippany-Troy Hills, New Jersey)

Units in Structure	Number 2000	Percentage 2000	Number 2010-2012*	Percentage 2010-2012*
Single Family, detached	11,296	56.29%	11,207	52.78%
Single Family, attached	976	4.86%	1,640	7.72%
2	478	2.38%	616	2.90%
3 or 4	533	2.66%	437	2.06%
5 to 9	862	4.30%	710	3.34%
10 to 19	2,348	11.70%	2,160	10.17%
20 or more	3,549	17.69%	4,424	20.83%
Other	24	0.12%	40	0.19%
Total	20,066	100.00%	21,234	100.00%

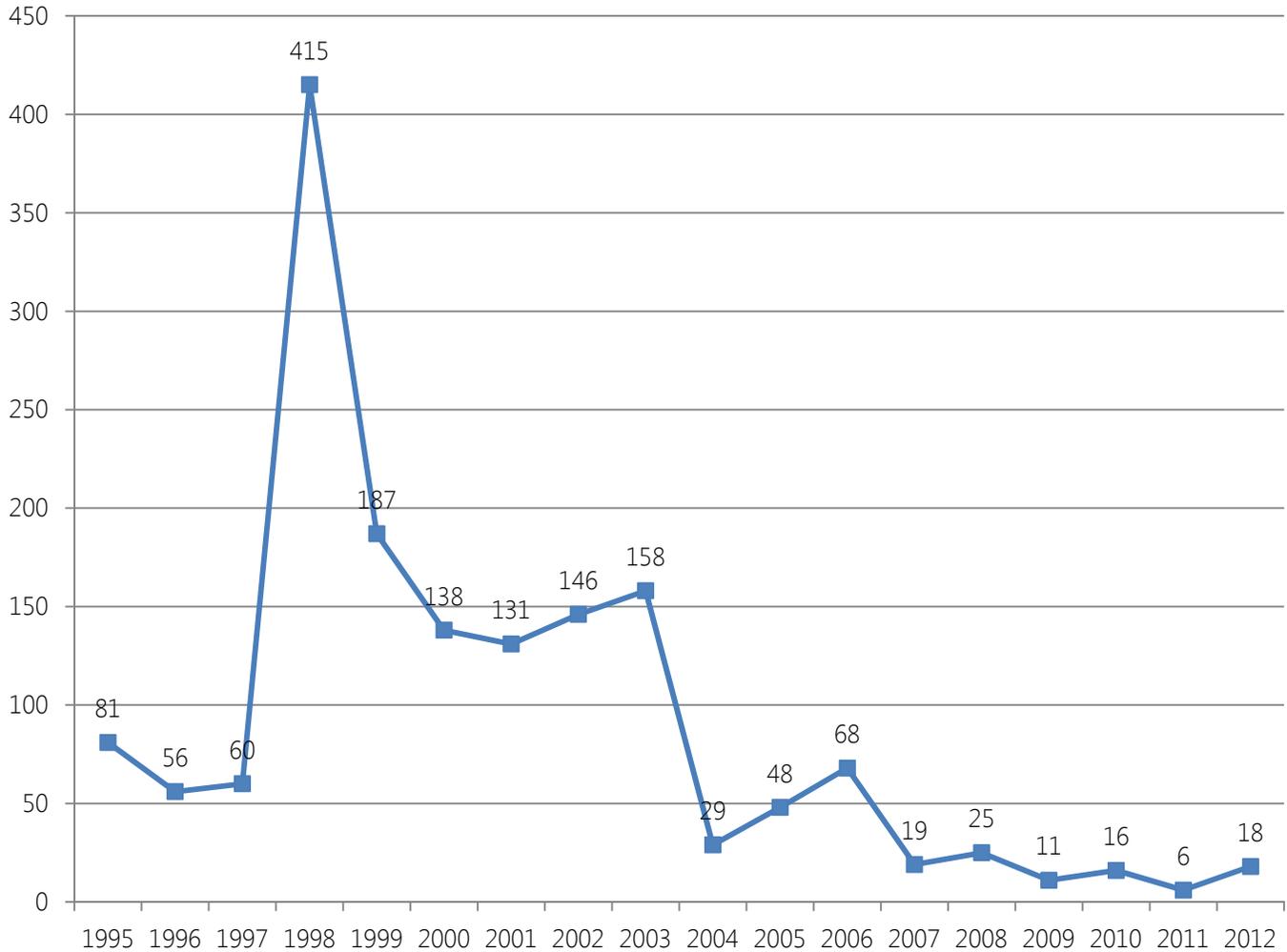
Source: US Census Bureau

*2010-2012 American Community Survey 3 Year Estimates

Information on construction activity sheds further light on the Township's housing trends. As outlined by Figure 5 and Table 11, 332 permits have been issued for single-family dwelling units since 1993, which comprises over two-thirds of the total number of permits issued in that recorded period. From 2002 to 2007, 300 residential building permits were issued, including 64 for developments with five units or greater. However, since 2008, only 58

residential building permits have been issued. This decrease is reflective of the ongoing recession and its effects on construction trends on the county, state and national levels.

Figure 6: Number of Residential Building Permits Issued 1993-2010
(Parsippany-Troy Hills, New Jersey)



Source: New Jersey Residential Building Permits, NJ Department of Workforce Development 1993-2004

Table 11: Number of Residential Building Permits Authorized 1995-2012
(Parsippany-Troy Hills, New Jersey)

Year	# Residential		
	Building Permits	Single-Family	Multi-Family
1995	81	81	0
1996	56	56	0
1997	60	60	0
1998	415	415	0
1999	187	187	0
2000	138	138	0
2001	131	131	0
2002	146	146	0
2003	158	158	0
2004	29	27	2
2005	48	48	0
2006	68	68	0
2007	19	19	0
2008	25	25	0
2009	11	11	0
2010	16	16	0
2011	6	6	0
2012	18	18	0
Total	1,612	1,610	2

Source: US Census Bureau

Despite the recession, both housing values and rental costs are estimated to have experienced significant increases during the 2000s, continuing a trend seen since the 1990s. As outlined in Table 12, the Township's median housing value is estimated to have increased 78 percent from the 2000 median value. The number of houses valued at over \$1,000,000 rose from 283 units in 2000 to 742 units in 2009, representing a 160 percent increase.

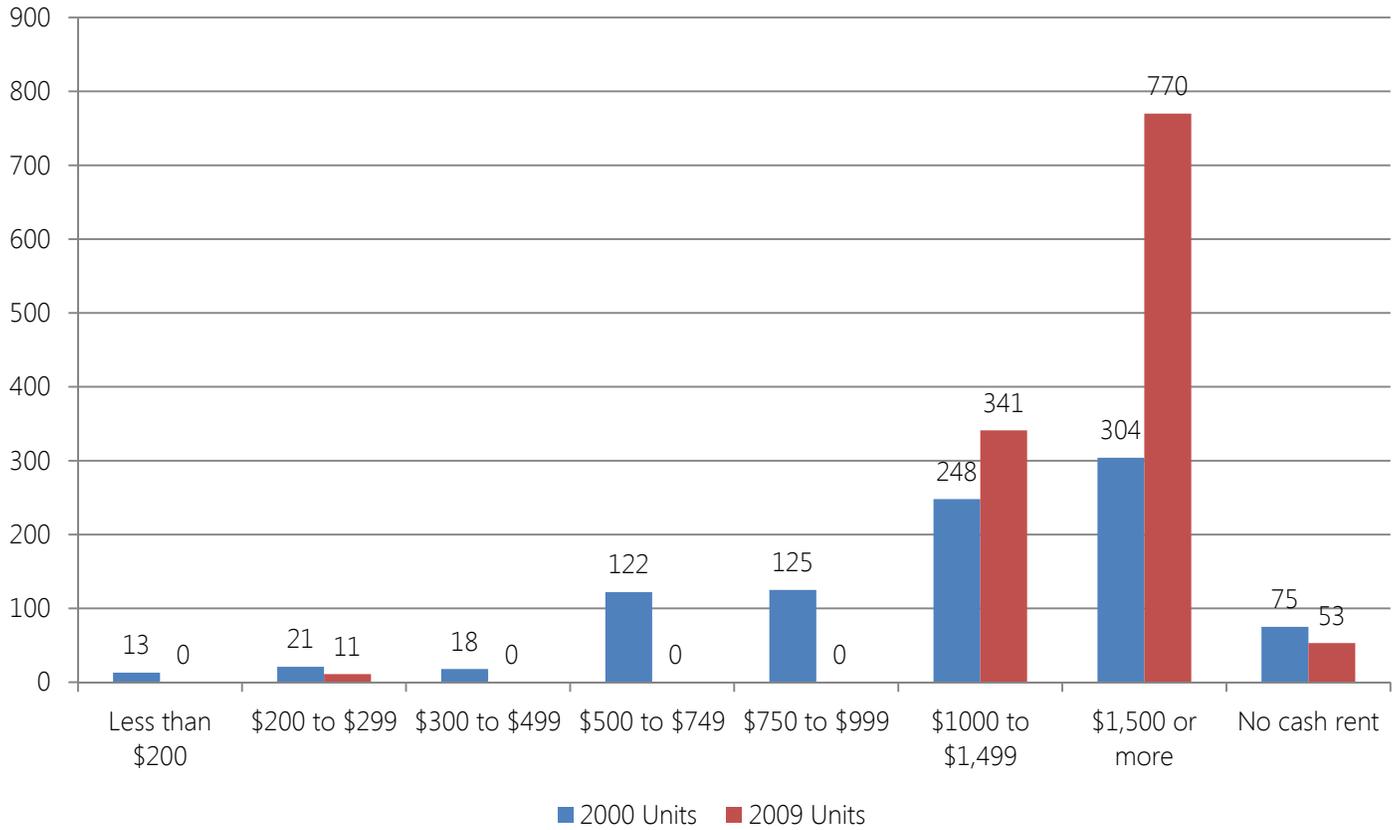
Table 12: Value of Specified Owner-Occupied Housing Units (2000 and 2010-2012 ACS)
(Parsippany-Troy Hills, New Jersey)

Value Range – 2000	# of Units - 2000	Value Range 2010-2012*	# of Units 2010-2012*
Less than \$50,000	91	Less than \$50,000	81
\$50,000 to \$99,999	132	\$50,000 to \$99,999	38
\$100,000 to \$149,999	872	\$100,000 to \$149,999	103
\$150,000 to \$199,999	2,693	\$150,000 to \$199,999	571
\$200,000 to \$299,999	4,685	\$200,000 to \$299,999	1,289
\$300,000 to \$499,999	2,303	\$300,000 to \$499,999	7,163
\$500,000 to \$999,999	194	\$500,000 to \$999,999	3,335
\$1,000,000 or more	18	\$1,000,000 or more	58
2000 Median Value	\$234,100	2009 Median Value	\$415,000

Source: US Census Bureau *2010-2012 American Community Survey 3 Year Estimate

Housing rental costs are also estimated to have experienced a significant increase during the 2000s. The median gross income in the Township is estimated to have increased almost 49 percent, from \$1,186 in 2000 to \$1,766 in 2009.

Figure 7: Gross Rent of Specified Renter-Occupied Housing Units 2000-2009
(Parsippany-Troy Hills, New Jersey)



Source: US Census Bureau

A review of the amount of residential housing types was identified from the Township tax records in the year 2014. The data identifies as of October 1, 2014 there are approximately 14,249 Class 2 properties containing 3 or less residential units based upon the records. There are a total of 6,727 apartments located in garden apartment complexes within the Township. There are approximately another 200 apartments that are located above retail properties or part of a mixed use type of development on a property for a total of 6,927 rental units.

Income and Employment Characteristics

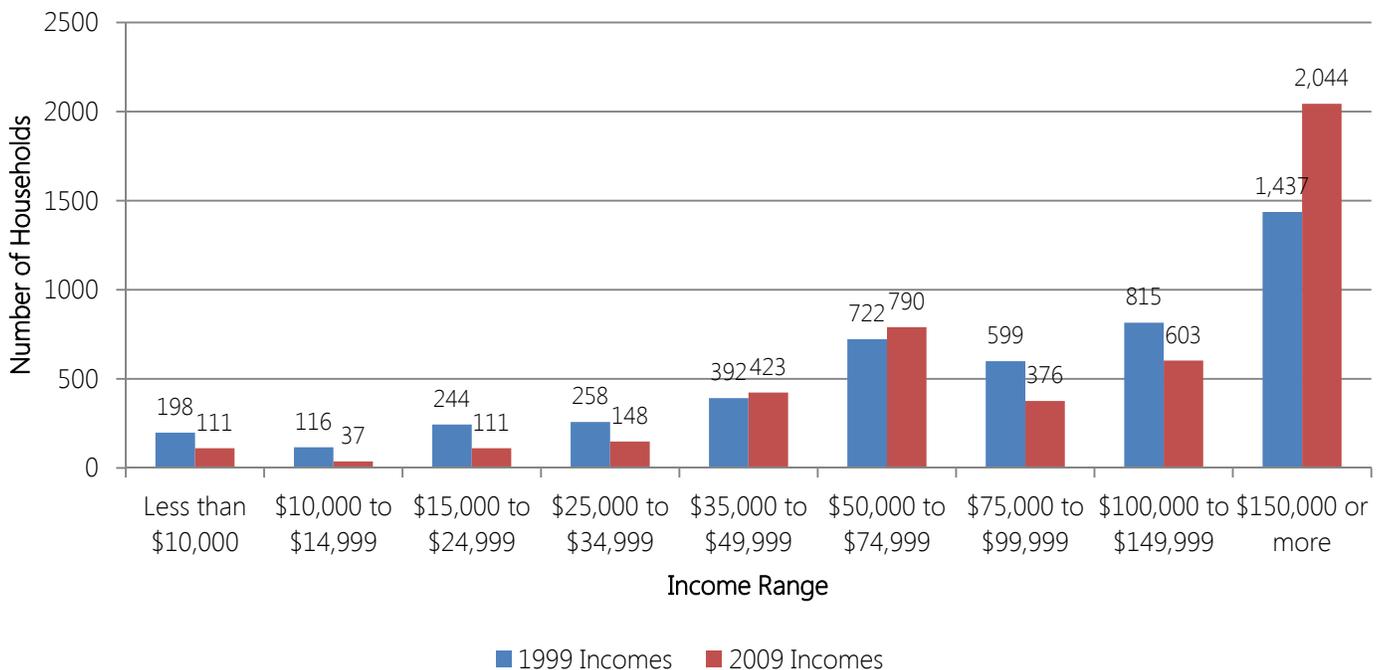
Table 13 and Figure 8 both provide data on the household income distributions of the Township, as estimated by the 2009 ACS. The amounts are presented in 2010 inflation-adjusted dollars. Over the last decade, households in Parsippany-Troy Hills have generally become wealthier, as the median income has risen an estimated 38% from 1999, from \$90,931 a year to \$125,865. The number of households making over \$100,000 a year rose from 38.2% in 1999 to 57.0% in 2010. In comparison, approximately 39% of Morris County households make over \$100,000 a year.

**Table 13: Household Income Distribution 1999 and 2010-2012*
(Parsippany-Troy Hills, New Jersey)**

Income Category	Number 1999	Percent 1999	Number 2010-2012*	Percentage 2010-2012*
Less than \$10,000	811	4.13%	893	4.46%
\$10,000 to \$14,999	522	2.66%	494	2.47%
\$15,000 to \$24,999	1,018	5.19%	1,112	5.55%
\$25,000 to \$34,999	1,397	7.12%	1,081	5.40%
\$35,000 to \$49,999	2,830	14.42%	2,085	10.41%
\$50,000 to \$74,999	4,228	21.54%	3,297	16.46%
\$75,000 to \$99,999	3,250	16.56%	2,946	14.71%
\$100,000 to \$149,999	3,467	17.66%	4,064	20.29%
\$150,000 to \$199,999	1,253	6.38%	2,079	10.38%
\$200,000 or more	852	4.34%	1,978	9.88%
Total # of Households	19,628	100.00%	20,029	100.00%
Median Income		\$68,133		\$125,865

Source: US Census; *2010-2012 American Community Survey 3 Year Estimate

**Figure 8: 1999 and 2010 Household Income Distribution
(Parsippany-Troy Hills, New Jersey)**



Source: US Census; 2009 American Community Survey; 2003 Morris County Data Book

An overview of employment characteristics, provided in Tables 12 and 13, explains the Township's rising median income. Table 14 identifies Township's employment characteristics by occupation. The median earnings provided are estimated national averages. Over 60 percent of residents have employment classified as managerial positions, a field which offers the highest overall median incomes. About one-fourth of employed residents identify their occupation as sales and office work. Management, service, sales and office occupations comprise over 85 percent of employed residents, roughly equal to what was recorded in 2000.

**Table 14: Employed Residents Age 16 and Over, by Occupation 2010-2012*
(Parsippany-Troy Hills, New Jersey)**

Occupation	Median Earnings	Number	Percent
Management: business, science and arts	\$72,128	13,923	50.36%
Service Occupations	\$20,104	2,992	10.82%
Sales and Office	\$37,332	7,069	25.57%
Natural Resources, construction, and maintenance	\$53,297	1,217	4.40%
Production, transportation, and material moving	\$32,773	2,444	8.84%
Total	\$51,297	27,645	100.00%

Source: *2010-2012 US American Community Survey 3 Year Estimate

Table 15 further demonstrates that three fields – educational, health and social services; professional, scientific, and management, and administrative and waste management services; and finance and insurance, and real estate and rental and leasing – are estimated to comprise over half of all employment among Township residents. The percentage of education, health and services jobs dropped slightly from one-quarter of all employed Township residents in 2000 to an estimated 23.6 percent, while the percentage of finance, insurance, real estate and leasing jobs rose from 11.2 percent in 2000 to 13.1 percent in 2010.

**Table 15: Employed Residents Age 16 and Over, by Industry 2010-2012*
(Parsippany-Troy Hills, New Jersey)**

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	34	0.12%
Arts, entertainment, and recreation, and accommodation and food services	976	3.53%
Construction	3,901	14.11%
Educational services, and health care and social assistance	1,293	4.68%
Finance and insurance, and real estate and rental and leasing	3,088	11.17%
Information	1,224	4.43%
Manufacturing	1,346	4.87%
Other services, except public administration	2,778	10.05%
Professional, scientific, and management, and administrative and waste management services	4,449	16.09%
Public administration	5,286	19.12%
Retail trade	1,849	6.69%
Transportation and warehousing, and utilities	807	2.92%
Wholesale trade	614	2.22%
Total	27,645	100.00%

Source: *2010-2012 US American Community Survey 3 Year Estimate

Table 16 provides the “journey to work” statistics for Parsippany-Troy Hills and its neighboring communities, as well as Morris County and New Jersey. Over 81 percent of Parsippany-Troy Hills residents drive alone to work, similar to surrounding communities and Morris County as a whole, but higher than the New Jersey number of 71.7 percent. When carpooling numbers are included, over 91 percent of Parsippany-Troy Hills residents use a car to get to work. Mass transit uses comprise less than four percent of commuters, similar to Morris County as a whole and less than half of the New Jersey figure of 10.7 percent.

Table 16: Journey to Work Data 2010-2012*
(Parsippany-Troy Hills, New Jersey)

Municipalities	Drove Alone	Carpool	Public Transit	Walked	Other Trans.	Work at Home	Total
Parsippany	81.2%	8.9%	3.9%	1.4%	0.8%	3.7%	100.0%
Denville	82.1%	4.9%	6.2%	0.4%	0.7%	5.6%	100.0%
Mountain Lakes	75.2%	5.1%	8.0%	0.8%	1.3%	9.6%	100.0%
Boonton	87.7%	3.4%	4.4%	0.7%	0.4%	3.5%	100.0%
Montville	76.8%	4.9%	8.2%	1.4%	0.8%	7.9%	100.0%
East Hanover	82.2%	6.8%	3.9%	1.6%	0.3%	5.0%	100.0%
Hanover	84.9%	7.5%	1.6%	0.6%	1.5%	3.9%	100.0%
Morris Plains	83.7%	7.1%	3.8%	0.0%	1.2%	4.2%	100.0%
Morris Township	77.9%	6.3%	6.3%	0.9%	0.5%	8.1%	100.0%
Randolph	81.8%	7.4%	3.0%	1.7%	0.8%	5.2%	100.0%
Morris County	79.1%	8.1%	4.7%	2.1%	1.2%	4.8%	100.0%
New Jersey	71.7%	8.8%	10.7%	3.2%	2.0%	3.6%	100.0%

*Source: *2007-2011 US American Community Survey 5 Year Estimate*

Summary of Demographic Trends and Highlights

We note the following highlights of our findings for the Boards consideration:

1. The Township experienced population growth for the second straight Census, experiencing a five percent increase in population. This is the first time Parsippany-Troy Hills’ population exceeds 50,000 over two consecutive Census periods.
2. Township population growth during the last decade is similar to Morris County (4.7 percent) and New Jersey (4.5 percent) as a whole.
3. The median age increased almost three years, from 37.6 years in 2000 to 40.5 years in 2010. This clearly reflects the local and national trend of the population getting older, with the Baby Boom generation entering retirement age.
4. While the under 18 years of age population decreased as a percentage of the Township population (from 21.8 percent to 20 percent), persons 55 years old and over increased from 21.9 percent in 2000 to 27 percent of the population in 2010.

5. Non-Hispanic White resident population declined in both real numbers and percentages, from 69.7 percent in 2000 to 56.8 percent in 2010. The Asian population made the greatest gains, from 18.1 percent in 2000 to 29 percent in 2010.
6. Asian-Indians comprise the largest Asian ethnic group in the Township. This population has more than doubled, from 8.1 percent in 2000 to 17.4 percent in 2010.
7. Approximately one-half of the Township residents in 2010 were born in New Jersey, while one-third of Parsippany-Troy Hills residents are foreign born.
8. Reflecting community stability, over 91 percent of Township residents lived in the same house in 2011 as the previous year.
9. Average household size has been relatively stable since 1990, with averages of 2.59 in 1990, 2.53 in 2000, and 2.58 in 2010.
10. Approximately 60 percent of Township housing types are owner-occupied. Detached single-family units comprise over 52 percent of housing units in 2010, down from 56 percent in 2000.
11. Residential building permits are dramatically lower over the last 10 years than when compared to the period from 1995 through 2003. This is an expected trend due to the national recession in 2007 to 2008.
12. The median value of an owner-occupied home has doubled since 2000, when it was \$234,100, up to \$415,000 in 2009.
13. Township median household income is \$125,865, up from \$68,133 in 1999. More than 40 percent of households earned in excess of \$100,000 in 2010, an increase from 2000 when approximately 28 percent of households earned over \$100,000.
14. More than half of employed residents in the Township are employed in the management sector (business, science, arts, etc.).
15. Over 80 percent of Township commuters drive alone to work, similar to Morris County at 79.1 percent and higher than New Jersey at 71.7 percent. Only 3.9 percent of Parsippany-Troy Hills' commuters use mass transit, similar to Morris County at 4.7 percent and lower than New Jersey at 10.7 percent.

These statistical findings assist in building the foundation to address planning and land use issues in this Reexamination Report.

CHANGES AT THE STATE LEVEL

This section discusses legislative and regulatory changes at the State level that affect land use and development policies in the Township.

1. Highlands Water Protection and Planning Act. The Highlands Water Protection and Planning Act, passed by the New Jersey State Legislature on June 10, 2004, significantly impacts land use planning and environmental protection throughout the 800,000 acre region that is encompassed by the Act. The New Jersey Highlands Region includes 88 municipalities in seven counties, including Parsippany Troy-Hills. The legislation authorized and directed the newly established Highlands Water Protection and Planning Council to effectuate the Highlands Act goals through a comprehensive set of powers. The Act empowered the Highlands Water Protection and Planning Council, a 15 member political subdivision of the State created under this Act, with a number of duties including the adoption of a regional master plan within 18 months of the Council's first meeting.

The Act divides the Highlands region into two areas –Preservation Area and Planning Area. Parsippany-Troy Hills is located entirely within the Planning Area. While the Act severely restricts and controls development in the Preservation Area, its treatment of development in the Planning Area is more permissive. A regional master plan, prepared and adopted by the Council, was to effectuate appropriate and coordinated land use decisions within the region. Initially, within 15 months of the Plan's adoption, each municipality and county wholly or partially in the Preservation Area was to revise its master plan and development regulations to conform to the goals, requirements and provisions of the regional master plan. Revisions were to be submitted to the Council for its approval, rejection or conditional approval. If a municipality or county failed to adopt or enforce these revisions, the Act authorized the Council to adopt and enforce rules and requirements necessary to implement the regional master plan on its behalf. The Act offered incentives to municipalities and counties located within the Planning Area to do the same. A strict permit review process for all "major Highlands development" (carried out by the Department of Environmental Protection), further limited the location, character and type of development allowed in the Preservation Area.

While development in the Preservation Area is severely restricted through the permitting process and regional master plan provisions, the Planning Area allows sensible, smart growth development that is sensitive to natural resources.

The Act empowered the Council to provide financial and technical assistance to Highlands municipalities for a variety of activities such as the creation of Transfer of Development Rights (TDR) ordinances and the revision of master plans and development regulations. Moreover, upon request, the Council will provide legal representation to a Highlands municipality or county in any cause of action filed against it contesting an MLUL decision, provided the decision is consistent with the regional master plan.

Parsippany-Troy Hills has chosen to not opt into Highlands Planning Area compliance although there are numerous components of the act that are still important to the Township that will continue to be considered in future planning efforts.

2. Surface Water Quality Standards and Classification. On July 10, 2004, the NJDEP adopted Surface Water Quality Standards (SWQS) and Surface Water Classifications, which became effective August 2, 2004. These regulations were enacted to provide protection for the drinking water supply of New Jersey's growing population. NJDEP identified key water bodies to receive special protections based on providing drinking water and serving as high quality habitats for New Jersey's aquatic species.

Also as part of this effort, NJDEP also implemented regulations providing water quality protection including stormwater regulations that update the Stormwater management rules for the first time since 1983. The new rules prioritize groundwater recharge by preventing roadways and parking lots from transporting this resource directly into streams and rivers.

The Category One (C1) Water Classification is a special level of protection for specified waterways. C1 focuses on waterways that provide drinking water, habitats for threatened and endangered species and popular recreation species such as trout or shellfish.

C1 Waterways are designated to protect and prevent water quality degradation and discourage development where it would impair or destroy natural resources and environmental quality. Special buffer areas and protections for C1 waterways are proposed.

A preliminary list of waterways for C1 designation was issued by DEP for consideration. The DEP also invited the public to nominate water bodies statewide for consideration. The information collected was to be used by NJDEP to add candidates to include future rule proposals.

The strategy for reducing nonpoint sources of pollution includes implementing best management practices (BMPs). Under the proposed stormwater management rules, new BMPs would be required to establish recharge standards and water quality controls. The proposed rules would also require the implementation of BMPs for new development in order to reduce pollution runoff levels by 80 percent.

The stormwater management rules will not apply to development projects resulting in less than 0.25 of an acre of new impervious surface and less than one acre of site disturbance. In addition, projects receiving approval prior to the effective date of the rules will not need to meet the new standards.

Buffers, a new BMP to meet C1 anti-degradation standards, are required adjacent to all C1 waters and upstream tributaries within the same sub watershed. Buffers include an area extending 300 feet from the top of the stream bank or center channel, if the stream has no defined banks. Where the buffer is already disturbed, the width may be reduced in the disturbed area, but will not extend less than 150 feet from either

bank. Buffers will not affect existing development. Buffer requirements may be adjusted to reflect local conditions through approval of stream corridor protection plans as part of a required stormwater management plan. Buffers are required to be preserved in their natural state. No direct discharge of stormwater is allowed through the buffer.

Exceptions to these requirements are redevelopment within the buffer confined to the footprint of existing impervious areas. Buffer requirements will not apply for five years to single family homes constructed on lots which received subdivision approval prior to the effective date of the rules.

3. State Development and Redevelopment Plan and Cross-Acceptance Process. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary State Development and Redevelopment Plan. This action launched the third round of Cross-Acceptance.

A significant aspect of their Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon 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 has recently indicated that a new and refined process should commence in 2010, and consequently it is important for the Township to be continually aware of the process as it evolves.

Most of the Township is located in the Metropolitan Planning Area (PA-1). A small portion of the Township is in the Suburban Planning Area (PA-2). This area is located in the Greystone Park area of the Township, and adjacent to Denville and Morris Townships. An Environmentally Sensitive Planning Area (PA-5) designation corresponds to the Troy Meadows area in the southeastern area of the Township, and surrounding the Jersey City Reservoir. An explanation of each of this area is provided below:

- a. *Metropolitan Planning Area.* The Metropolitan Planning Area (PA-1) encompasses large urban centers and developed suburban areas. These areas are fully developed with significant investment in existing, but aging, infrastructure systems. There is little vacant land available for development and, as such, much of the development activity is infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized to include the following:
 - 1) *Land Use:* Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
 - 2) *Housing:* Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.

- 3) *Economic Development*: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
 - 4) *Transportation*: Encourage the use of public transit and alternative modes of transportation.
 - 5) *Natural Resource Conservation*: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
 - 6) *Recreation*: Maintain existing parks and open space and expand system through redevelopment and additional land dedications.
 - 7) *Historic Preservation*: Integrate and reconcile historic preservation with new development and redevelopment efforts.
 - 8) *Public Facilities and Open Space*: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
 - 9) *Intergovernmental Coordination*: Provide for regionalization and intergovernmental coordination of land use and development policies.
- b. Suburban Planning Area. The Suburban Planning Area (PA-2) also has available infrastructure but is distinguished from PA-1 by the fact that there is more available vacant land for development and a less dense development pattern. PA-2 also offers an opportunity to extend infrastructure efficiently from PA-1 if no existing infrastructure is in place. The SDRP recommends that new development in PA-2 be designed to discourage sprawl development patterns. While recognizing that the land use pattern in PA-2 may be fixed by existing and approved development, the SDRP recommends that new development be in mixed-use centers.
- c. Environmentally Sensitive Planning Area. The Environmentally Sensitive Planning Area (PA-5) has large contiguous areas of land that contain valuable ecosystems, natural resources and wildlife habitats. These areas are either undeveloped or have limited development that is rural in character. The primary policy objective for PA-5 is the protection of environmentally sensitive areas through the promotion of center development with clear boundaries and buffer areas separating the center from the surrounding "environs." Natural resources should be protected and preserved in large contiguous tracts of open space. The SDRP suggests that these areas may be appropriate for recreational facilities, and infrastructure should only be provided to support linkages between centers or to promote recreational and other activities.

- d. Parks and Natural Areas. These delineations generally correspond to existing areas preserved for open space and park lands.

The Township's land use plan is generally consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

4. Council on Affordable Housing (COAH). COAH adopted new rules in November 2004 for the implementation for their Third Round methodology. The new rules became effective December 20, 2004, but were subsequently determined through litigation to require modification. In October 2010, the Appellate Court ordered COAH to draft a new set of Third Round Rules. At the time of this writing, COAH has draft revised Third Round affordable housing regulations which are to go into effect on November 17, 2014. Due to its participation in the Highlands Initial Plan Assessment program, the Township had submitted a housing element consistent with Highlands Master Plan although will be required to submit a new housing plan consistent with the new rules should the Township seek certification from COAH.
5. Residential Site Standards Act. The Residential Site Standards Act, P.L. 1993, c. 32, created a Site Improvement Advisory Board (SIAB) and provided the SIAB with the authority to recommend to the Commissioner of the Department of Community Affairs (DCA) 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 in June 1996. These regulations went into effect on June 3, 1997. They have been periodically amended since then.

The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant.

Pursuant to the Act, the adopted standards supersede any local standards established for these systems. However, they do not supersede local ordinances regulating the use, height, bulk, density or design of residential development. The standards also do not include requirements for landscaping, shade trees, transit stops, noise barriers, snow removal guarantees or assessments for off-tract improvements. These issues remain the purview of the local reviewing agencies. The regulations also provide for special planning areas where the municipality may adopt standards that recognize existing local conditions.

Since 1997, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the Borough are listed below:

- a. The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been 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.

- b. The definition of rural lane has been modified to only include lots that are one acre in area or greater. This modification will only apply to a small number of potential areas which will limit this street classification in a majority of the municipality.
- c. 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.
- d. The RSIS standards have been recently revised as a result of the changes to the stormwater regulations as required by the NJDEP. These standards will require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.

CHANGES AT THE COUNTY LEVEL

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 a center be established in Parsippany and recommends that a center of activity be considered due to the "it being the population center of the county", "the industrial center of the county", "well served by highway transportation" and "more growth was possible and likely". It goes on to identify that earlier studies had evaluated the potential for Parsippany to be a center similar to Morristown although it lacked the sufficient transit alternatives specifically rail service.

ADJACENT MUNICIPALITIES

Master Plans of Adjacent Municipalities

One of the primary goals shaping the Township's land use plan recommendations is the coordination of local planning efforts with those of neighboring municipalities to achieve a maximum degree of compatibility, particularly along common boundaries. The following summarizes the master plans of Parsippany-Troy Hills adjacent communities and the consistency of this Land Use Plan document therewith.

- a. Town of Boonton

The Town of Boonton is located along Parsippany-Troy Hills northern boundary line. The Town's most recent master plan was adopted in 1998, followed by a reexamination report in 2008. The Rockaway River and the Montclair-Boonton rail line separate the two municipalities. These physical features form a physical feature and transition between the Low Density Residential land uses of Boonton and the Specialized Economic Development Land Uses in this area of Parsippany – Troy Hills. This transition and physical arrangements provides a general compatibility between the two land use designations.

b. Township of Montville

The Township of Montville is located along Parsippany-Troy Hills northern and easterly boundary line. The Rockaway River forms a physical feature separating the two municipalities along the entirety of the municipal boundary lines. The current 2010 Land Use Plan for Montville designates a wide range of uses along this interface with the township. The Montville land uses range from Medium Density Residential along the northerly border adjacent to the Recreational/Conservation/Wildlife/Public (RCW), uses in Parsippany and Medium Density Residential uses. Industrial, Preserved Open Space is designated in the middle of the interface between the two municipalities which contains RCW and Medium Density Residential designations in Parsippany-Troy Hills. Highway Business is designated along Route 46 which is consistent with the Parsippany Troy Hills designation of Highway Commercial. An Industrial area is designated adjacent along the easterly corner of the Township which is inconsistent with the RCW designation in Parsippany-Troy Hills although consistent with the Light Industrial designation along New and Edwards Road in Parsippany-Troy Hills.

c. Township of East Hanover

The Township of East Hanover is located along Parsippany-Troy Hills southeasterly boundary, which is coincident with the Whippany River. Along this location of the Whippany River is the area known as Troy Meadows. The Township's 2005 Land Use Plan calls for Conservation and Public Park uses for properties along this area, with the intention of minimizing any negative impacts associated with environmentally sensitive lands in this area. Parsippany-Troy Hills Land Use Plan designates adjacent lands in this area for RCW designation use and is therefore consistent with this designation.

d. Township of Hanover

The boundary between Parsippany-Troy Hills and the Township of Hanover forms the southerly border of the township. Hanover's most recent land use plan, adopted in 2013, calls for Public /Quasi-Public and Industrial land uses at the southeasterly interface of the two municipalities wherein Parsippany-Troy Hills designates this area as RCW and Moderate Density Residential designations. In the middle of the interface between the two municipalities up to the Route 287 highway, Hanover designates Single Family Residential and an area of Retail and Industrial uses near Route 287 whereas Parsippany-Troy Hills also designates Medium Density Residential and Specialized Economic Development with Limited Office land use designations near Route 287 which are generally consistent with one another. From Route 287 to the west, Hanover land uses are designated as Office, Services and Shopping, Recreation and Conservation and Office and Public uses along the Route 10 corridor. These land uses are found to be generally compatible with the Specialized Economic Development and Corporate Office Professional designations in similar areas. A small area of Single Family Residential designation in Montville exists in the southwesterly corner of the interface of the two municipalities which is consistent with the Medium density residential designation in Parsippany-Troy Hills.

e. Borough of Morris Plains

Morris Plains is adjacent to a segment of the Townships southerly boundary along Route 10 and near the connection of Mountain Way. Morris Plains adopted their latest amended Land Use Element in 2010. The land uses in Morris Plains along Route 10 contains a series of commercial zones relating to highway development. Parsippany-Troy Hills designations are compatible with these designations.

Along the westerly boundary of Morris Plains and Parsippany-Troy Hills the land uses designated in Morris Plains range from Multifamily to Single Family Residential uses which are largely consistent with the High Density, RCW and Mixed Residential Uses in Parsippany-Troy Hills.

f. Township of Morris

The boundary of the Township of Morris forms the southwesterly border of the Township. The Land Use Plan for Morris is predominantly residential along the common border with Parsippany-Troy Hills inclusive of the Morris View Nursing facility. The mix of residential varies between very low density and some locations of high density residential. Parsippany-Troy Hills land use designations in this area also vary between Low Density Residential to RCW or Recreational/Conservation/Wildlife/Public uses along this boundary. The land uses are generally compatible along this common boundary line which coincides with West Hanover Avenue.

g. Township of Denville

The Township of Denville is located along Parsippany-Troy Hills western boundary line, which continues in a south west to northeast direction along the Township. Denville's most recent master plan was adopted in 2000, the Land Use Plan designates the area along the southwesterly boundary of the Township of Parsippany-Troy Hills as Low Density and Conservation Residential designations up to the properties having frontage on Route 10. These areas coincide with the Low and Medium Density designations in Parsippany-Troy Hills which is generally consistent in land use relationship.

The designation along Route 10 is consistent with Parsippany-Troy Hills identifying Business land use designations. Adjacent to the common roadways of Tabor Road and East Main Street the land uses change to a Medium Density Residential wherein the designations are in Parsippany Troy Hills are compatible including Medium to Moderate Density Residential land uses of the Mount tabor area of the Township. The designation of the Denville Land Use Plan identifies the area adjacent to the ROW of Route 80 as Stream Preserves which is adjacent to some historically developed areas identified as Moderate Density Residential areas adjacent to Rainbow Lakes area of Parsippany-Troy Hills.

h. Borough of Mountain Lakes

The Borough of Mountain Lakes coincides with the northwesterly boundary of Parsippany-Troy Hills coincident with properties along the Morris Essex train line, the frontage of Route 46 and Intervale Road. The Route 46 frontage of this area has been historically developed with Office and other Commercial land uses in Mountain Lakes. The Parsippany designations in this area range from Moderate Density Residential adjacent to the train line to Special Economic Development land use designations closer to the intersections of Walsh Drive. These designations have some inconsistencies although the existing rail line forms a somewhat moderate transition between residential and non-residential land uses in Mountain Lakes. Beyond Walsh Drive to the east along Route 46 the uses in Mountain Lakes and Parsippany-Troy Hills are generally compatible to the Intersection of Intervale Road wherein the common boundary lines deflect to the north. Along Intervale Road Parsippany Troy Hills property is designated as Office, Corporate and Professional which is adjacent to non-residential commercial designations which are largely compatible. Continuing to the north, Parsippany-Troy Hills land use designations transition to Moderate Density Residential, culminating to a Special Economic Development area. While the residential land use designation is consistent, the non-residential is coincident with the Boonton Montclair train line. This non-residential designation is somewhat inconsistent with the adjacent land uses in Mountain Lakes, and will require specific zoning controls to avoid undue impacts on these adjacent land uses.

V. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, standards, or whether a new plan or regulations should be prepared

This periodic reexamination report notes several key factors influencing the planning process and its implementation in the Township of Parsippany-Troy Hills. The review indicates that it is appropriate for the Township to prepare an update to its land use plan, including detailed planning goals, objectives, and policy statements, and clearly identify the basis for the Township's various land use categories. The planning review also indicates that it is appropriate for the Township to prepare zoning provisions designed to implement the land use plan recommendations and update the code's regulatory controls. The appropriate recommendations and the updated land use plan are set forth at the end of this document.

VI. Recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element and recommended changes in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment or rehabilitation," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or, determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The LRHL establishes eight statutory criteria to determine if an area qualifies as being in need of redevelopment. While properties may often qualify for more than one of the criteria, the LRHL establishes that only one is needed for that area to be determined in need of redevelopment.

The criteria are as follows:

1. The "a" Criterion: Deterioration. The generality of buildings in the area are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. The "b" Criterion: Abandoned Commercial and Industrial Buildings. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. The "c" Criterion: Public and Vacant Land. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.

4. The “d” Criterion: Obsolete Layout and Design. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. The “e” Criterion: Property Ownership and Title Issues. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. The “f” Criterion: Fire and Natural Disasters. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
7. The “g” Criterion: Urban Enterprise Zones. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zone Act,” the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.
8. The “h” Criterion: Smart Growth Consistency. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include: "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan."

It is noteworthy that the statute in Section #3 specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

At the time of this document, the Governing body has utilized the LRHL criteria to designate several properties in need of redevelopment. They are as follows:

1. Edwards Road: Block 766 Lot 11 & Block 767 Lot 15.
2. Cherry Hills and Upper Pond Roads: Block 136 Lot 43.03, Block 136 Lot 44 and Block 136 Lot 76.

A redevelopment plan has not been prepared for each area in need designation pending the progress of specific approvals and or decisions that are forthcoming by the respective property owner/developer of the tracts.

In 2001 the Township of Parsippany Troy Hills underwent a joint redevelopment analysis of the easterly section of Route 46 and Bloomfield Avenue in association with the Township of Montville, supported by a New Jersey Smart Growth Planning Grant. The purpose of the study was to determine whether the Route 46/Bloomfield Avenue corridor qualifies as a Redevelopment Area under the requirements of the LRHL and, if determined to meet the applicable statutory criteria, to prepare a redevelopment/rehabilitation plan. The report revealed that portions of the study area are typified by characteristics that lend themselves to redevelopment. The analysis indicated that portions of the study area are consistent with the statutory criteria, enabling the Townships to proceed with a redevelopment designation and plan for selected segments of the corridor.

An overlay ordinance was prepared and adopted by the Township that required redevelopment to incorporate specific design elements, including enhanced buffers and architectural treatments. Since the time of the adoption of the redevelopment plan, several existing property owners were coincidentally developing site improvement plans for their sites. In cooperation with the Township the properties known as Block 693 Lot 16 and 24 were approved for a preliminary site plan that incorporated a number of the design standards which were noted in the redevelopment plan. This effectuated some of the redevelopment that was envisioned in the plan. The remaining properties have expressed interest in redevelopment in accordance with several of the objectives of the plan and should be reviewed against these design standards to further the intent of this planning effort.

VII. Master Plan Goals, Objectives, and Policy Statements

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Parsippany-Troy Hills land use plan update sets forth the Township's goals, objectives and supportive policy statements. Several of the items remain relevant from the 2004 re-examination have been repeated to restate the continued efforts needed to address these issues.

A. GENERAL OBJECTIVES

The Master Plan is predicated on the following general objectives:

1. To encourage Township actions to guide the appropriate use or development of all lands in Parsippany-Troy Hills, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure development within the Township does not conflict with the development and general welfare of neighboring municipalities, Morris County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the Township and the environment.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion blight, or unsafe conditions.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.

11. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
12. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals.

B. GOALS AND POLICIES

The Plan's residential and non-residential goals and planning policies are as follows:

1. Goal 1: To maintain and enhance the existing areas of stability in the community; to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities-of-use to the levels, and locations, prescribed herein.

Policy Statement: The Township of Parsippany-Troy Hills recognizes that one of its most significant attributes is its residential neighborhoods, with limited intrusions of non residential development in residential neighborhoods. The Plan's land use recommendations are designed to protect and reinforce the prevailing residential development patterns, permit attached residential development only in those areas specified in the plan and preclude them from other areas, prohibit incompatible land use arrangements, and reinforce the intensities-of-use recommended in this plan.

2. Goal 2: To ensure that any prospective development is responsive to the Township's environmental features, and can be accommodated while preserving these physical characteristics.

Policy Statement: The Township seeks to limit development to that which is sensitive to the community's particular physical characteristics, and preserves the Township's sensitive environmental elements. In particular, the Township seeks to limit development to that which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade), wetlands, and flood plains, and retains existing vegetation (particularly trees of a caliper of six inches or more and clusters of trees which may be of lesser caliper if determined appropriate). Additionally, the Township takes cognizance of the fact that there are numerous sites in the municipality that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate its full zoned development potential.

3. Goal 3: To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the Township.

Policy Statement: The Township contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. Consequently, the Township policy is designed to acknowledge this existing and established broad array of housing, but not to plan for any more multi-family housing and

townhouses due to the large percentage of the housing stock which is already devoted to these housing types except where it is determined to be in the best interest of the Township. The Township's policy is to continue to accommodate this broad array of housing pursuant to the specific delineations depicted on the land use plan map, but not to plan any additional multi-family and townhouse development beyond that which is depicted on the Plan. This policy is expressed in recognition of the broad range of housing in the community, and the fact that the Township has affirmatively addressed its low and moderate income housing obligation, as defined by the New Jersey Council On Affordable Housing, through the preparation and adoption of a Housing Element and Fair Share Housing Plan. Although, should additional residential housing alternatives be sought by the Township to meet changing Township demographic or other conditions, than such development be located in established centers of development in close proximity to mass transit. In addition, such development considerations should be planned on balance with the needs of adjacent land uses and issues such as, but not limited to, traffic, infrastructure, environmental impacts, light, air and open space and the integrity of the Township Land Use Plan.

4. Goal 4: To encourage and provide buffer zones to separate incompatible land uses.

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 appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental (aesthetically pleasing) fencing when appropriate.

5. Goal 5: To preserve and enhance the Township's retail commercial areas by defining their functional role in the community.

Policy Statement: Parsippany Troy-Hills is characterized by a variety of retail commercial districts which are clearly distinguished from each other. The community contains some neighborhood retail commercial areas, such as those serving Lake Hiawatha and Lake Parsippany, which serve the daily needs of the residents of those areas. Other areas, such as along Route 46, are reflective of both neighborhood and regional-type shopping. In these areas consolidated development should be encouraged to facilitate a comprehensive approach to a unified and integrated development which serves to limit the number of curb cuts and conflicting turning movements. In addition, large-scale commercial uses, commonly known as "big-box" retail, should be discouraged throughout the Township. Other areas should be acknowledged as limited business and neighborhood commercial areas accommodating limited commercial uses and levels of development, while protecting adjoining residences.

Within this framework, the Plan encourages the continued improvement of the community's commercial areas for retail and service commercial uses to primarily serving the needs of the area's resident population.

This should be achieved within a manner which protects and promotes the physical and aesthetic character of the community's commercial areas. Consideration should be given to design features which enhance the physical character of the community, and encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.

6. Goal 6: To permit the imposition of transitional uses within clearly defined areas which will serve to act as a buffer between two adjoining zone districts of distinctly different uses and intensities of use.

Policy Statement: The Township's land use arrangement includes areas where residential development abuts lots fronting highway corridors. The Township policy is designed to afford these residents an appropriate level of screening and buffer protection, while recognizing the rights of business properties to develop. In selected areas the Township policy is to permit highway business uses which generate less traffic and pedestrian movement to these highway properties. This factor, along with appropriate buffer provisions, will serve to minimize the impacts of these business uses on these adjoining residential developments.

7. Goal 7: To encourage new development 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 developments 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 highway corridors such as Routes 10, 46, 53, and 202 should be encouraged, as well as landscaped features within parking lots, foundation plantings, and at the perimeter of properties.

8. Goal 8: To ensure that traffic and pedestrian circulation issues are affirmatively addressed on a local and regional scale.

Policy Statement: The Township recognizes that the municipality is situated at the confluence of a number of major regional highways, and the consequences for the Township residents is significant in terms of highway congestion, increased travel time caused by excessive traffic volumes and limited roadway capacity, and general frustration. The Township policy shall be to encourage an assessment of each development application's impact on the community's road system, and determine the need for necessary roadway improvements in an effort to affirmatively address the issue of traffic congestion in the community.

Additionally, safe and efficient pedestrian and bicycle circulation should be promoted throughout the Township and affirmatively addressed in all new development. Expansion of pedestrian and bicycle connections and connections into properties to promote alternative means of access is a specific objective. The Morris County Department of Planning and Development has prepared a revised Bicycle and Pedestrian

Element as part of the Morris County Master Plan. The Township efforts should be coordinated with the counties plan and be expressed in future circulation planning.

9. Goal 9: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state wide basis while retaining the principles of home rule.

Policy Statement: The Township maintains that the general intent of the 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 - Troy Hills, represents a reasonable approach to growth management.

10. Goal 10: To protect and conserve the water supply serving the Parsippany-Troy Hills community.

Policy Statement: The Township acknowledges the State Department of Environmental Protection correspondence indicating that the township exceeds its water allocation at various times of the year. 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 in 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, including water usage that is suggested in this master plan. Specifically, the Township calls for an assessment of water usage when a proposal calls for a variation from this plan's land use designation, whether from rezoning, use variance, etc. This assessment should identify the projected amount of water usage from the site's master planned and zoned use and contrast that to the water usage from the proposed use of the property. The criteria for water usage utilized for this analysis should be as set forth in the Revised General Ordinances, Township of Parsippany, Chapter 12, Schedule A (latest edition). The intent is to discourage uses that generate more water demand than that which is contemplated by the master plan.

11. Goal 11: To protect and preserve the environmentally sensitive areas of Troy Meadows.

Policy Statement: The Township recognizes the area known as Troy Meadows as a vast environmentally sensitive and critical ecosystem for the region that encompasses approximately 3,100 acres with over 1,740 acres of that total in Parsippany Troy Hills. This area is shown on the attached Land Use Plan in the Recreation, Conservation, Wildlife and Public designation that is situated in the southeasterly quadrant of the Township. As noted in the Open Space and Recreation Element of the Master Plan this area consists of swamps, marsh and floodplain habitats that have been recognized by the N.J.D.E.P.'s Environmental Information Inventory as a National Natural Landmark as well as noted in the Morris County Natural Resource Inventory 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 this large contiguous tract of open space that extends across municipal boundary lines. It is the Township's policy that the lands of Troy Meadows represents a invaluable natural resource that should be preserved in it's natural state and development in these areas should be avoided in order to promote the public health and general welfare of the Township and the region.

12. Goal 12: To preserve and enhance the Township's corporate, research and professional office zones by implementing land use objectives that improve marketability and versatility in the real estate marketplace while considering creative alternatives that are deemed appropriate on balance with the Township's land use planning goals.

Policy Statement: The changing corporate and professional office marketplace and emerging employment dynamics over the last decade has resulted in a substantial increase in office vacancy in the Township. The evolution of this market needs to be recognized in the land use policy statements of the Township. Adjustments in office space layouts and modern accommodations as a place of employment, along with an increase in the number of employees in such buildings, has and will continue to challenge the ongoing viability and vitality of the Township's existing office and business building inventory. Acknowledging this change, the Township is considerate of potential alternative development strategies where it is determined to be the best practical location in consideration of access to major points of vehicular circulation and opportunities for mass transit connections. It is specifically noted in this regard that such considerations should be on balance with the needs of adjacent land uses and issues such as, but not limited to, traffic, infrastructure, environmental impacts, light, air and open space and the integrity of the Township Land Use Plan. In addition, regulations should be periodically re-evaluated to accommodate high technology knowledge based research and development industries and activities not currently envisioned by, but may be appropriate for, the Land Use Plan.

VIII. Land Use Plan

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

The plan is intended to guide the future development for the next ten 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 revisions to the Township's land use ordinances including zoning, subdivision, and site plan codes.

The Township Plan is based on sixteen categories of development. They do not substantially alter the community's Plan as depicted in the prior master plan reports, although some modifications are suggested. The categories are described as follows.

1. Low Density Rural Residential: The low-density rural residential land use category provides for a density of approximately one detached dwelling unit per two acres and exists in one concentrated area in the southwestern most portion of the Township. This category reaffirms the area's RR zoning designation.

This area is typified generally by environmentally sensitive features which reinforce the need for a least-intensive use of the land. The area's environmental features also lend themselves to the use of a cluster development technique which would enable the construction of detached single-family residential dwellings while also enabling the retention of broad areas of open space. It is recommended that cluster development be permitted as an acceptable option in this area, provided that the gross density prescribed for the area is not exceeded. The prescribed one unit per two-acre density is to be held constant, while lot size reductions to approximately 40,000 square feet, and associated frontage reductions, may be permitted, thereby resulting in a substantial retention of permanent open space.

The Township is particularly concerned about the potential reuse of the Greystone property. Understanding that the County has control of the majority of the properties the Township intends to stay involved in the continued planning process for the future of this significant asset within the Township. The Township reaffirms that due to the environmental considerations and limited roadway capacity the low density residential land use designation should be studied to analyze if additional modifications to limit the potential negative impacts to this sensitive resource are necessary. See the commentary set forth on page 15 wherein the Township's policy regarding this tract is further elaborated.

2. Low Density Residential: The low-density category defines a housing density of approximately one dwelling unit per acre. This designation encompasses a number of areas, generally situated in the westernmost portion of the Township. The areas within this category are located among developments characterized by one-acre lot development, and this plan is designed to reinforce this pattern of development. Cluster development may also be permitted in this category in an effort to retain broad areas of open space encompassing natural woodlands and waterways, provided that the overall one unit per acre density

limitation is retained. Lot reductions to a minimum 25,000 square feet may be permitted under the cluster option. These provisions are consistent with the Township's planning philosophy as prescribed in the municipality's R-1 zoning provisions.

The most significant recommendation regarding this district pertains to the Mixed Land Use Option. The Township has historically permitted a mixed-use land use development option which included townhouses, retail commercial, office and industrial development on large tracts in the R-1M District. Existing mixed-use development in the R-1M District (including the Powder Mill Plaza, Powder Mill Village, Powder Mill Estates, and Skyview Estates) should retain its current mixed-use land use zoning designation. However, it is recommended that no new mixed-use development in this district be permitted. The area's development pattern suggests that it is directed towards a low-density residential pattern, and therefore high-density residential and non-residential uses are no longer appropriate.

3. Moderate Density Residential: This land use category is designed to permit a density ranging from approximately 1.5 dwelling units per acre (R-2 District) to approximately three dwelling units per acre (R-3 District). The R-3 District is primarily characterized by established residential neighborhoods. The primary objective of this plan 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. The R-2 District is generally found in the southeasterly quadrant of the municipality east of Route 287 and South of Route 80. A cluster option is also permitted in the R-2 District, provided that it results in the preservation and protection of natural woodlands and waterways, and further provided that this land use category's overall density provisions are met. A reduced (clustered) minimum lot area of 20,000 square feet shall be maintained. The current mixed land use option in the R-2M district should be retained.
4. Medium Density Residential: The medium density residential category defines a housing density of approximately seven units per acre and corresponds to the R-4, R-3(RCA) and R-3A(RCA) Districts. The R-4 District generally encompasses those older developed areas of the Township which are characterized by established neighborhoods. A primary objective of this plan 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. The R-3(RCA) and R-3A(RCA) Districts are COAH contributory sites. These areas should be developed in accordance with the Township's fair share plan and relevant developer agreements.
5. High Density Residential: The high-density residential category encompasses those portions of the municipality that are developed with garden apartments. The designation also includes Powder Mill Heights multi-family development south of Route 10 on the Morris Plains border (Block 15, Lot 34). The recommended density is consistent with the historic zoning of these areas and current zoning regulations. The plan merely reflects existing conditions and does not encourage development of new garden apartments or additional multi-family units in these districts.

6. Affordable Housing Districts and COAH Housing Plan: Parsippany has been involved in two certification processes since the creation of the State's Council on Affordable Housing (COAH). The Township was initially granted substantive certification in 1991 for a plan designed to address a 1,028 unit lower income housing obligation. The Township requested and received prior cycle credit for 441 units for two facilities, rezoned two selected sites for increased densities to enable the construction of 170 lower income rental units, received density bonuses for the creation of lower income rental units, and rezoned two other sites but permitted payments in lieu of construction of lower income housing on-site, with the provision that these funds (\$5 million) would be transferred to the City of Newark as part of a regional contribution agreement whereby housing in Newark would be constructed and/or rehabilitated.

On March 28, 1995 Parsippany filed a petition with COAH to address its new 12-year obligation of 727 units, which represented a significant reduction from COAH's previous number for Parsippany of 1,028 units. The final approved certified plan acknowledged the previous RCA's that the Township incorporated in its prior plan, credits for rehabilitation efforts and prior cycle credits, three additional units to be rehabilitated, a group home construction, and the construction of a minimum of 35 moderate income units in a senior complex to be constructed on Vail Road (AHD-1). As part of a settlement, the Glenmount Commons site on Dover Road which was included in the previous plan for 780 dwellings was to be developed with 356 units (AHD-2). The AHD-1 and 2 sites are identified on the Land Use Plan map as COAH sites, as are the other sites contributing payments in-lieu of construction for the Township's RCAs. These sites are also designated on the Land Use Plan map indicating the type of use and density permitted in each district. The Housing Element of the Master Plan and the COAH Resolution Granting Substantive Certification provide more detailed explanations of these sites, the Township's affordable housing plan and the manner in which it affirmatively addresses the community's housing obligations. These documents are incorporated into the re-examination report by reference herein.

7. Mt. Tabor Special Planning Area: The Mt. Tabor area is characterized by a unique development pattern which sets it apart from the rest of the Township. The area initially developed as a camp meeting association. Its developed character is typified by a narrow street design, 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. In addition, the State's residential site improvement standards provides for the designation of special planning area standards. These special planning areas permit municipalities to adopt land use regulations which would supersede the state residential site improvement standards. It is reaffirmed that the Mt. Tabor area be given its own particular land use designation, at a density ranging from 3 to 7 units per acre (medium density residential category). The area should also be analyzed consistent with the process set forth in the residential site improvement standards regulations, and that special area standards be developed that acknowledge the unique and historic character of this portion of the Township. The proposed special planning and zoning designations are not intended or designed to establish a historic district for this area.

8. Planned Residential Development: The Township has two PRD zoned sites, situated at Smith and Mazdabrook Roads and at North Beverwyck Road and Route 46. This category is designed to permit development on large lots within the framework of a single comprehensive integrated entity, encouraging a design which affirmatively addresses the tract's environmentally sensitive features, provides adequate recreation facilities and complements the area's surrounding neighborhood development. The intent is to provide owner-occupied townhouse development at a density ranging from four to seven units per acre. To ensure that adjoining residents are not adversely impacted by on-site development, it is recommended that a broad perimeter buffers be provided and maintained around the tract where the project abuts an adjoining residential property. Similarly, broad buffers are to be provided along public streets in an effort to ensure the visual impression of an open space amenity along these streets. The issue of retaining the open space amenity along the roadway serving the Smith/Mazdabrook PRD is significant in light of the aesthetic character of this streetscape. The need to maintain a substantive buffer along Route 46 serving the Route 46/Beverwyck Road PRD is particularly acute due to the need to physically separate residents from the Route 46 business corridor and the high traffic volumes which traverse this roadway. Additionally, it is appropriate to stress the need to provide suitable design elements which integrate and unify the various components that comprise the mixed-use planned development at Smith/Mazdabrook. These design elements should incorporate architectural features, landscape amenity, pedestrian elements, lighting and signage components.

9. Neighborhood Commercial and Lake Hiawatha CBD: Neighborhood commercial districts consist of small retail and service commercial establishments and small professional uses that provide for the daily needs of people within a neighborhood. These commercial areas are characterized by small lot arrangements with modest sized buildings which are readily accessible to the surrounding residential neighborhoods they serve. This designation encompasses the Township's B-3, B-4 and B-5 Zones.

This designation encompasses a number of commercial areas distributed throughout the Township which serve the daily needs of the surrounding residents, and within this limited framework should be encouraged. Most significant of them is the inclusion of the Lake Hiawatha commercial area, which is a distinctive business district which bears special mention. This district functions as a primary commercial district serving a neighborhood and somewhat broader area. It should provide for a variety of retail and service uses which are directed towards meeting the shopping and related needs of the community's residents. This area may also permit office uses as principal activities, either as freestanding buildings or as mixed-use buildings in combination with retail uses. The overall intent of the plan is for the Lake Hiawatha district to encourage retail and service commercial uses which complements its established scale of development. Large-scale facilities of a purely regional nature should not be encouraged. It is reaffirmed that appropriate floor area ratio provisions and/or other zoning mechanisms should be incorporated to discourage development of such facilities.

The retail business district plan for this area is designed to encourage the following:

- a. The rehabilitation of buildings and sites and the adaptive reuse of older buildings;
- b. The provision of additional park benches, landscape features, facade improvements and other similar public and private actions;
- c. The provision of buffer/screening elements to separate the commercial uses from adjoining residential development;
- d. Common access and shared parking areas;
- e. The imposition of uniform signage designed to reinforce a central business district identity.

A variety of design elements are available to be used in this area which, when integrated within the framework of a unified scheme, will serve to improve the physical and visual amenity of the Lake Hiawatha district. For example:

- a. *Entry points.* The north and south entrance points to the business district could be enhanced by the use of special landscape elements and the use of brick pavers or other special paving material and/or crosswalk design elements which reinforce the impression that one is entering a distinctive segment of roadway and to provide greater pedestrian safety.
- b. *Intersection Features:* The Township should continue the use of special paving materials, landscape treatment and use of additional streetscape elements at intersections to reinforce a distinctive business district character and accentuate pedestrian movements.
- c. *Street trees:* Street trees provide a form of instant visual enhancement, add the benefits of shade, and the foliage texture serves to soften the hardscape of the buildings and streets. The addition of trees should have a definite pattern of placement. In Lake Hiawatha this requires an examination and maintenance program for the recently installed and trees retained during the streetscape installation to insure that they serve a useful accessory to the beautification of the CBD.
- d. *Signage:* A coordinated signage system is needed to fulfill any streetscape improvement plan. Signage should complement the building facade and be coordinated relative to design, material, and color. One commonly used approach to achieve compatibility is the use of a uniform information band for major identification signage. Typically, a maximum letter height of approximately two feet in height, and a maximum sign length of fifteen feet are used on the band to provide a suitable signage area and to reinforce the pedestrian scale of the CBD. Signs should not project more than one foot from the surface of the building. It is noted that signage guidelines should not be construed as

limiting diversity or creativity. Rather they should consolidate or simplify the scale of signs and possible locations, leaving individual merchants the freedom to creatively adopt standards to meet their own personal requirements.

- e. *Awnings*: The use of color canvas awnings can serve to create a distinct identity for a CBD. The style and location of the awnings should be coordinated to insure appeal and uniformity. A common design standard precludes awnings which are less than seven feet in height.
- f. *Building Materials*: Certain building elements, such as glass or specified wood trim features, should be agreed upon to serve as a major thematic expression throughout the CBD. This serves to achieve a broader sense of unity in the district. Similarly, the use of a limited number of distinct colors can address this same concern. Typically, brighter color hues should only be used to accentuate details, rather than serving as a dominant feature of a building.
- g. *Lighting*: The use of decorative street lights provide a distinct amenity to the district, and reinforce a distinctive character which serves to define the CBD. Their more modest height (which has replaced the tall cobra fixtures) reinforces the pedestrian scale of the area. Banner poles can be designed which incorporate decorative banners which add a festive look to the district.

10. Limited Business: This land use category includes areas currently zoned for business along the Route 10 corridor. The purpose of this designation is to permit low-intensity, single-use business development patterns and to discourage strip commercial development. It is the intent of this district to permit a limited range of business uses such as offices, self-storage facilities and selected retail uses which are not substantial traffic generators. The intent is to ensure that the character of Route 10 does not dissolve into a conventional highway strip commercial area.

11. Highway Commercial: The purpose of this land use category is to encourage retail and service commercial activities along the community's major highway corridors. The prospective development should include single-occupancy buildings as well as multi-use retail buildings. However, large-scale uses, commonly known as "big-box retail," should be discouraged. The objective of the plan is to encourage site design which enhances the character of the highway corridor, including shopping center design which provides for integrated parking, circulation, access, landscaping and related features on large lots which enables a comprehensive and unified approach to land development.

12. Office, Corporate/Professional: A variety of professional and administrative office areas are denoted on the plan. This category includes planned office areas, research/office/laboratory districts, and professional office districts, which in selected areas may be appropriately limited to two stories. It is also recommended that assisted living facilities be permitted in the various O-1 Districts located in the Township.

13. Specialized Economic Development: This land use category is designed to encourage executive and administrative office uses, scientific or research laboratories, and related facilities and depending upon the specific location fabrication, processing and warehouse uses within the framework of a comprehensive and coordinated development pattern. It reflects the Township's established SED districts. The areas encompassed within this designation are to have good access to the regional highway network. A range of lots sizes based upon the specific zone designation, is encouraged to accommodate the type of development contemplated for this area. Appropriate buffers should be provided where this district abuts residential uses, to ensure sufficient screening and buffer separation.
14. Office, Transitional/Service: This land use category corresponds to the Township's O-T and O-S Districts and is designed to encourage office uses and limited service activities along selected portions of highway corridors and other roadways. It is recommended that the retail sales of goods and merchandise be excluded from these districts.
15. Light Industrial: The Land Use Plan delineates a small number of industrial districts which are situated in the easternmost portion of the Township, as well as the Foxhill Industrial Park. This category essentially affirms the community's existing industrial zoning for this portion of the municipality. These areas provide for warehousing, light manufacturing and fabrication, and related business activities. No significant change in the community's approach to regulating industrial development is contemplated, although it is suggested that, since the long-range plan is to establish industrial districts with their own integrity and use characteristics, the present provisions permitting new residential development in this district should be eliminated. However, existing residential uses should be recognized and the existing LIW-2/R-3 zoning for these properties should be continued. Any development which occurs within this district should incorporate appropriate landscape design including buffering to ensure an attractive environment.
16. Recreation, Conservation & Wildlife/Public: This designation encompasses broad areas of the Township which are characterized by environmentally sensitive features. It also identifies existing and proposed public spaces. The purpose of this category is to identify public and open space properties. It is also designed to encourage the maintenance and operation of property as a preserve or preserves for wildlife and its natural habitat and to reasonably limit any other activities that might adversely affect the environment or the animal population, and to provide an opportunity for observation and study of the various types of flora and fauna that are indigenous to the respective areas within this designation. Outdoor commercial and non-commercial recreation, including such activities as horseback riding and jumping schools, bridle trails, hiking and nature trails, camping, and related activities should be encouraged for this area.
17. Buffers: A primary objective of this plan is to ensure the provision of appropriate buffer area and screening elements to separate incompatible land uses, and intensities-of-use. It is recommended that minimum buffers, from ten to twenty feet, be imposed on those areas characterized by modest lot sizes and dimensions, where additional acreage is not available to accommodate broader buffer dimensions. A landscaped buffer of fifty to one hundred feet should be considered in those instances where a substantive

change in land use character occurs, such as where industrial or large-scale office use adjoins a residential area, or where a substantive change in intensity-of-use occurs.

18. Land Use Plan Map. The enclosed Land Use Plan map has been updated utilizing the G.I.S. database that was made available to the NJGIN Warehouse, Morris County dated 2011 and updated to 2014. The information was compared with the Land Use Plan prepared and updated on May, 2004 to establish a new data layer which exhibits the designated land uses. The following outlines the general clarifications or changes made to the plan map:

- a. Updates were made to the rezoning to the RCW and the O-2 Zoning Districts for several parcels in the Township.
- b. Redevelopment area designations were identified on the Land Use Plan.

IX. Proposed Amendments to Development Regulations and Zone Map

A review of the present Township development regulations and Land Use Plan suggests the need to modify the Township ordinances so they remain current and reflect the Township's overall land use policies. The recommended changes set forth herein include a limited number of substantive modifications. Some recommendations identify specific recommendations for zone districts while most changes are primarily administrative and organizational in nature, or result from practical complications and issues that have been experienced by the Planning and Zoning Boards in the application of the Ordinance. The following is offered for consideration:

1. Check List Requirements. An amendment was adopted by the Board concerning the checklist requirements for minor site plans. Some confusion has been created with applicants having to submit engineering requirements required for a major site plan. It is suggested that the check lists for all applications should be reviewed and updated.
2. O-T Zoning District. A review of the O-T zone concluded that a hotel use is recommended as a conditional use in the O-T zone to serve the region. Due to the proximity and intent of the O-T zone as a transitional activity to adjacent residential zoning, regulations are recommended to include the following:
 - a. Specific setback and buffer distances to adjacent residential districts and uses that mitigate for activities incidental to such facilities,
 - b. A graduated building height requirement stepping down to areas of adjacent residential zoning to provide the appropriate building height relationships and buffering of the intensities of use,
 - c. Setbacks from residential zones for customary accessory uses including parking and recreational amenities.
 - d. Do not permit vehicular circulation to provide direct access to a residentially zoned or developed street.
 - e. All such developments must comply with the Township's performance standards.
3. B-3 and O-3 Re-zoning. A review of a request to rezoning four lots along Parsippany Road from the R-3 Residential Zone district to a B-3 Neighborhood Local Business District/R-3 Residential Zone district was performed and recommended to be rezoned. Despite their current R-3 zoning designation, these four lots identified as Block 391, Lots 1,2,3,4 and 5 front on Parsippany Boulevard. Among the existing land uses include a Wellness Center, residential and medical offices. The lots have a consistent depth of 200 feet whereas the R-3 zone requires a depth of 150 feet. The arrangement of the zone line in this area is such that the B-3 zone line jogs around to the west of these lots although as noted above two of the four lots have been developed and are used for commercial uses.

This represents an opportunity, to continue the B-3 zoning to complete the continuity of the zone plan in this area adjacent to Parsippany Road. It is noted should these lots be rezoned, the existing uses could continue although the uses of the B-3 zone could be further developed. It should be specifically regulated that access is discouraged from residentially zoned streets to such development. The B-3 zone contains specific zoning bulk requirements of a 20,000 square foot lot and requires a minimum buffer area of 15 feet.

Additionally, it is recommended that the O-S zone along the westerly area of Parsippany Road should be re-evaluated to evaluate unifying this district with the B-3 zone district or should a distinct zone be established for the entirety of the Parsippany Road corridor in the Lake Parsippany business area.

4. RCW Zoning District. There are several sites in zoning districts, including but not limited to the R-1M and R-1M(r) districts, which have not been developed as zoned and instead have been preserved as open space consistent with the classifications noted on the Land Use Plan. In the 2004 Reexamination Report, several tax lots throughout the Township were recommended in the Open Space Plan to be re-zoned to the Recreation, Conservation and Wildlife (RCW) zone district. Many were or are currently being considered for re-zoning, the following are the remaining lots in the R-1M and R-1M(r) districts near Mountain Way that remain appropriate for the RCW Zoning District consistent with the recommendation in the Open Space Plan:

Mountain Way West

Block	Lot	Acres	Map	Location	Owner
13	8	3.11	19	Mountain Way	Parsippany-Troy Hills
	10	14.39	17	Mountain Way	Parsippany-Troy Hills
15.8	35.02	1.87	23	Mountain Way	Parsippany-Troy Hills
15	28	0.93	26	2387 Watnong Terrace	Parsippany-Troy Hills
	29	1.29	26	2379 Watnong Terrace	Parsippany-Troy Hills

5. Rezone the R-2M district to R-2. The R-2M district permits a mixed use option that was not developed and is still permitted as a conditional use per Article XXXVI. It is recommended the zoning ordinance be amended to eliminate the mixed land use option as a permitted conditional use.
6. ROL Zoned Properties on Route 10. It is recommended that the existing ROL zone located along Route 10 from Johnson Road east to the boundary of the Township of Hanover, be studied to establish a new ROL-1 derived zone. Such a zone would be created to specifically recognize the existing frontage on Route 10 by permitting the research office and laboratory uses permitted in the ROL zone and to permit conditional uses consisting of limited manufacturing and related warehousing along with professional offices in the district. A specific issue to be addressed in the conditional provisions of such a use should include site specific truck access to Route 10, studies to show compliance with wellhead and performance related regulations such as noise, air and sound issues and specific buffer and setback standards to adjacent residential zone districts.

7. Disaster Recovery Facilities. It is recommended that zones wherein business disaster recovery facilities (DRFs) are permitted should be provided due to the specific geographic as well as developed infrastructure that is available in Parsippany-Troy Hills. It is noted that these facilities have the potential to contribute to the creative adaptive re-use of some of the Township's existing office spaces. As such, the Township should consider the feasibility of permitting disaster recovery facilities as a conditional use in certain zones where appropriate.

Land Use Recommendations: In consideration of the above factors, the Township represents a viable location for DRF's. In order to establish more control in the Township's review of such facilities, the Township should consider permitting DRFs as a condition use. The following conditions are noted for further analysis:

- a. Area: Due to the large scale of the use as well as the common need for on-site back up power generators, DRFs should only be permitted on a lot with a minimum area of five (5) acres. As such, the SED-5, SED-10, COD, and ROL Districts may be appropriate zones for a DRF facility. Such facilities may not be appropriate for the SED-5A type zone district since these locations have specific traffic sensitivities which could be adversely affected with the traffic demands inherent in a DRF.
 - b. Parking: During times of emergency, DRFs require large amounts of staff to be present on site. This subsequently raises the number of parking spaces necessary by such a facility or requires an ancillary parking facility and supplemental bus transit. As such, the Township should require a parking management plan to be a condition of use, one that outlines how sites will manage the influx of staff. Consideration should be paid towards bussing routes and parking.
 - c. In addition to high demand for power comes the need to cool large equipment loading at such facilities. Data facilities have utilized air conditioning systems specifically for this application. We note that the grouping of multiple cooling units can combine to create significant sound attenuation needs therefore proper setbacks and compliance with sound regulations should be considered for such accessory components.
8. Service and Instructional Uses. The following uses are recommended for consideration:
 - a. *Personal Service Establishments*: Regulations are recommended to control locations of personal service establishments such as tattoo parlors and body piercing shops.
 - b. *Instructional and Fitness Uses*: The Zoning Ordinance should address where uses such as martial arts training, dance, small fitness and training centers, etc., should be permitted.
 - c. *Customary Home Occupations*: Currently a conditional use in residential zoning districts, we recommend that customary home occupations be permitted as a permitted accessory use, given the

definition clearly provides such uses occupy a portion of a residential dwelling as opposed to professional home offices which are of greater intensity and constitute a separate, distinct use.

Additionally, a review of permitted activities associated with a customary home occupation should also be conducted. This review would focus on such items as deliveries, storage and business visitation to insure the businesses activities are not deleterious to the integrity of residential zones and neighborhoods.

- d. *Data Storage Warehouses and Disaster Recovery Facilities*: There should be clarification that data storage warehouses are permitted in light industrial zones.
 - e. Individualized instructional sports training facility (excluding health clubs): These uses could be permitted in the smaller Special Economic Development zone such as the SED-3 or 3A district to provide alternative uses for these existing facilities. Although it is recommended they have a total square footage limit of not exceed a maximum floor area 5,000sf.
 - f. Adult Day Care Centers: With the increase in the population advancing in years, there is a corresponding need to meet the need for Adult day Care Centers. Such centers are identified as a planned program of activities designed to promote well-being through social and health-related services. Adult day care centers providing a safe and supportive environment operating weekdays during daytime hours. These uses are recommended for consideration in the local business and retail districts. The following are some of the types of facilities and their common intent:
 - i. Adult day care centers can be public or private, non-profit or for-profit.
 - ii. The intent of an adult day center is primarily two-fold:
 - 1. To provide older adults an opportunity to get out and receive both mental and social stimulation,
 - 2. To give caregivers a much-needed break in which to attend to personal needs, or simply rest and relax.
9. Obsolete Zones and/or Uses: Residential Zoning Districts. It is recommended that “public and nonprofit limited dividend house” be deleted as a permitted use in the R-3(RCA) District. The APRD-2 District should be deleted since it is no longer designated on the official zone map.
10. Stormwater Management Regulations. It is recommended that the stormwater management regulations be studied to evaluate the requirements to require stormwater attenuation for development improvements that are below the current quarter acre threshold of additional impervious coverage cap where feasible. This would improve and require greater infiltration of stormwater runoff.
11. Sustainable Building Initiatives Solar and Wind Generating Systems. In 2008, the MLUL was amended to authorize municipalities to establish an additional optional Sustainability Element of the comprehensive

master plan. The purpose of this element is to “provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.” The intent of this element is to also establish guidelines for future improvements and policy decisions to establish a balance between the needs of the community and the desire to achieve sustainability. It is recommended the Township prepare a Sustainability Element for the Township’s Master Plan to support such efforts. The following goals and objectives of such an element are offered for future consideration:

- a. To become a certified community under the Sustainable Jersey certification program including maintaining a “Green Team” committee to promote municipal sustainability programs.
- b. To adopt and enforce land use policies that reduce sprawl, preserve open space, improve transportation options and create compact walkable, developments wherever possible.
- c. To encourage sustainable development policies, which seek to protect and preserve the Township’s environmentally sensitive features by utilizing energy efficient heating and cooling methods, minimizing waste and incorporating resource-efficient and recycled materials.
- d. To ensure that prospective development is responsive to the Township’s environmental features and can be accommodated while preserving these physical characteristics. In particular, the seeks to limit development to that which preserves vegetated steeply sloped topography, wetlands and floodplains, and retains such natural features as existing vegetation and habitat for endangered, threatened or rare species.
- e. To make energy efficiency a high priority for the Township through building improvements and retrofitting Township facilities with energy efficient lighting and water conservation technologies.
- f. To encourage new development and redevelopment projects to be compatible with the principles of the U.S. Green Building Council (USGBC). The USGBC, founded in 1993, is a non-profit trade organization that promotes green buildings. The USGBC designed the LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) program for sustainable development. Since the LEED certification program is a voluntary non-profit organization, compliance, while encouraged, is not mandatory.
- g. To promote environmental quality through site design, landscaping and irrigation and maintenance methods sensitive to the ecosystems of the region.
- h. To engage in community education and outreach programs to consistently promote an understanding of sustainable programs in the Township and in the home or businesses.

- i. To preserve and protect the public wellheads, aquifer and water resources in the community.
- j. To make energy efficiency a high priority for the Township through building improvements and retrofitting Township facilities with energy efficient lighting and water conservation technologies.

Inclusion of some of these goals and objectives could establish a guideline for Parsippany Troy Hills to implement municipal wide programs that promote sustainable practices and initiatives.

12. Off-Street Parking Requirements. We recommend amending §430-276 Minimum Parking Space Requirements to address contemporary needs, as follows:

- a. *Passenger Car Rental Facilities*: One parking space per 200 square feet of office floor area plus one space for each vehicle used in the rental fleet.
- b. Restaurant parking should be amended to represent contemporary standards. We also recommend that a parking ratio be provided for employee parking in addition to patron parking needs. A standard of 1/75 square feet of net patron floor area or 1 space per 2 seats whichever is greater is recommended for consideration.
- c. Shared parking and land banking of a percentage of the required parking should be considered for some larger lot zones, subject to a detailed study of the instance and the applied use.
- d. Valet parking is recommended for inclusion as a means to address parking needs subject to the review and approval by a municipal approving authority. Such a review should consider the permitted times and proposed parking arrangement to insure safety needs are maintained along with the needs of emergency services.

13. Sign Requirements. The ordinance should amend awning sign colors and sign area calculations to permit greater flexibility in sign design, including some color texturing and other colors. In addition, neon like lighting materials are currently not permitted although with the improvements made in the LED lighting field, the use and desire of commercial properties to use these lighting materials for building accents has revived the demand for such features. The Board should consider the use of some of these lighting techniques primarily in the highway commercial zones.

14. Temporary Storage Units and Carports. Temporary storage unit temporary carport regulations and a definition should be added to the Zoning Ordinance to clarify criteria to regulate the permitted timeframe and location of these components.

15. Circulation Element and Sidewalks. It is recommended that the current development regulations be amended to include provisions for sidewalks along main roads in accordance with the Township's Circulation Element of

the Master Plan. A design standard should be implemented for such a requirement. Additionally, the Circulation Element should be updated and considerations should be included to provide sidewalk connections from surrounding residential neighborhoods to open space features such as the Central Park of Morris County.

Additionally, it should be also studied in the circulation element 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 connections.

16. Streetscape Improvements. It is recommended that a streetscape improvement plan be studied and implemented along the corridor of Parsippany Road from the vicinity of the Route 287 interchange to the Littleton Road intersection. Such improvements should consider an improved sidewalk configuration, lighting and related features to encourage alternative modes of transportation and connections between residential neighborhoods and the goods and services along this corridor and in adjacent areas.
17. Performance and Noise Standards. While somewhat outside the zoning ordinance, noise issues are brought up and considered during the application review process. The noise ordinance (§258) and those contained in the performance standards, should be reviewed and reevaluated for consistency with other regulations. Adoption of the State model noise ordinance would address any inconsistency with State regulations.

A review of the remainder of the performance regulations contained in Article 35 of the Zoning Regulations is needed to insure these standards are consistent with recommended standards or are in need of update or enforcement needs. The performance standards provide safeguards from excessive noise, odors, glare or other noxious impacts on adjacent land uses. With advances and changes in technology and state or federal standards these measures require periodic review to insure they are consistent with contemporary standards.
18. Lighting Regulations. We recommend amending the lighting standards to reference a more current lighting standard than what is currently identified under §430-258 of the Zoning Ordinance.
19. Buffer Area Use Limitations. Activities within buffer areas should be limited by amending the zoning ordinance definition of "buffer area" to specifically prohibit stormwater basins and related features. Any ordinance amendments addressing solar installations should specify the permitted distance to a buffer requirement to foster the future integrity of the required buffer zones.
20. Accessory Structure Setbacks on Corner Lots. Corner lot setbacks for accessory structures such as above ground oil tanks and or AC compressors can be unnecessarily restrictive. Such uses are interconnected with the principal building, as opposed to a shed or garage. There should be consideration to permit such structures in one corner lot subject to a limited footprint area and that no other variance condition is created.
21. Critical Slope Regulations. Although the critical slope regulations are listed under §225 Land Use, Subdivisions and Site Plans Ordinance, the Board requires applicants requesting relief to ask for a variance. In order to

reinforce the need for meeting the variance standard of proof for critical slope disturbance, we recommend amending the ordinance to move the critical slope regulations to the Zoning Ordinance under §430, which would require applicants requesting relief to meet the stronger standards required for a “c” variance. In addition, the critical slope restriction should be amended to clarify that the percentages are applied to each individual proposed lot in a subdivision.

22. Building Height Zoning Ordinance Inconsistencies. Section §430-19 Building Height is to be amended to be consistent with other ordinance sections, specifically the definition of building height.
23. Size of Driveways. Amend §430-275 H. to reduce the maximum driveway width to 24 feet from 36 feet. The size of 36 feet requires more pavement than necessary creating greater run off.
24. Definitions. We recommend reviewing and/or amending the following definitions.
 - a. “Basement” definition should be amended to revise floor to ceiling height such that a basement is qualified as requiring $\frac{1}{2}$ of the floor to ceiling height below the lowest adjoining grade of the building or if not it is considered a story.
 - b. “Dwelling, Townhouse” definition should be reviewed to promote the unit wherein there are no units above and not “stacked townhouses” wherein there is a different unit type above. Stacked townhouses would fall under the definition for two-family or multi-family dwellings.
25. Commercial Vehicle Weight Classification Limousines and School Buses. An amendment is needed under section 430-25 A and B that no commercial vehicle of greater than 1 ton capacity instead of the $\frac{3}{4}$ ton capacity be reference in this standard since there is no difference in the vehicle size between $\frac{3}{4}$ to 1 ton vehicles. Limousines should be permitted to be stored on commercial properties and school busses in municipal service, should be permitted to be stored on residential properties only during daytime and not overnight.
26. Tree Preservation. Development in the Township has significantly impacted existing trees in the township requiring greater safeguards for their preservation. The current ordinance standards provide for tree preservation criteria but should be further expanded to insure that the minimum amounts of trees are removed from a site. In addition, a replacement requirement should be considered based on the size of the tree to be removed which will have the benefit of encouraging minimal tree removal and replanting to achieve the proper mitigation of the tree canopy cover lost. Tree removal should be based upon a plan which is reviewed by the respective township officials for assessment of removal of trees as well as for the incorporation of development techniques that would provide minimal removal as well as disturbance of the root zones of trees to remain.

27. Zoning Map. The official zoning map should be updated due to the changes recently and proposed in the Re-examination of the Master Plan.

28. Historic Sites and Buildings. An update is provided in the Appendix of this document to the summary of Historic Sites Eligible for National Register of Historic Places that was contained in the 2004 Master Plan Re-examination Report. This update has been provided for the Planning Board by the Parsippany-Troy Hills Historic Preservation Advisory Committee who reviewed the prior listing for accuracy and further expanded and updated the status of various sites. This review is for information and reference in the evaluation of development application or other related actions of the respective reviewing agencies.

Appendix

HISTORIC SITES REVIEW

December 2014

Prepared by the Parsippany-Troy Hills Historic Preservation Advisory Committee

Introduction and Overview

There are a number of historic properties within the Township spanning the prehistory and history of the region. These properties include houses, industrial sites, archaeological sites and natural features. A number of these sites have been formally evaluated for listing on the New Jersey State and National Registers of Historic Places. Many others have not been evaluated but have been identified as sites of future interest in the Morris County Survey (1987).

Sites within the Township that have been formally evaluated include a National Historic Landmark, six historic properties listed on the State and National Registers, two State Historic Districts and numerous buildings and sites that have been formally determined by the New Jersey Historic Preservation Office (NJHPO) to be eligible for listing on the State and National Registers.

In addition, the Morris County Survey has identified properties that are potentially eligible for the State and National Registers but have not undergone formal evaluation at this time. Many of these are privately owned homes. These properties are of interest to the Township for the information they provide on the Township's history and development. Subject areas of interest include the use of the area by Native Americans, early colonial settlement, industrial history, the development of the lake communities, agricultural/farming history and 20th century urbanization.

In general, all properties listed on the National Register or designated a National Historic Landmark are also listed on the New Jersey State Register of Historic Places. Properties may be listed on the New Jersey State Register but not be listed on the National Register.

The National Register of Historic Places provides protection to historic properties that are listed or have been determined to be eligible for listing on the National Register. Under the National Historic Preservation Act, federal agencies or other entities using federal funds or grants or obtaining a federal permit, must consider the effect of the funded or permitted project on the historic property. As part of this process, the public and the NJHPO are given an opportunity to review and comment on the project and its effect on the historic property. For projects affecting National Historic Landmarks, the Advisory Council on Historic Preservation, a federal agency with oversight on historic properties, in addition to the public and the NJHPO, participates in the project review (National Historic Preservation Act of 1966, as amended [16 USC 470]; Advisory Council on Historic Preservation "Protection of Historic Properties" 36 CFR Part 800).

The New Jersey Register of Historic Places Act requires actions by state, county or local governments, which may impact a property listed on the New Jersey Register of Historic Places, be reviewed and authorized through the NJHPO. This includes review and comment under a number of permitting programs with the Department of Environmental Protection, particularly within the Land Use Regulation Program (New Jersey

Register of Historic Places Act Rules, NJAC 7:4, readopted with Amendments 2008). The Act requires a property to be listed on the State Register for a formal review to be held.

Listing a property on the New Jersey State and/or the National Register of Historic Places does not require private property owners to preserve and/or maintain a historic property as an historic site, unless federal or state funds are used for the site's repair or maintenance.

The list of properties below will require updating as part of future updates to the Township Master Plan to accommodate new listings to the register, additional determinations of eligibility and the expansion of areas of historic interest.

National Historic Landmark

Craftsman Farms, including the main house and associated outbuildings, (NHL #2215/NR #85003730) has been listed as a National Historic Landmark, in addition to its listing on the New Jersey and National Registers. The Landmark status is derived from Craftsman Farms' association with Gustav Stickley and the Arts and Crafts movement in the United States. Properties designated National Historic Landmarks are nationally significant historic places because they possess exceptional value or quality in the interpretation of the heritage and history of the United States.

Craftsman Farms is owned by the Township and managed by the Craftsman Farms Foundation, Inc.

New Jersey State/National Register of Historic Places

Six properties have been listed on both the State and National Register of Historic Places. These properties include:

- The Beverwyck Manor Archaeological Site (28-Mr-256; SR 3590/NR 040000430)
- The Illumination Gas Plant of the New Jersey State Asylum for the Insane (SR 15/NR 000000653)
- Livingston-Benedict House and site (aka Bowers-Livingston-Osborn House; SR 2212/NR 73001128)
- George Bowsby-DeGelleke House (SR 2213/NR 78001784)
- Stephen Condit House (SR 2214/NR 74001187)
- Benjamin Howell House/Homestead (SR 2216/ NR 78001786)

Ownership of these properties varies, however, the George Bowsby-DeGelleke House is owned by the Township for use as the Parsippany Museum. The other properties are either owned privately or by state agencies.

New Jersey State Register

Parsippany Village (SR 2217) consisting of the Parsippany Presbyterian Church, The Manse (Parsonage), the Righter House, the Peer Store, the Meeker Store, 1711 Route 46, and the Presbyterian Cemetery/Vail Memorial Cemetery, is listed only on the State Register as an historic district. An associated archaeological site, Parsippany Village Saw Mill (c. 1853) is reported to be buried nearby in Veterans Park. It is unclear if Parsippany Village was reviewed for its eligibility for the National Register.

On November 13, 2014, the New Jersey State Review Board endorsed the listing of the Mount Tabor Historic District on the New Jersey State Register and recommended its nomination to the National Register of Historic Places. The nomination is currently undergoing review for National Register listing. The Mount Tabor Historic District includes a number of private homes, the community's public buildings and open spaces.

A historic district is a group of buildings, structures, objects, sites, etc., that collectively retain characteristics that make the collection as a whole eligible for the state and/or National Register. Project effects to one structure or building are evaluated as to the effect on the district as a whole.

The Parsippany Village Saw Mill is currently located on Township property (Veterans Park) and it is unknown if the park modification disturbed this site. The Township also maintains areas within Mount Tabor, such as the open spaces, roads, sewers, etc. Township activities that may affect these areas may require review by the NJHPO.

Sites Determined Eligible for the State and National Registers of Historic Places (NJHPO Opinion or Certificate of Eligibility)

A number of sites within the Township have been reviewed by the NJHPO and received a formal determination of eligibility to the New Jersey State and/or National Registers of Historic Places. These determinations are likely the result of reviews completed for federally funded or permitted projects. Under the National Historic Preservation Act, properties that are listed or eligible to be listed on the National Register are given consideration of impacts caused by projects receiving federal funds, grants or permits. Both properties – eligible and listed – are afforded this protection and no distinction is identified between an eligible and listed property. Under the New Jersey Register of Historic Places Act, only properties for which a formal nomination has been accepted by the state are afforded the protection of the state law.

Properties for which an NJHPO Opinion or Certificate of Eligibility has been issued include:

- Estate of Judd Condit Prehistoric Site (28-MR-255)
- Greystone Park (State Asylum for the Insane Historic District)
- Main Building Greystone Asylum
- Howell Tavern/Locust Farm Archaeological Site
- Jersey City Water Works Historic District, including Split Rock Reservoir and Dam and Boonton Reservoir Complex
- Killoren Archaeological Site (28-Mr-274)
- Little Lost Cemetery
- Littleton Schoolhouse
- Mills House Archaeological Site (28-Mr-292)
- Old Main, Delaware, Lackawanna and Western Railroad Historic District, Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line)

- Pennsylvania-New Jersey Interconnection Bushkill to Roseland Transmission Line
- Troy Historic District, including the Cider Works and Howell's Saw Mill

A number of these sites are archaeological sites or have an archaeological component to extant, above ground, physical remains, such as the Troy Historic District. The archaeological sites listed above, with the exception the Beverwyck Manor Archaeological Site and the Troy Historic District, have not been investigated recently to determine if they are still present or to assess their current condition. In addition, many of the structures and buildings, such as the Parsippany Village Historic District, the Benjamin Howell House and the Livingston-Benedict House, have archaeological components associated with the long use of these sites. Archaeological sites and features associated with buildings and structures provide information on the use of buildings and structures, therefore would provide information on the historic significance of a property. Project impacts on archaeological features should also be considered along with effects to actual historic structure.

The Littleton Schoolhouse and the Little Lost Cemetery are owned by the Township.

Potentially Significant Properties

The Morris County Survey (1987) lists numerous buildings, structures and archaeological sites that may meet the criteria for listing on the State and National Registers and/or be of potential historic significance to the Township. These properties are recommended for future documentation should these properties become part of future projects. The list below is a subset of the properties identified in the Morris County Survey that have not been formally evaluated but may represent historically significant properties related to the development and history of the Township:

- Native American sites identified by Dorothy Cross
- Petroglyph Site No. 1 (8000BC – 1600 AD; Archaic/Woodland Periods)
- Castle Rock, Watnong Mountain
- Robert Green House (c. 1720)
- AJ Smith-Corey House (1723)
- Troy Forge, Dam and Pond (1743 to 1860)
- JC Smith/Smith Wilson House (1771)
- Hutchinson-Cameron House (c. 1771)
- W. Van Dyne House (c. 1771)
- Forge Keeper's House (c. 1775)
- Aaron Miller House (c. 1785)
- Doremus Cemetery (c. 1800)
- Baldwin-Kimball House (c. 1800)
- Grannis House (c. 1800)
- Benjamin Green House (1820)
- EF Smith (1828)
- Isaac Beech House (c. 1831/1900)
- 105 Intervale Road (1841)

- Hillside Home Rest (1850)
- Baldwin-Smith/H. Smith House (1853)
- Howell-Edison House (1853)
- 243 Intervale Road (c. 1853)
- Troy Brook Mill (c 1853)
- Minton's Saw Mill (c 1853)
- Peer House Archaeological Site (c 1858)
- AJ Smith House (1871)
- George B. Smith (Campbell; 1875)
- Peter Ballantine Estate Barn (c. 1877)
- Keeler House (1891)
- B. Howell House (1896)
- 3633 Hill Road (1900)
- Hiram Smith House (1900)
- Troy Hills School/Troy Hills Annex (1900)
- Rockaway Neck School (c. 1900)
- A. Cory House (c. 1910)
- Stiles House (1911)
- Crowell-Cobb House (1918)
- Morris Grange (c. 1937)
- C. Habberstad Houses, Intervale (28 and 34 Woodcrest Road)
- Representative examples of c. 1920s homes, Rainbow Lakes (135 Fox Hill Road)
- Representative examples of original cabins/cottages, Lake Hiawatha (53 Iroquois, 336 Lake Shore Drive)
- Representative examples of lake homes/cottages, Lake Parsippany (56 Farmingdale Road, 24 Lake Shore Drive, 68 Lake Shore Drive, 89 Lake Shore Drive, 6 Graham Court, 15 Newport Court)
- Troy Meadows Natural Area

The Baldwin-Smith House, the Isaac Beech House, and the Peer House Archaeological Site (on the grounds of the Knoll Country Club) are owned by the Township. The Troy Hills School/Troy Hills Annex is owned by the Board of Education.

As indicated by the lists above, the Township is highly sensitive for the identification of prehistoric (Native American) and historic period sites. A number of sites have been identified by previous surveys and are included above. Areas near waterways, such as Troy Brook, Rockaway River, and the numerous tributaries that run into and drain from the areas lakes, are especially sensitive for the recovery of archaeological sites, particularly Native American sites. Other sensitive areas within the Township include properties that have not been developed or have had limited ground disturbance, including the Troy Meadows Natural Area, Waterview Boulevard tract, and the various Township parks. The NJHPO and the New Jersey State Museum retains the records of all previous archaeological surveys conducted within the Township and should be consulted to provide updated determinations on the archaeological sensitivity of the region and State and National Register eligibility of identified sites.

References

Morris County Heritage Commission

1987 Parsippany Troy Hills Cultural Resources Surveys 1429 Vols I-III.

<http://www.morrisplanning.org/survey/>

National Historic Preservation Act, as amended <http://www.achp.gov/nhpa.html>

Advisory Council on Historic Preservation "Protection of Historic Properties" 36 CFR Part 800

<http://www.achp.gov/nhpa.html>

New Jersey State Historic Sites Act <http://www.nj.gov/dep/hpo/2protection/njrreview.htm>

New Jersey Historic Preservation Office <http://www.nj.gov/dep/hpo/>

New Jersey State Museum <http://www.nj.gov/state/museum/index.html>

Tabular Data: The following pages provide tabular data relating to the historic sites inventory

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
National Historic Landmark, Listed on the New Jersey State and National Registers of Historic Places					
1429-80	NHL # 2215/ NR #85003730	Craftsman Farms	Route 10 and Manor Lane	25/31 and 19/9, 10 and 13	c. 1908; Main House and other buildings designed and built by Gustav Stickley; Town-owned; Garrigus Farmhouse remains located within property.
Sites Listed on the New Jersey State and National Register of Historic Places					
1429-A279	SR 3590/ NR #04000430	Beverwyck Manor Archaeological Site	Route 46 and Beverwyck Road		New Jersey State Site No. 28-Mr-256
	SR # 15/ NR # 00000653	Illumination Gas Plant of the New Jersey State Asylum for the Insane at Morris Plains	Old Dover Road		
1429-182	SR ID #2212/ NR #73001128	Livingston-Benedict House and site/Bowers- Livingston-Osborn House	25 Old Parsippany Road	392.1/2 and 226/2	c. 1752; 4.5 acre site includes house, outhouse, barn (1880); outbuilding and summer kitchen (26 Old Parsippany Road) with older barn; Conservation and open space easement; Historic American Building Survey No. 630
1429-20	SR ID #2213/ NR #78001784	George Bowlsby/DeGelleke House	320 Baldwin Road	718/26	1790 vernacular farmhouse; Town-owned
1429-36	SR # 2214/ NR #74001187	Stephen Condit House	North Beverwyck Road		1870 Victorian farmhouse
1429-57	SR #2216/ NR # 78001786	Benjamin Howell House/Homestead	709 South Beverwyck Road	764/27	1760; potential for associated archaeological remains
Sites Listed on the New Jersey State Register of Historic Places					
SR # 2217 Parsippany Village along US Route 46 between Littleton and Troy Roads					
1429-1	SR #2217	Parsippany Presbyterian Church	Route 46 East between Littleton and Troy Roads	725/12	1828 Church, 1891 Chapel; element of the Parsippany Village Historic District (ID #2217); NJ State Register of Historic Places (1977); one of two brick churches remaining in Morris County
1429-2	SR #2217	The Manse (Parsonage)	Route 46 East between Littleton and Troy Roads	725/12	1876; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977); Italianate
1429-3	SR #2217	Righter House	Route 46 West and Vail Road	721/1	c. 1770; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977); Vernacular/Federal
1429-4	SR #2217	Peer Store	Route 46 East between Littleton and Troy Roads	725/11	c. 1850; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977); Vernacular

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
1429-5	SR #2217	Meeker Store	Route 46 East between Littleton and Troy Roads	725/9	c. 1800; addition c.1890; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977); Vernacular/Federal; addition - Victorian
1429-6	SR #2217	1711 Route 46 (1850 House)	Route 46 East between Littleton and Troy Roads; 1711 Route 46 East	725/6	c. 1850; Remodeled; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977); Vernacular/Gothic Victorian
1429-7	SR #2217	Presbyterian Cemetery/Vail Memorial Cemetery	Route 46 West		c. 1745/1911; element of the Parsippany Village Historic District (ID #2217), NJ State Register of Historic Places (1977)
1429-A271		Parsippany Village Saw Mill	Veterans Memorial Park		1853; old mill pond has been filled; ruins likely buried; SR-01-24-77
Sites Determined Eligible for the State and National Register of Historic Places (NJHPO Opinion or Certificate of Eligibility)					
	ID # 3394	Estate of Judd Condit Prehistoric Site			New Jersey Site Number 28-MR-255; Site located on the grounds of Condit House/Hunting Ridge Townhouses. Undetermined if portions of site remains on undisturbed property
	ID # 3597	Greystone Park (State Asylum for the Insane) Historic District	West Hanover Road, Central Avenue, and Old Dover Road		
	ID # 4931	Main Building Greystone Asylum	Central Avenue		Greystone Psychiatric Hospital
	ID # 4895	Delaware, Lackawanna and Western Railroad Boonton Line Historic District			Elements of the Historic District along the RR right-of-way cross through Parsippany
	ID # 4466	Howell Tavern/Locust Farm Archaeological Site			
	ID # 3915	Jersey City Water Works Historic District	Boonton to Jersey City; Greenbank Road in Parsippany		Includes Split Rock Reservoir and Dam, Boonton Reservoir Complex, Jersey City reservoirs and pipeline; dam, pump house and laboratory
	ID # 3393	Killoren Archaeological Site			New Jersey Site No. 28-Mr-274
	ID # 5203	Little Lost Cemetery	Littleton Road		
1429-193	ID # 4436	Littleton Schoolhouse	1780 Littleton Road		Town-owned; Oldest remaining school house in Township; Greek Revival c. 1796
	ID #3688	Mills House Archaeological Site			New Jersey Site No. 28-Mr-292
	ID #3525	Old Main Delaware, Lackawanna, and Western Railroad Historic District			Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
	ID #5117	Pennsylvania-New Jersey Interconnection Bushkill to Roseland Transmission Line	Essex County, Roseland Borough, to Warren County, Harding		
	ID # 3555	Troy Historic District	Troy Brook near intersection with South Beverwyck Road		Troy Historic District/Troy Industrial Hamlet; Remains of Troy Village include foundations, raceway, road;
1429-A285		Howell's Saw Mill	South Beverwyck Road and Troy Brook		Associated with the Troy Historic District
1429-A286		Cider Works	South Beverwyck Road and Troy Brook		Associated with the Troy Historic District
1429-D2	ID # 3395	Mount Tabor Historic District	NJ Rt 55, Dickerson Road, St Peters Road and Country Club Road		Under review for listing on the SR/NR of Historic Places (Nov 2014)

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
<u>Potentially Significant Sites</u>					
Map Reference Sites 1-34/Sites 1a, 25a, 25b, 27a, 31a, 35-55		Native American Sites	Various; confirmation on location, presence, etc., needs to be conducted		Identified in the 1940 Survey by Dorothy Cross/A. Peach and J. D'Angelo
1429-A289		Petroglyph Site Number 1	end of Dale Street, off Park Road		Archaic/Woodland
1429-A290		Castle Rock	Slope of Watnong Mountain		Prehistoric rock shelter complex
1429-42		Robert Green House	330 South Beverwyck Road	732/10	c. 1720; Greek Revival; element of 1429-D1; potential for associated archaeological remains
1429-45		A.J. Smith-Corey House	400 South Beverwyck Road	733/16	1723; Georgian; element of 1429-D1;
1429-A275		Troy Forge, Dam and Pond	On Forge Pond		1743 to 1860; Excellent, well-preserved example for an 18th and 19th century bloomery forge built into an earthen dam; historically and archaeologically significant; related to 1429-95
1429-50		J.C. Smith/Smith Wilson House	489 South Beverwyck Road	763/12	1771; renovated 1999; element of 1429-D1; potential for associated archaeological remains
1429-38		Hutchinson House/Cameron House	129 South Beverwyck Road	765/64	1771; Georgian with gambrel roof; potential for associated archaeological remains
1429-251		W. Van Dyne	175 Intervale Road	421/46	c. 1771 Dutch Colonial/Georgian
1429-95		Forge Keeper's House	475 Troy Road	734/2	c. 1775; Greek Revival/Dutch Colonial; located nearby Forge Pond, Dam and Forge remains (1429-A275); archaeologically sensitive
1429-153		Aaron Miller House	656 Knoll Road	400/8	1785; Vernacular/Colonial Dutch; potential for archaeological
1429-247		Doremus Cemetery	SE Corner of Intervale Road, Forest Drive, approximately 400 feet east of Intervale Road and 220 feet south of Forest Drive		c. 1800; Doremus Family Burial Ground; about nine headstones from early 1800s to early 1900s; enclosed by fence.
1429-16		Baldwin-Kimball House	179 Troy Road	727/1	c. 1800/Federal; potential for associated archaeological remains
1429-75		360 East Halsey Road (J. Grannis)	360 East Halsey Road	736/12	c. 1800; Vernacular/Greek Revival/Victorian
1429-40		Benjamin Green House	232 South Beverwyck Road	732/7	1820; Greek Revival/Italianate; element of 1429-D1; potential for archaeological remains
1429-91		E.F. Smith	330 Troy Road	730/2	1828; Federal/Victorian; potential for archaeological remains
1429-18		Isaac Beech House	220 Troy Road		c. 1831/1900; Vernacular; beehive oven inside; Town-owned
1429-252		105 Intervale Road	105 Intervale Road		c. 1841 Mid-Late 19th Century barn converted to residence
1429-231		Hillside Home Rest	1095 Rt 53		c. 1850 Federal/Vernacular

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
1429-48		Baldwin-Smith/H. Smith House	460 South Beverwyck Road	734/4	1853; vernacular/Federal/Greek Revival; element of 1429-D1; potential for associated archaeological remains
1429-47		Howell-Edison House	420 South Beverwyck Road	734/17	1853; Colonial Revival; element of 1429-D1; potential for associated archaeological remains
1429-248		243 Intervale Road	243 Intervale Road		c. 1853; Greek Revival/Turn of the Century
1429-A272		Troy Brook Mill	North of junction of Smith and Mazdabrook Road		c. 1853; Ruins of large earthen dam with stone facing, foundation and wheel pit ruins.
1429-A273		Minton's Saw Mill	Troy Brook, 600 feet downstream from Mazdabrook Road		1853; Ruins of earthen dam on both sides of brook with remains of saw mill on south band; remains of ancient road
1429-A281		Peer House	Greenback Road and Knoll Country Club entrance, northeast corner		1858 foundation pit from farmhouse; Town-owned
1429-44		A.J. Smith House	369 South Beverwyck	765/36	1871; Neo-Colonial Revival; element of 1429-D1; potential for associated archaeological remains
1429-92		George B. Smith (Campbell)	360 Troy Road	730/3	1875; Italianate; potential for archaeological remains
1429-189		Peter Ballantine Estate Barn	1500 Littleton Road	181/19	c. 1877; Late 19th century stable/barn; renovated 2012 with conference area addition.
1429-72		Keeler House	755 Smith Road	734/61	1891; Vernacular/Turn of the century
1429-53		B. Howell House	43 Reynolds Avenue	758/7	1896; Colonial Revival/Dutch Colonial
1429-246		3633 Hill Road	3633 Hill Road		1900; Turn-of-the-Century/Colonial Revival
1429-43		Hiram Smith House	331 South Beverwyck Road	765/35	1900; Turn-of-the-century/Gothic; element of 1429-D1; potential for associated archaeological remains
1429-51		Troy Hills School/Troy Hills Annex	South Beverwyck Road at Edgewood	763/11	1900; two-room schoolhouse; owned by Board of Education; element of 1429-D1; potential for associated archaeological remains
1429-133		Rockaway Neck School	160 Old Bloomfield Avenue	626/21	c. 1900; two-room schoolhouse; Town-owned/Bd of Education
1429-97		A. Cory House	550 Troy Road	773/17	c. 1910; element of 1429-D1
1429-54		Stiles House	60 Reynolds Avenue	734/47	1911; Colonial Revival; also has outbuilding
1429-94		Crowell-Cobb House	469 Troy Road	734/2	1918 brick Colonial Revival; built on the site of the John Cobb House
1429-39		Morris Grange	232 South Beverwyck Road		c. 1937; Colonial Revival
		Habberstad House	28 Woodcrest Road		
		Habberstad House	34 Woodcrest Road		
1429-240		135 Fox Hill Road			Rainbow Lake; c. 1924 Log Cabin/Cottage; representative of the summer cabins in Rainbow Lake
1429-174		53 Iroquois			Lake Hiawatha; c. 1930 Bungalow/summer cabin
		336 Lake Shore Drive			Lake Hiawatha
		56 Farmingdale Road			Lake Parsippany

**Listed and Determined Eligible Historic Properties, Parsippany-Troy Hills
 NJHPO New Jersey and National Registers of Historic Places (Oct 2014)**

Morris County Survey (1987)	State Register (SR)/National Register (NR) Number	Site Name	Site Location	Block and Lot	Notes
1429-255		24 Lake Shore Drive			Lake Parsippany; c. 1933 Imitation Log cabin/cottage; representative of the summer resort style cabins/cottages
		68 Lake Shore Drive			Lake Parsippany
		6 Graham Court			Lake Parsippany; Log House
		15 Newport Court			Lake Parsippany
1429-161		Troy Meadows Natural Area			Wildlife Preserves; potential for archaeological remains

Land Use

Residential

-  Low Density Rural
-  Low Density
-  Moderate Density
-  Medium Density
-  High Density
-  Planned Residential Development
-  Mt. Tabor Special Planning Area

Commercial

-  Neighborhood Commercial
-  Highway Commercial
-  Lake Hiawatha CBD
-  Limited Business
-  Mixed Use

Public & Quasi-Public

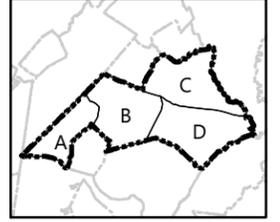
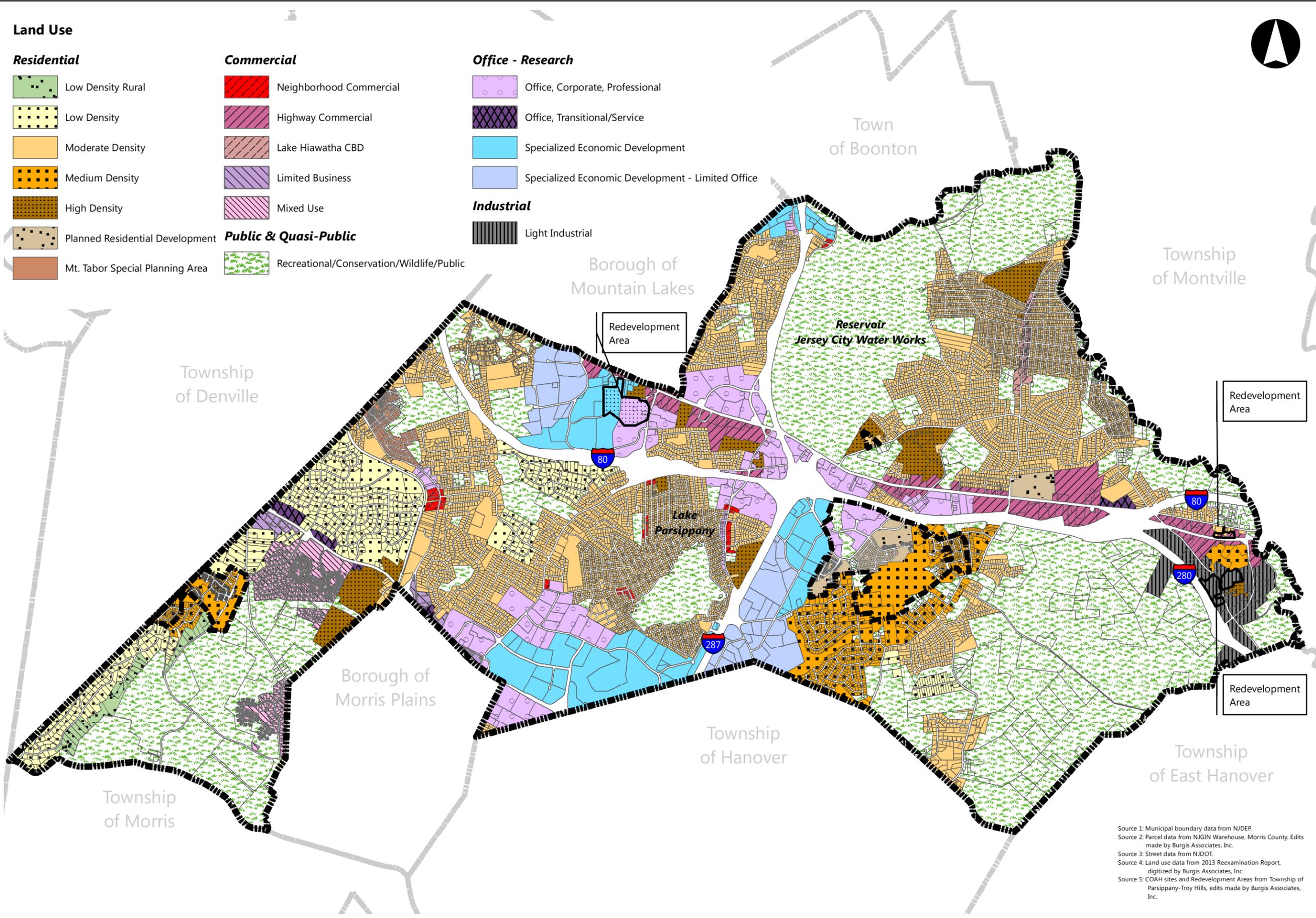
-  Recreational/Conservation/Wildlife/Public

Office - Research

-  Office, Corporate, Professional
-  Office, Transitional/Service
-  Specialized Economic Development
-  Specialized Economic Development - Limited Office

Industrial

-  Light Industrial



Legend

-  Boundary
-  Parcels
-  Redevelopment Areas
-  COAH Sites

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Land Use Plan

Graphic Scale
 0 950 1,900 3,800 Feet

JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

Project No.	2783.09
Sheet No.	1 of 1
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 Source 5: COAH sites and Redevelopment Areas from Township of Parsippany-Troy Hills, edits made by Burgis Associates, Inc.

Land Use

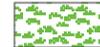
Residential

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-  Low Density
-  Moderate Density
-  Medium Density
-  High Density
-  Planned Residential Development
-  Mt. Tabor Special Planning Area

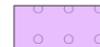
Commercial

-  Neighborhood Commercial
-  Highway Commercial
-  Lake Hiawatha CBD
-  Limited Business
-  Mixed Use

Public & Quasi-Public

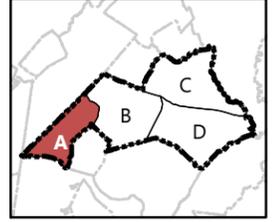
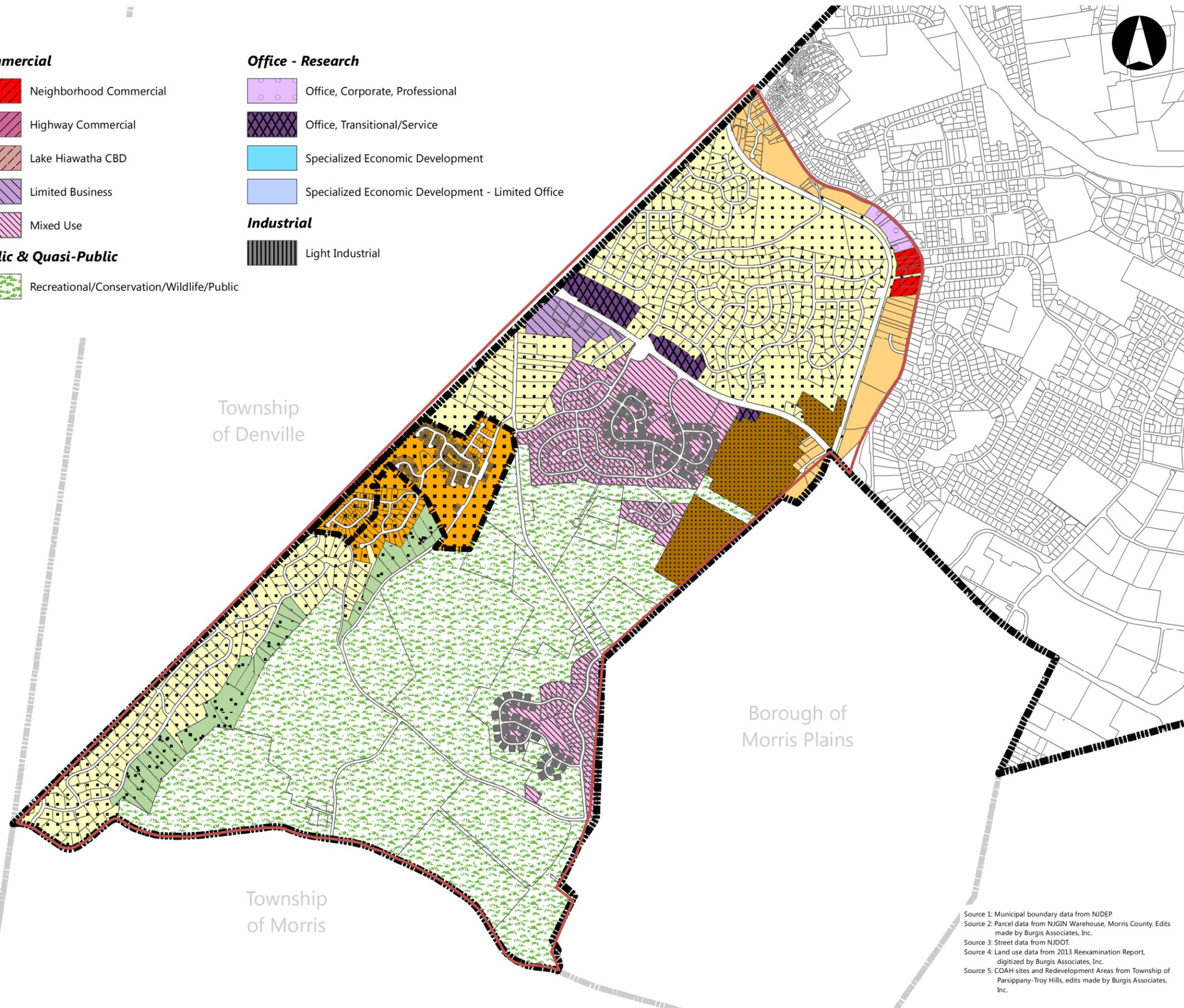
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Office - Research

-  Office, Corporate, Professional
-  Office, Transitional/Service
-  Specialized Economic Development
-  Specialized Economic Development - Limited Office

Industrial

-  Light Industrial

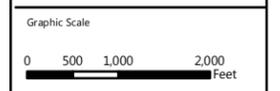


Legend

-  Boundary
-  Parcels
-  Redevelopment Areas
-  COAH Sites
-  Enlargement A

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Land Use Plan Enlargement A



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Land Use

Residential

-  Low Density Rural
-  Low Density
-  Moderate Density
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-  High Density
-  Planned Residential Development
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Commercial

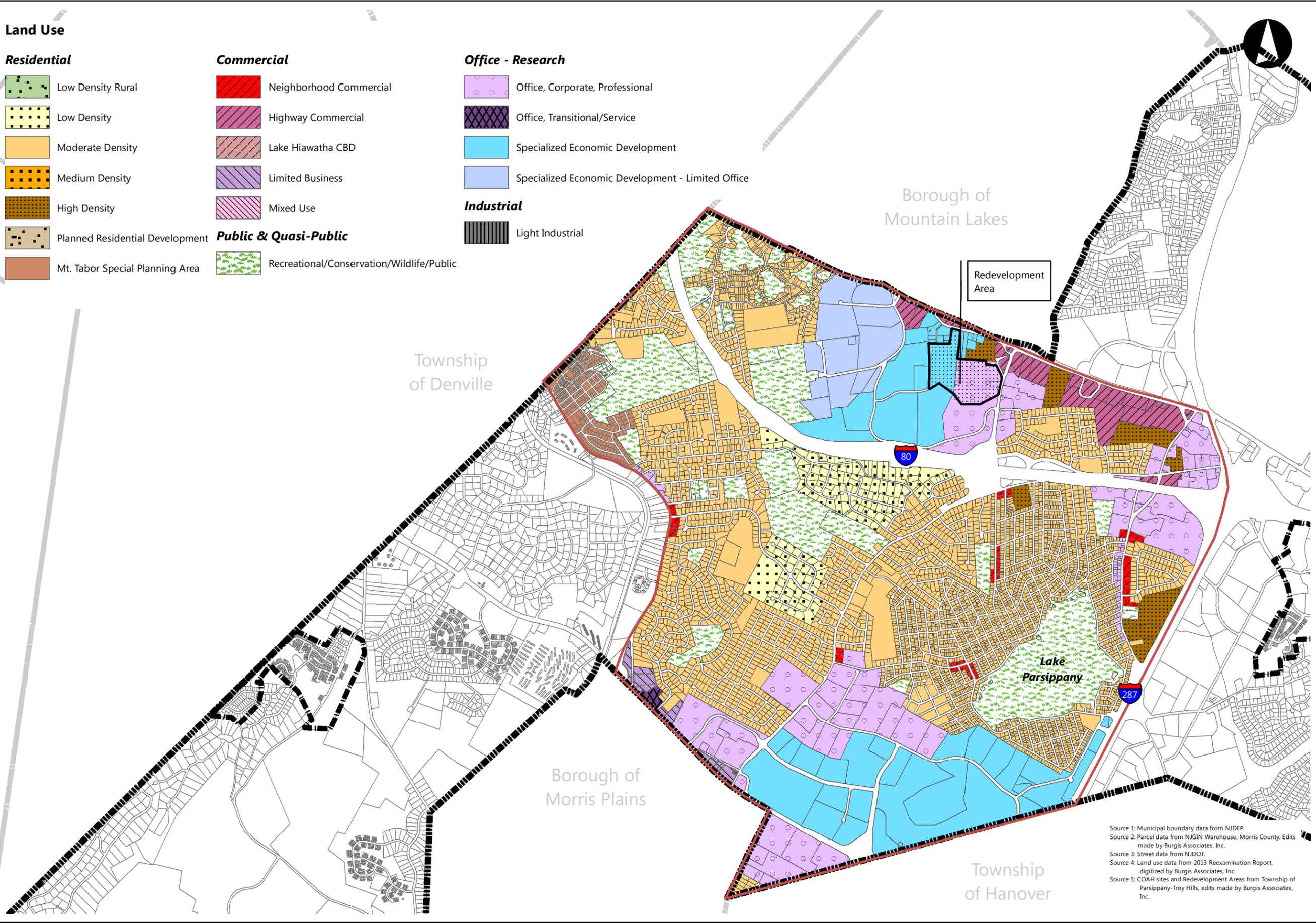
-  Neighborhood Commercial
 -  Highway Commercial
 -  Lake Hiawatha CBD
 -  Limited Business
 -  Mixed Use
- Public & Quasi-Public**
-  Recreational/Conservation/Wildlife/Public

Office - Research

-  Office, Corporate, Professional
-  Office, Transitional/Service
-  Specialized Economic Development
-  Specialized Economic Development - Limited Office

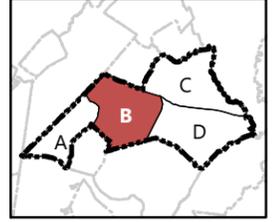
Industrial

-  Light Industrial



BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING
 LAND DEVELOPMENT AND DESIGN
 LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 p: 201.666.1811 f: 201.666.2599

Project Title:
Master Plan Reexamination Report
 TOWNSHIP OF PARSIPPANY-TROY HILLS
 MORRIS COUNTY, NEW JERSEY

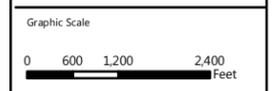


Legend

-  Boundary
-  Parcels
-  Redevelopment Areas
-  COAH Sites
-  Enlargement B

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Land Use Plan Enlargement B



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Land Use

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Commercial

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-  Mixed Use

Public & Quasi-Public

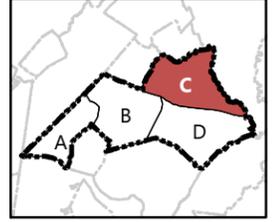
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Office - Research

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-  Specialized Economic Development - Limited Office

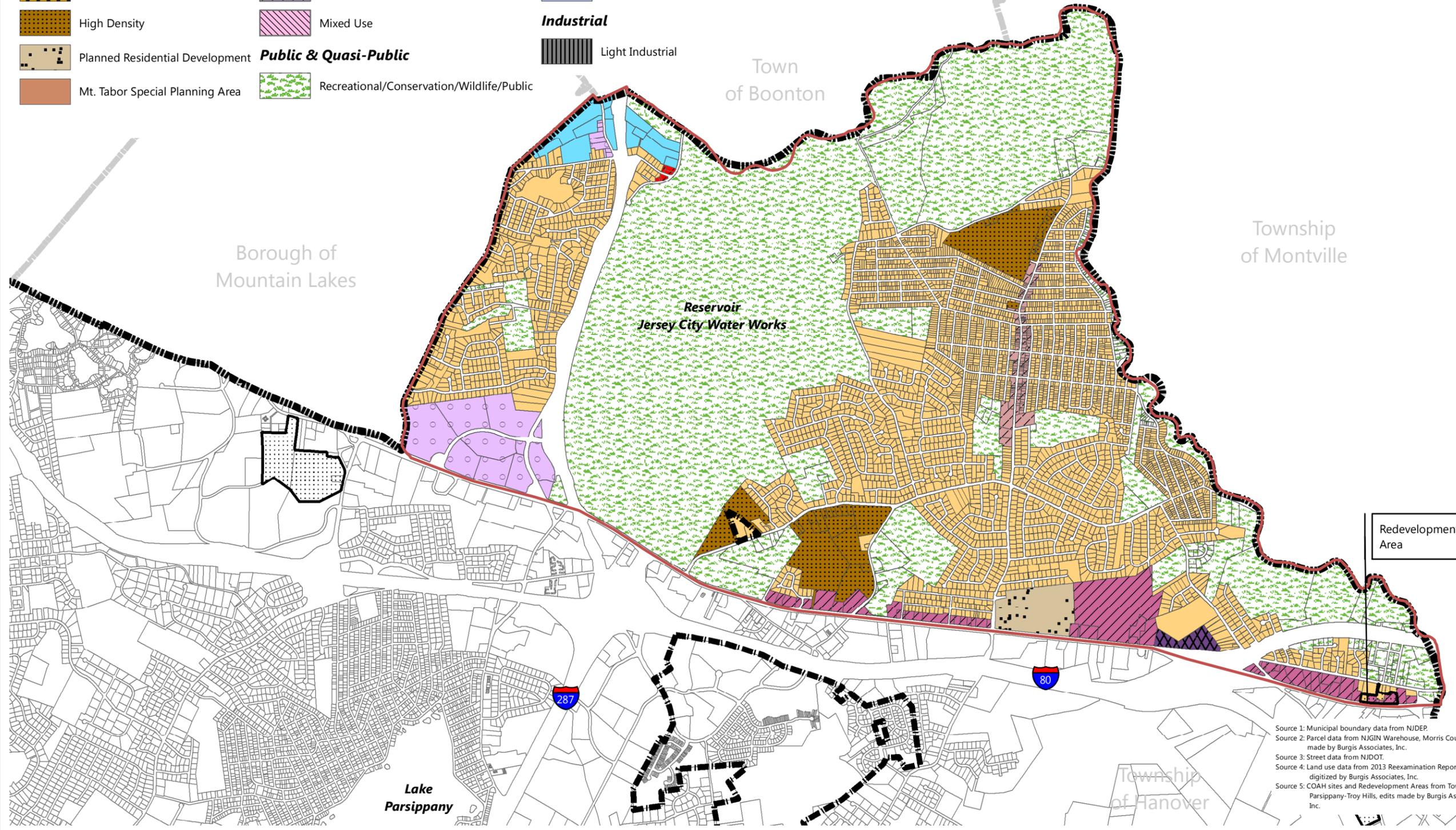
Industrial

-  Light Industrial



Legend

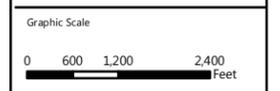
-  Boundary
-  Parcels
-  Redevelopment Areas
-  COAH Sites
-  Enlargement C



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Rev	Description	Date	Dwn	Ckd

Dwg. Title
Land Use Plan Enlargement C



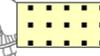
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Sheet No.	3 of 4
Date	10/22/14
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Land Use

Residential

-  Low Density Rural
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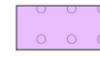
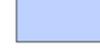
Commercial

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-  Highway Commercial
-  Lake Hiawatha CBD
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-  Mixed Use

Public & Quasi-Public

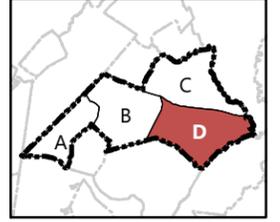
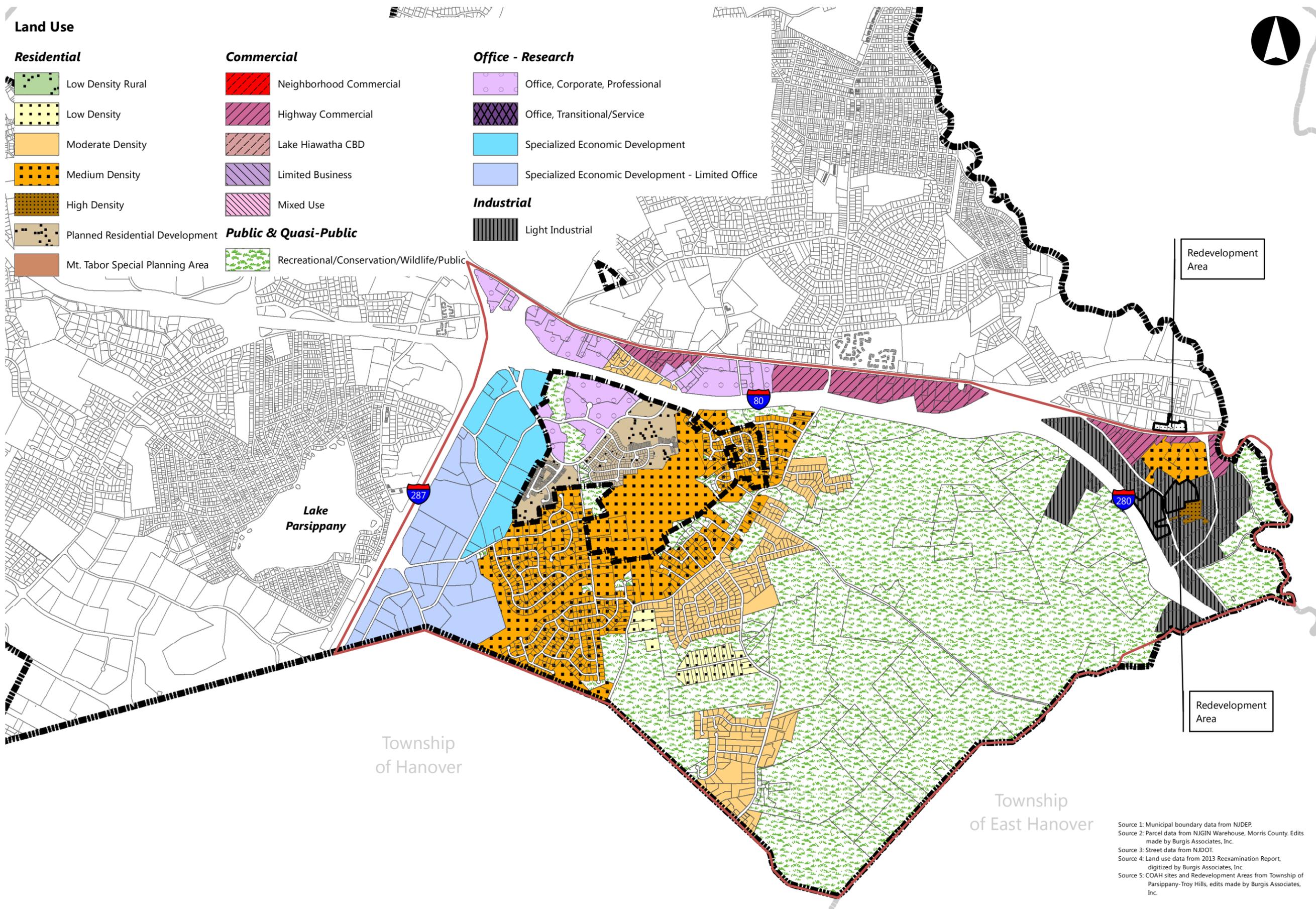
-  Recreational/Conservation/Wildlife/Public

Office - Research

-  Office, Corporate, Professional
-  Office, Transitional/Service
-  Specialized Economic Development
-  Specialized Economic Development - Limited Office

Industrial

-  Light Industrial

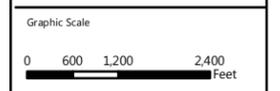


Legend

-  Boundary
-  Parcels
-  Redevelopment Areas
-  COAH Sites
-  Enlargement D

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Land Use Plan Enlargement D



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Project No.	2783.09
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Drawn	DN

Dwg. No.
 LUP-D 11X17
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Source 1: Municipal boundary data from NJDEP.
 Source 2: Parcel data from NJGIN Warehouse, Morris County. Edits made by Burgis Associates, Inc.
 Source 3: Street data from NJDOT.
 Source 4: Land use data from 2013 Reexamination Report, digitized by Burgis Associates, Inc.
 Source 5: COAH sites and Redevelopment Areas from Township of Parsippany-Troy Hills, edits made by Burgis Associates, Inc.