

Master Plan Reexamination Report

Township of Parsippany - Troy Hills

Morris County, New Jersey



Adopted May 10, 2004



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PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN & LAND USE PLAN TOWNSHIP OF PARSIPPANY - TROY HILLS MORRIS COUNTY, NEW JERSEY

PREPARED FOR:

TOWNSHIP OF PARSIPPANY - TROY HILLS PLANNING BOARD

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The original document was appropriately signed and sealed on May 10, 2004 in accordance with Chapter 41 of the State Board of Professional Planners.

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I. INTRODUCTION

Overview

As noted in the last Master Plan Reexamination Report of 1998 the Township of Parsippany Troy-Hills Master Plan Reexamination Report review process is part of a continuing comprehensive planning tradition initiated by the Township more than forty years ago. The Township Planning Board has adopted a number of master plan reports and documents since the adoption of the Township's first master plan document in 1957, adopting nine separate master plan reports between 1957 and the present. Each of these reports and amendments were designed to guide the future development of the community. The 2004 Township of Parsippany Troy-Hills Master Plan Reexamination Report provides the required statutory review and update of the required elements of the Master Plan in accordance with the New Jersey Municipal Land Use Law (MLUL).

This reexamination report represents a continuing effort on the part of the municipality to ensure that it's planning policies and land use goals and objectives remain current and represent the issues affecting the municipality. This Reexamination utilized the framework of the 1998 Reexamination and does not radically depart from the policies and land use goals set forth in the previous studies, affirming its goals and policy statements regarding the Township's future growth and development, and recommending modifications to the Township Land Use Plan and zoning ordinance. It also updates the demographic and related background information on the community utilizing the 2000 census. This reexamination continues to recognize that the established developed character of the community necessitates a planning response which focuses on supporting the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

This document is comprised of three principal sections. These include the following:

1. The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the MLUL and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their Master Plan and development regulations, and 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.

2. The second section of this document sets forth the Township's Land Use Plan. This section is comprised of two sub-sections. There is an enumeration of planning goals, objectives, and policy statements, followed by the Land Use Plan which identifies a proposed distribution of land use and intensities-of-use. This section is designed to complement item d above of the MLUL re-examination requirements.
3. The third section sets forth specific zoning recommendations which are designed to implement the land use plan. This section also complements item d above of the MLUL re-examination requirements.

The Legal Requirement For Planning

The Municipal Land Use Law 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 the master plan reexamination. The reexamination provisions are set forth above. The Statute requires that the master plan 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. The MLUL also requires municipalities to prepare a housing plan and recycling plan, and additionally identifies a number of other plan elements such as circulation, recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances which are designed to implement the plan's recommendations.

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 of 1976. The 1976 Master Plan included a land use plan element as well as open space, community facilities, and transportation plan elements. The township planning board adopted a land use plan update in 1987 and prepared a reexamination report in 1993. In 1998, the Township adopted its last reexamination report, which also provided an updated land use plan.

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

On July 17, 1996, the Township received substantive certification of its second-round fair share plan which addressed the Township's 1987 to 1999 "cumulative" obligation of 727 units of affordable housing. 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 a regional contribution agreement (RCA). Parsippany-Troy Hill's 1996 fair share plan provides for 833 units of affordable housing, or 53 units more than the Township's current fair share obligation. The Township also adopted a development fee ordinance and received COAH approval of its spending plan. The Township currently has an extension of its second round substantive certification of the housing element and fair share plan for up to one year following the effective date of the adoption of COAH's third round methodology and rules.

The 2004 reexamination report is a culmination of the review and analysis by the Township to establish an updated comprehensive plan to guide the future growth and development of Parsippany-Troy Hills. It builds upon the prior planning activities described above and is designed to ensure that the Township's master plan remains current and is consistent with the applicable statutory criteria.

SECTION ONE:

PERIODIC RE-EXAMINATION REPORT

1. Major problems and objectives relating to development at the time of the adoption of the last master plan reexamination report.
2. Extent to which such problems and objectives have since been reduced or have increased.
3. Significant changes in assumptions, policies, and objectives.
4. Specific changes recommended for the master plan or development regulations.
5. Statutory provisions regarding the Local Redevelopment and Housing Law.

II. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

The MLUL initially requires a reexamination report to identify the major land use problems, and planning objectives that were enumerated in the most recently adopted master plan or reexamination report. The following is noted with respect to the Parsippany-Troy Hill's 1998 adopted document.

A. Major Problems Identified in the Prior Reexamination Report

It is necessary to review both the 1993 and 1998 reexamination reports to fully understand the nature of the land use issues and problems which affected the community in the 1990's. The principal planning problems have been itemized into categories and may be summarized as follows:

Development & Revitalization Pressures

1. Route 10 Corridor. The 1998 report expressed significant concern over the development character of the Route 10 corridor, particularly with the increased interest in retail and commercial development. It suggested that regulating the intensity of development potential along this important transportation corridor in the community was critical to the address long-range land use and circulation concerns as well as to preserve the community's image as an attractive place to live and work. The plan recommended that a specific land use policy be adopted for the corridor in the land use plan.
2. Route 46 & Beverwyck Road Vacant Site. This highly visible intersection was the site of the largest vacant site (40 acres) remaining on Route 46 at the time of the report. The report expressed concern over the planned residential development density to be erected at the site, and noted that 208 attached residential units were approved for the site.
3. Lake Hiawatha. The report recommended that a revitalization plan be prepared for the improvement to the overall physical character of this well-defined retail and service commercial neighborhood.
4. Mazdabrook & Powdermill Areas. These areas were planned for a significant amount of new development. The report recommended that an open space and recreation element as well as a detailed traffic and circulation plan be prepared to assess the needs and improvements to be addressed as part of the development in these areas. An architectural design guideline was also recommended for the Mazdabrook area, designed to integrate the various phases of the development into a unified mixed-use approach.

Transportation & Circulation

1. Street Classification System. The 1998 report noted that the Township's street classification needs to be updated and the list is used to determine the right-of-way and paved widths of streets in the community. Additionally, it was noted that the State's Residential Site Design Standards is structured to rely upon a municipality's street classification system to determine a broad range of engineering and planning design criteria which will be imposed on developers during the subdivision review process. An up-to-date classification would ensure that the proper design criteria will be utilized when the Township assesses development applications.
2. Littleton Road Between Routes 10 and 80, and Park Road and Highway Access Ramp. This area is characterized by substantial traffic volumes which impacts the quality of life for those who live along this roadway. The Township has recognized this condition and has encouraged the State to acquire dwellings located at interchanges where the impacts are particularly severe. It was recognized in the prior Reexamination that the State had not acted to address this matter. While it would be inappropriate to simply

permit extensive non-residential development along the length of this road, consideration could be given to permitting more flexible home office/home occupation use, or converting dwellings to office use, in selected areas along this corridor. The use of floor area ratio techniques would serve to limit the amount of gross floor area permitted in such situations, and ensure that such facilities would complement the established scale of development.

3. Regional Highway Capacity Issues. It was noted in the 1993 report that there is a need to improve the regional highway system to address capacity problems. The 1998 report noted a few regional improvements including the installation of multiple occupancy vehicle lanes. Circulation improvements at Route 46 and Beverwyck Road and along Route 10 were being assessed in an effort to improve vehicular movements along these corridors. It was noted, however, that even with these improvements substantially more needs to be done before the impacts of traffic on the quality of life of the community residents would be measurably improved.

Land Use Policy & Procedures

1. Kingston Road. The 1998 report noted this area is comprised of a substantial residential character, although the street corridor was in a B-4 Zone. Due to the predominance of residential uses within this area the prior Reexamination called into question the propriety of the B-4 zone designation. A subsequent section of the report recommended specific zoning amendments to address this issue.
2. Old Bloomfield Road. The Old Bloomfield Road area is characterized by two distinct land use patterns. The properties situated between Route 46 and Old Bloomfield Road include many non-residential uses, whereas the properties on the north side of Old Bloomfield Road are characterized by residential uses. The municipality has had a long standing policy restricting turning movements and access from the commercially zoned portion of this area, in an effort to minimize the traffic impacts of the commercial development on surrounding residents. The prior report reaffirmed this land use policy.
3. Zoning and Site Plan Text. A number of features of the Township's zoning and site plan ordinances needed to be reexamined as noted in the prior report to ensure that the municipality's development regulations were up to date. These issues were further detailed within the ordinance recommendations of the prior report.
4. Greystone Area. The 1998 Reexamination noted that the State of New Jersey owned three large tracts in the western portion of the Township as part of its Greystone Park Psychiatric Hospital complex. The Greystone complex is currently in the R-R Residential District which permits single-family detached dwellings on 80,000 square foot lots with clustering to 40,000 square foot lots. The district also permits a variety of agricultural uses.
 - a. The concern was noted that the State of New Jersey was reviewing the status of Greystone and may pursue the sale of a portion of this facility to public or private interests. Given the size of this tract, it was recognized that this parcel's prospective redevelopment could have significant impacts on the Township. Consequently, the prior Reexamination recommended issues and policy statements which focused on the environmental considerations, future recreational needs, and the need to stay actively involved in the ongoing planning for the re-use of the facility.
5. Base Information. A necessary component to a community's overall land use planning is the availability of an up-to-date lot line base map of the municipality. This map enables the preparation of detailed presentation maps depicting all existing land uses on a lot by lot basis, identify the distribution of environmental features on a per lot basis, and enables the preparation of area study maps on an as-needed basis.
6. Preparation of a Historic and Open Space Element. The 1993 and 1998 report expressed concern regarding safeguarding historic sites. The 1993 report recommended the preparation of a historic plan element with

the assistance of the Historic Preservation Commission. It suggested that this element should utilize the historic designation criterion that was set forth in the Historic Preservation Commission Ordinance to determine the propriety of designating various sites in the community. It was also suggested that the Commission assist the Planning Board in indicating the location and significance of the township's historical sites and districts.

The prior reexamination reports also suggested there was a need for a plan that identified a comprehensive system of public open space and public sites for recreation, thereby ensuring sufficient open space areas to accommodate the needs of the Township's residents.

B. Major Goals and Objectives Identified in the 1998 Reexamination Report

The 1998 report enumerated a more detailed and definitive set of goals and policy statements regarding the Township's future growth and development. These general goals and objectives 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 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.

General Goals

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 a 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.

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:

New Development & Revitalization Pressures

1. **Potential for Adaptive Re-use of SED 3A, 3, 5A and 5 zoned Manufacturing Properties.** Recent economic trends have 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. It has been recognized that the demand for manufacturing space has been experiencing a downturn due to the geographic shift of manufacturing nationally as well as the trend of exporting of manufacturing overseas. Recent inquiries for the re-use of current warehouse or manufacturing facilities have 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.

As they exist today the SED 3, 3A, 5 and 5A zones, are primarily occupied by active manufacturing uses including Pfizer, Daily Record and Coca-Cola among many others, and have had a relatively low vacancy rate to date. It is 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 delicately managed so as to insure that they continue to adequately function while safeguarding surrounding zones. In consideration of these future trends and the balance needed for the proper function of these zones it is necessary for the Planning Board to enunciate a specific land use policy for these zones and provide associated policy statements. These policies and objectives will reinforce the Township's land use position, and provide the various approving authorities with sufficient direction when these agencies are reviewing development applications for properties within these areas. A specific land use policy for this area is set forth in the Land Use Plan section of this report which begins following page 43.

2. **LIW2 Zone.** There has been significant interest in the development or re-use of properties within this zone specifically for contractor storage-type facilities. This activity is being stimulated largely by the current roadway improvements such as the reconstruction of the intersection of New Road and Route 46 as well as the recent interchange improvements with Route 280.
3. **Motel and Hotel Uses in the SED 10 Zone.** The SED 10 zone currently permits motels as a permitted use, which is inconsistent with the area's office character. There have been recent inquiries to consider adding hotels with conference facilities as a permitted or conditional use in the zone. A subsequent section of this report recommends 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 has been interest expressed 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 has had a number of medical use applications, which have proven to be suitable uses in the office zones. Policies outlining the specific regulations are provided in the Land Use Plan section of this report.
5. **Dance Schools within Business Zones.** Interest has been expressed in permitting or conditionally permitting dance schools or academies within business zones. These uses have been permitted in the O-1, O-2 and O-3 zones but are not permitted in the general business zones. These uses represent an activity which has been increasing in popularity and represents an activity 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.** Recent interest has been 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 currently consist 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 has been suggested. All of the existing uses are not permitted in the O-T zone. Of specific concern at this location would be 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 and wetland restrictions, these properties have remained unchanged. The site restrictions to development of these

properties represent 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.** Recent development and redevelopment trends have established the need to further clarify the definition of building coverage as provided within the development ordinances. The current ordinance definition is broad and questions have arisen if cantilevers, overhangs or bay windows are included in the calculation. The suggested criteria are provided within the plan recommendations sections of the report.
8. **Preservation of Existing Tree Resources.** The increase in development activity has had a considerable impact on existing trees within the township. The existing tree preservation ordinances in effect are lacking standards which would effectuate greater tree preservation or require greater replacement requirements. The plan recommendations of this report suggest improvements to increase the scope and requirements of the current standards.

New Transportation and Circulation Issues:

1. **Jug Handle at Route 46 and Arlington Plaza.** Due to recent anchor store re-openings that have occurred within the Arlington Plaza shopping center for stores like Home Depot and Bed Bath and Beyond, concern has been raised as to the existing jug handle configuration on eastbound Route 46 and capacity for stacking during peak periods. The re-examination recommends 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 is concern regarding the Residential Site Improvement Standards for road widths within residential areas and the impacts associated with fire fighting 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 requires site-specific investigations and possibly a 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 is currently undergoing a redesign by the N.J.D.O.T. to improve the geometry of the on and off ramps for safety and circulation improvements. The re-examination supports the need for these proposed modifications, and suggests that future design of this improvement strive to consolidate driveway access from adjacent properties. The circulation pattern as well as the development within adjacent properties should also be designed to complement these improvements.

New Land Use Policy & Procedures issues for review and consideration:

1. **Water Conservation.** Due to the notification from the Department of Environmental Protection regarding 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 has been 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, that is originally suggested in this master plan.

In addition to this policy the reexamination recommends amending the requirements for developments to utilize creative development techniques to limit the use of potable water. These techniques are to include landscaping techniques such as “Xeriscaping” as well as requiring that, if an irrigation system is proposed, it be designed 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.** A review is being undertaken by the township to establish a well head protection area or zone for the potable water wellheads within the township. These overlay controls will 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 the recent changes to the N.J.D.E.P. requirements for the management of stormwater the relative ordinance provisions should be amended as well as the requirements should be included in the review of future development applications.
4. **Zoning and Site Plan Text Updates.** Several regulations of the Township's zoning and site plan ordinances need to be reexamined to update the municipality's development regulations and continue to reflect a

contemporary planning implementation tool. These issues are further detailed within the ordinance recommendations of this report.

5. **Floodplain Restoration.** The floodplains of Parsippany Troy Hills are of significant importance to the health and well being of the Township. During peak rainfall events substantial impacts can occur to a vast number of properties within the township, therefore it is imperative to control development that may affect floodplains. One of the most effective techniques to improve a floodplain condition is the conversion of developed property within a floodplain to undeveloped property replanted with native vegetation. This solution is not easily accomplished due to the high cost of developed real estate and the price to reclaim these lands. Nonetheless, it is 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.

III. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION

The Township has been successful in addressing a number of the goals and objectives, as well as the planning problems, 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 has experienced through the 1990's into the turn of the twenty-first century. 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 outlines the issues which have been partially addressed, while others continue to remain a critical concern, as follows:

Development & Revitalization Pressures

1. Route 10 Corridor. The 1998 report expressed significant concern over the development character of the Route 10 corridor, particularly with the increased interest over retail and commercial development. It suggested that regulating the development potential along this important transportation corridor in the community was critical in addressing long-range land use and circulation concerns, as well as preserving the community's image as an attractive place to live and work.

Since the prior re-examination report, several ordinance provisions have been enacted to guide development in this area, but there remains a concern for the inappropriate land uses being proposed for this area of the Township. Specifically, the development of residential uses within the non-residential transitional zones which front on Route 10 should be discouraged. The land use plan for these areas was developed to establish a context of commercial and office development, in order to establish a uniform pattern of development. This pattern of development becomes disrupted with development out of character with adjacent land uses. This incompatibility can lead to potential traffic, safety and nuisance related consequences which can degrade the success of the non-residential development in these areas.

2. Route 46 & Beverwyck Road Vacant Site. At the time of the prior reexamination this highly visible intersection was the site of the largest vacant land remaining on Route 46.

Since the time of the last re-examination, Hunting Ridge, a 208 attached residential unit development, was approved and constructed on the site. Therefore, the concern for this specific site is outdated, although it is reaffirmed that the remaining vacant lands along the Route 46 corridor should be developed consistently with the land use plan and further residential development should be directed to the appropriately zoned areas of the Township.

3. Lake Hiawatha. The prior report recommended that a revitalization plan be prepared for the improvement to the overall physical character of this well-defined retail and service neighborhood business center.

Since the prior re-examination, two phases of a streetscape improvement program have been implemented for the length of North Beverwyck Road from approximately Lake Shore Drive to Iroquois Avenue. This program is currently being expanded to potentially include an additional section further to the north of this area. This additional improvement program is encouraged and reaffirmed in this re-examination. Several ordinance provisions have also been enacted regarding signage and awnings to encourage revitalization of this area. The continued efforts to revitalize this neighborhood commercial area should be encouraged within future programs, including the provision of a façade improvement program.

4. Mazdabrook & Powdermill Areas. These areas were planned for a significant amount of new development. The prior report recommended that an open space and recreation element, as well as a detailed traffic and circulation plan, be prepared to assess the needs and improvements to be addressed as part of the development in these areas.

These areas have been largely developed since the time of the last study. A new issue has arisen as a result of these developments concerning the pavement widths for the developed roadways and the ability of the fire department to access these roadways should cars be parked on both sides of the street. It is recommended that the feasibility of provisions for no parking zones be studied so as to establish areas along these streets that will accommodate the necessary fire apparatus.

Transportation & Circulation

1. Street Classification System. The 1998 report noted that the Township's street classification needs to be updated and the list is used to determine the right-of-way and paved widths of streets in the community. Additionally, it was noted that the State's Residential Site Design Standards is structured to rely upon a municipality's street classification system to determine a broad range of engineering and planning design criteria which will be imposed on developers during the subdivision review process. An up-to-date classification would ensure that the proper design criteria will be utilized when the Township assesses development applications.

This issue remains to be addressed and is reaffirmed in this reexamination report. It is noted that the board has recently proceeded with the preparation of a circulation element, which will address this issue.

2. Littleton Road Between Routes 10 and 80, and Park Road and Highway Access Ramp. This area is characterized by substantial traffic volumes which impact the quality of life for those who live along this roadway. The Township has recognized this condition and has encouraged the State to acquire dwellings located at interchanges where the impacts are particularly severe. It was recognized in the prior Re-examination that the State had not acted to address this matter. While it would be inappropriate to simply permit extensive non-residential development along the length of this road, consideration could be given to permitting more flexible home- office/home occupation uses, or converting dwellings to office use in selected areas along this corridor. The use of floor area ratio techniques would serve to limit the amount of gross floor area permitted in such situations, and to ensure that such facilities would complement the established scale of development.

This issue has not been directly addressed through ordinance modifications and should be reaffirmed in this reexamination. It is noted that recent development approvals have required fair share contributions to traffic improvements along Littleton Road to alleviate some of the traffic congestion within these areas during peak periods.

3. Regional Highway Capacity Issues. It was noted in the 1993 report that there is a need to improve the regional highway system to address capacity problems. The 1998 report noted a few regional improvements including the installation (now abandoned) of multiple occupancy vehicle lanes. Circulation improvements at Route 46 and Beverwyck Road and along Route 10 were being assessed in an effort to improve vehicular movements along these corridors. It was noted, however, that even with these improvements substantially more needs to be done before the impact of traffic on the quality of life of the community residents would be measurably improved.

Land Use Policy & Procedures

1. Kingston Road. The 1998 report noted that this area is comprised of a substantial residential character, although the street corridor was in a B-4 Zone. Due to the predominance of residential uses within this area the prior Reexamination called into question the propriety of the B-4 zone designation.

These zoning issues have been resolved through a zoning amendment that was specifically implemented for this area. Therefore, this concern has been satisfied and should be omitted from the current re-examination.

2. Old Bloomfield Road. The Old Bloomfield Road area is characterized by two distinct land use patterns. The properties situated between Route 46 and Old Bloomfield Road include many non-residential uses, whereas the properties on the north side of Old Bloomfield Road are characterized by residential uses. The municipality has had a long-standing policy restricting turning movements and access from the commercially zoned portion of this area, in an effort to minimize the traffic impacts of the commercial development on surrounding residents.

This issue remains a concern and this policy is reaffirmed in this re-examination.

3. Zoning and Site Plan Text. A number of features of the Township's zoning and site plan ordinances needed to be reexamined as noted in the prior report to ensure that the municipality's development regulations were up to date. These issues were further detailed within the ordinance recommendations of the prior report.

A number of the zoning and site plan ordinance issues have been addressed including the re-codification of the ordinances and making them available on-line on the internet. Some issues such as signage regulations have not been amended to date and this concern should be reaffirmed.

A new issue which has been recognized is the trend of over intensification of development on single-family residential properties. Future board reviews of residential development applications should critically evaluate variations relative to building coverage and setbacks in order to safeguard the character of the neighborhood and the zone plan.

4. Greystone Area and the R-R Zone. The 1998 Reexamination noted that The State of New Jersey owned three large tracts in the western portion of the Township as part of its Greystone Park Psychiatric Hospital complex. The concern was noted that the State of New Jersey was reviewing the status of Greystone and may pursue the sale of a portion of this facility to public or private interests.

The recent transfer of public control of a large portion of the properties of Greystone to Morris County and refinement of the intentions for the Greystone properties has provided many positive future benefits to the utilization of these lands for the public good. The board wishes to establish a policy statement that this area should be comprehensively planned to insure a collaborative effort and to maximize the potential benefits these lands can have for the Township and the region.

It is recommended that the structures that offer potential historic implications be further evaluated by the County and the State as to their feasibility for adaptive reuse. The analysis conducted by the state of the existing buildings provides a reference guide and may not have been conclusive as to the feasibility and potential re-use of these existing structures. This adaptive re-use of these facilities, should they be warranted, may require amendments to the permitted uses to permit such other potential uses such as offices for non-profit Quasi-Public organizations.

The need for future recreational opportunities should be considered for this westerly area of the Township. The Township reaffirms that due to the environmental considerations and limited roadway capacity the low density residential land use designation should be further reduced to limit the potential negative impacts to this sensitive area.

5. Base Information. The availability of an up-to-date lot line base map of the municipality was noted in the prior reexamination.

Since the last re-examination report Morris County Planning Department has completed the preparation of a geo-referenced G.I.S. database of the entire county which the municipality has obtained for the mapping of Parsippany Troy Hills. This database oriented mapping will assist in the ongoing management of the Township's zoning and land use issues as well as its infrastructure. It is reaffirmed that this database should be further developed and it is recommended that the accuracy of this information be periodically updated. In addition, the preparation of a new data layer should be developed of environmental information available to establish a database of potential environmental restrictions to assist the review and analysis of parcels within and adjacent to the Township.

6. Preparation of a Historic and Open Space Element. The 1993 and 1998 report expressed concern regarding safeguarding historic sites and recommended the preparation of a historic plan element.

The preparation of a Historic Element of the Master Plan remains to be prepared. This reexamination reaffirms the need for this element of the plan. In consideration of the potential historic sites within the Township, a list of sites that contain potentially historic buildings or places has been incorporated in the appendix of this report to assist in the review of development or redevelopment activities.

The prior re-examination reports also suggested the need for a plan that identified a comprehensive system of public open space and public sites for recreation, thereby ensuring sufficient open space areas to accommodate the needs of the Township's residents. Since the time of the last re-examination the Township, with the assistance of the Morris Land Conservancy, prepared an Open Space and Recreation Plan, which was completed in 1999 and adopted on October 29, 2001.

The plan provides a comprehensive inventory of open space and recreation properties throughout the Township and provides specific recommendations for the preservation of valuable tracts. This document should be referenced to direct open space acquisition and to guide policy decisions in the management of recreation facilities.

IV. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICY

There are a number of substantive changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 1998 reexamination report, which require the Township's attention. Additionally, the Township has experienced modest changes resulting from growth and development which are also noteworthy. The following is noted:

A. Changes at the local level

1. Population Size. The 2000 census indicated that the Township has a population of 50,649 residents (see accompanying table), a 4.5 percent growth from 1990. This population growth reversed the declining trend the Township experienced between 1970 and 1990, when 6,634 residents emigrated from the community.

**Table 1
Historic Population Trends: 1920 - 2000
Parsippany-Troy Hills, New Jersey**

Year	Population	Population Change	Percent Change
1920	4,195	- - -	- - -
1930	6,631	+2,436	+58.0
1940	10,976	+4,345	+65.5
1950	15,290	+4,314	+39.3
1960	25,557	+10,267	+67.1
1970	55,112	+29,555	+115.6
1980	49,868	-5,244	-9.5
1990	48,478	-1,390	-2.8
2000	50,649	+2,171	+4.5

Source: U.S. Census of Population, 1920-2000 & 1995 Morris County Data Book

2. Age Characteristics. The age characteristics of the Township's population are presented in the following table. The 2000 census indicate that the Township's population continues to get older, with the median age increasing to 37.6 years of age. In 1990, the Township's median population age was 34.5 years of age while in 1980 it was 30.4 years of age. Similarly, the County population is also getting older, with the median age increasing from 35.3 years of age in 1990 to 37.8 years in 2000.

Table2
Age Distribution: 1990 & 2000
Parsippany-Troy Hills, New Jersey

Age Group	1990		2000	
	Population	%	Population	%
under 5	2,740	5.7	3,065	6.1
5-14	5,070	10.5	5,903	11.6
15-24	6,737	13.9	5,057	10.0
25-34	10,221	21.1	8,662	17.1
35-44	8,184	16.9	9,161	18.1
45-54	6,326	13.0	7,681	15.2
55-64	4,832	10.0	5,429	10.7
65-74	2,595	5.4	3,362	6.6
75-84	1,427	2.9	1,757	3.5
85+	346	0.7	572	1.1
Total	48,478	100.0	50,649	100.0
	<i>1990 Median Age: 34.5</i>		<i>2000 Median Age: 37.6</i>	

Source: 1990 & 2000 U.S. Census

As the population continues to age, the “baby boomer” generation approaching retirement, and the increasing survival rate of individuals 65 years and older, there will be significant impacts on community planning over the next two+ decades, particularly in the increased need for public and private facilities that address the needs of an increasing senior population.

3. Birth and Death Statistics. The number of births is also important in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities. As shown below, during the 1980s, there was an average of 589 births per year in the Township. (This has declined very slightly in the 1990s to an average of 582 births each year.)

Table 3
Births & Deaths: 1990 - 2000
Parsippany-Troy Hills, New Jersey

Year	Births	Deaths	Change in Births/Deaths
1990	613	90	+523
1991	549	90	+459
1992	577	111	+466
1993	524	288	+236
1994	460	275	+185
1995	601	309	+292
1996	623	295	+328
1997	625	291	+334
1998	655	269	+386
1999	597	310	+287
2000	581	314	+267
Total	6405	2642	+3763

Source: Township’s Clerk’s Office, Parsippany-Troy Hills

Note: figure represent birth and deaths to full time residents of Parsippany-Troy Hills only.

4. Household Size. The Township's household size has continually declined over the past three decades, from 3.17 persons in 1970 to 2.59 person per household in 1990. In 2000, the Township's average household size further declined to 2.53. This trend is consistent with most municipalities in Morris County. The average household size in Morris County, for example, decreased steadily from 3.40 persons per household in 1970 to 2.72 in 2000.

Table 4
Average Household Size: 1970 - 2000
Parsippany-Troy Hills, New Jersey

Year	Population	Number of Housing Units	Household Size	
			Parsippany-Troy Hills	Morris County
1970	55,112	16,461	3.17	3.40
1980	49,868	17,374	2.78	3.02
1990	48,478	18,960	2.56	2.78
2000	50,649	20,066	2.53	2.72

Source: U.S. Bureau of the Census, 1970-2000

5. Housing Characteristics. This section provides a brief overview of the characteristics of Parsippany-Troy Hills' housing stock. The 2000 Census indicated there was a 5.8 percent increase in the number of housing units in the Township, increasing from 18,960 units in 1990 to 20,066 in 2000. This increase was primarily the result of owner-occupied single-family housing, as shown below and by the building permits issued in the Township.

Table 5
Year-Round Housing Units
By Tenure and Occupancy Status: 1990 & 2000
Parsippany-Troy Hills, New Jersey

Category	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	10,665	56.3	11,867	59.1
Renter Occupied	7,704	40.6	7,757	38.7
Vacant Units	591	3.1	442	2.2
Total	18,960	100.0	20,066	100.0

Source: 1990 & 2000 U.S. Census

Between 2000 and 2003 a total of 415 building permits were issued by the Township. Permits for the demolition of 80 units were also issued during this time period. Therefore, we can estimate that there were a total of 20,401 year-round housing units in Parsippany-Troy Hills at the beginning of 2003.

The following table indicates the relative age of the Township's housing stock, revealing that most of the housing units were constructed between 1950 and 1970. Less than 14 percent of the units were constructed prior to 1950. The greatest number of units was constructed in the 1960s when almost one third of the Township's current housing stock was built.

Table 6
Year Structure Built: 2000
Parsippany-Troy Hills, New Jersey

Year Structure Built	Number	Percent
1999 to March 2000	348	1.7
1995 to 1998	580	2.9
1990 to 1994	702	3.5
1980 to 1989	1,843	9.2
1970 to 1979	3,418	17.0
1960 to 1969	6,484	32.3
1940 to 1959	5,216	26.0
1939 or earlier	1,475	7.4
Total	20,066	100.0
Median year built	1965	

Source: 2000 U.S. Census

The majority of the Township's housing is single-family detached dwellings. There are a total of 12,272 single-family dwellings in the Township, representing 61 percent of all housing in the community. This is a slight increase from 1990, when single-family dwellings accounted for 58 percent. The census data also reveals that there are a substantial number of units within multi-family developments, mostly located in large garden apartment buildings and reflected in the table below.

Table 7
Units in Structure: 1990 & 2000
Parsippany-Troy Hills, New Jersey

Units in Structure	1990		2000	
	No.	%	No.	%
Single Family, Detached	10,555	55.7	11,296	56.3
Single Family, Attached	435	2.3	976	4.9
2	397	2.1	478	2.4
3 or 4	535	2.8	533	2.7
5 to 9	566	3.0	862	4.3
10 to 19	2,854	15.1	2,348	11.7
20+	3,453	18.2	3,549	17.7
Mobile Home	0	0.0	15	0.1
Boat, RV, Van	n/a	n/a	9	0.04
Other	165	0.9	n/a	n/a
Total	18,960	100.0	20,066	100.0

Source: 1990 & 2000 U.S. Census

6. Recent Development Activity. The following table provides data on the amount and type of residential development which has occurred in the Township over the five years. The data reveals that of 738 building permits issued, 738 were for single-family dwellings.

Table 8
Number of Residential Building and Demolition Permits Issued: 1999 - 2003
Parsippany-Troy Hills, New Jersey

Year	Building Permits			Demolition Permits
	Single-Family	Multifamily	Total	
1999	187	0	187	13
2000	138	0	138	17
2001	131	0	131	20
2002	146	0	146	20
2003	136	0	136	23
Total	738	0	738	93

Source: NJ DOL State Data Center;
Township of Parsippany - Troy Hills Building Department.

Data concerning site plans that have been approved for non-residential uses was obtained from the Morris County Planning Board. The data indicates that the Township experienced a substantial amount of non-residential development activity between the years 1993 and 2002, peaking in 1998 and 1999. The data shows that from 1995 to 2002 a total of 6.7 million square feet of office and retail space was constructed, representing over 17 percent of non-residential space approved in the county during the time. In comparison, a total of 4.4 million square feet of space was built from 1987 to 1994.

Table 9
Non-Residential Development
Reviewed by Morris County Planning Board
In Square Feet: 1993 – 2002
Parsippany-Troy Hills, New Jersey

Year	Site Plan Approvals (Sq. Ft.)		
	Morris County	Parsippany-Troy Hills	
		Total	Percentage*
1993	2,679,939	261,173	9.7%
1994	1,880,768	0	0.0%
1995	2,602,297	511,102	19.6%
1996	2,872,403	41,212	1.4%
1997	3,283,932	896,960	27.3%
1998	5,853,391	1,192,788	20.4%
1999	10,047,807	3,363,532	33.5%
2000	6,691,158	748,585	11.2%
2001	2,594,159	257,023	9.9%
2002	3,658,616	249,416	6.8%
Total	42,164,470	7,521,791	17.8%

Source: Development Activity of Morris County, Morris County Planning Board; 1993 - 2002.

* Percentage from total non-residential development approved in Morris County

The trend in non-residential development in the Township has shifted from commercial to office space. From 1987 to 1995, commercial space was the primary type of non-residential development, accounting for 52.9 percent of all nonresidential space approved. This represented over 2.3 million square feet of commercial space. At the same time, 1.2 million square feet of office space was approved (26.6 percent of the total).

Since 1995, nonresidential development in the Township has been overwhelmingly office space. As shown in the table below, office space represented 86 percent of all non-residential development with over 4.4 million square feet. During this period approximately 506,000 square feet of commercial space was approved.

Table 10
Non-Residential Development
Reviewed by Morris County Planning Board
In Square Feet; 1993 – 2002
Parsippany-Troy Hills, New Jersey

Year	Commercial	Industrial	Office	Other*	Total
1993	259,151	0	1,846	176	261,173
1994**	0	0	0	0	0
1995**	111,724	0	399,378	0	511,102
1996**	0	0	0	0	0
1997**	105,751	0	833,334	0	939,085
1998***	191,709	190,832	389,239	0	771,780
1999***	0	0	1,952,855	0	1,952,855
2000***	0	0	695,807	0	695,807
2001***	0	0	118,125	0	118,125
2002***	97,538	0	91,715	0	189,253
Total	765,873	190,832	4,482,299	176	5,439,180

Source : Development Activity of Morris County, Morris County Planning Board; 1993 - 2002.

* : "Other" includes institutional, utilities, churches, etc..

** : Site plan's 20,000 sq. ft. or larger

*** : Site plan's 50,000 sq. ft. or larger

B. Changes at the State Level

1. The State Development and Redevelopment Plan. The State of New Jersey adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end the Plan divides the State into five different categories of "Centers," which are compact forms of development, and four different types of planning areas that are regional in scale. The SDRP has adopted a set of policy objectives to guide local planning in each planning area. These policy objectives are designed to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each of the planning areas.

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.

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 "principle 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:

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.

Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.

Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.

Transportation: Encourage the use of public transit and alternative modes of transportation.

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.

Recreation: Maintain existing parks and open space and expand system through redevelopment and additional land dedications.

Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.

Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.

Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

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.

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.

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

2. Wetlands Legislation. The State has enacted wetlands legislation to protect this important resource. The Freshwater Wetlands Protection Act, on and subsequent to July 1, 1988(N.J.A.C. 7:7A), requires those proposing to engage in various activities in and around wetlands to apply to the DEP for a permit. The Act establishes a presumption that there is a practicable alternative to the proposed activity that would result in a lesser impact on wetlands and requires the applicant to prove there are no alternative locations, sites, configurations or designs that would serve the basic project purpose and result in less impact on wetlands. To protect the overall health of the wetlands ecosystem and to reduce the impacts of adjacent upland development on wetlands, the Act establishes criteria to review activities proposed adjacent to most wetlands and provides for transition (buffer) areas. This latter provision, which provides for a 25-50 foot buffer adjacent to wetlands classified as an intermediate resource value and a 75-150 foot buffer for wetlands classified as an exceptional resource value, went into effect in July 1989.

In an effort to ensure protection of wetlands areas, the Township has required the submission of a Letter Of Interpretation (LOI) for all development, as part of its development application checklist. It is recommended that the Township review its LOI requirements and determine whether certain categories of applications may be exempt from this checklist requirement when DEP approvals are not necessary. In addition, should a parcel of land contain wetlands or wetland buffers, the board should continue to require the implementation of a conservation easement to identify these areas for future reference and preservation.

3. Housing Issues. In 1986, the State of New Jersey established the Council On Affordable Housing (COAH) which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan Element as part of its master plan. Municipalities have the discretionary authority to seek substantive certification of its Housing Element and Fair Share Plan from COAH. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

Parsippany-Troy Hills addressed its fair share affordable housing obligation consistent with the New Jersey Supreme Court's Mt. Laurel decisions and the provisions of the state's Fair Housing Act. In June 1991 COAH granted Parsippany-Troy Hills substantive certification of its first housing element and fair share plan. On July 17, 1996, the Township received substantive certification of its second-round fair share plan. This plan addresses the Township's 1987 to 1999 "cumulative" obligation of 727 units of affordable housing.

The Township currently has an extension of its second round substantive certification of the housing element and fair share plan (adopted on August 7, 1996) for up to one year following the effective date of the adoption of COAH's third round methodology and rules. COAH is currently undergoing a public review and input phase of their third round methodology and rules and should finalize them within the next several months. The methodology under review is anticipated to require the municipality to undertake a new review of the housing element and fair share plan in 2004 to 2005. The changes in the rules and regulations are significant and will require a new approach to the formulation of a plan. The new rules and regulations are based on "growth share" requiring an analysis factoring past residential development and non-residential employment growth as well as projected growth in housing units and employment growth within the township.

4. 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.

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 Township are listed below:

1. The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings 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.
2. The definition of rural lane has been modified to only include lots that are one acre in area or greater. The Township has few neighborhoods characterized by lots with this area. This modification will only apply to a small number of potential areas which will limit this street classification in a majority of the municipality.
3. New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single family neighborhoods.
4. The RSIS standards have been recently revised as a result of the changes to the stormwater regulations as required by the N.J.D.E.P.. These standards will require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.

The Township should continue to implement the adopted residential site standards as required by the statute. It should also be noted that these standards govern residential development only. Any local standards governing non-residential development are not affected by the RSIS standards.

5. Clustering in Non-Contiguous Parcels. In 1995, the planned development provisions of the MLUL were amended to permit the clustering of development between noncontiguous parcels within a planned development. Thus developers owning separate parcels within a planned development zone could cluster development on one parcel and leave the other parcel as open space. Developers could also enter into a contract with another property owner in the zone to transfer the development potential from one parcel to another. The regulation was also broadened to allow clustering of non-residential development both on contiguous and non-contiguous parcels.

A municipality may obtain some level of control of this process by designating specific areas of the municipality as planned development districts with this option, planning the location of infrastructure improvements and providing incentives (such as additional density bonuses or permitting mixed-use development) in areas where the Township would like to see development transferred. A municipality should also work proactively with property owners interested in exercising this option to ensure that development transfers are not done in a haphazard manner. A number of municipalities are beginning to use this technique as a means to preserve open

space and agricultural lands. However, the technique requires a significant amount of planning to implement effectively. Parsippany-Troy Hills may want to review its remaining developable lands and determine if this is a technique that may have applicability in the Township.

V. 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 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," 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 statute provides that "a delineated area may be determined to be in need of redevelopment if "after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area "any of the following conditions are found:

1. "The generality of buildings 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 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. "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. "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. "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive

condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;

6. "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".

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 redevelopment plan". It is noteworthy that the statute 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.

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.

The first step by the Townships of Parsippany-Troy Hills and Montville was to designate selected portions of the study area as "areas in need of redevelopment." The foundation for this designation which is the identification of specific areas which meet the applicable statutory criteria was outlined in the report. It was concluded that an assemblage of lots along the west bound portion of Route 46 west of New Road in Parsippany, known as Block 693 Lots 16 thru 20, 24 and 25, was in need of redevelopment.

The second step undertaken was the preparation of a redevelopment plan which was reviewed and approved within Parsippany-Troy Hills. The plan proposed a consolidation of the properties into one or possibly two coordinated development proposals. The plan proposed buildings close to Route 46 which served to establish a uniform building arrangement along the highway corridor, thereby creating a balance of site exposure and sense of place. It also serves to place parking to the rear of the buildings, thereby eliminating the broad expanse of parking that presently typifies so much of the Route 46 development pattern. The plan also proposed shared access serving the tract to provide consolidated entrance/exit points to minimize the number of potentially conflicting turning movements that presently characterize the corridor's circulation system.

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.

SECTION 2:

I. LAND USE PLAN ELEMENT

- 1. Goals, Objectives and Policy Statements**
- 2. Land Use Plan**

I. 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 still relevant from the 1998 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:

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.

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.

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 allow any more multi-family housing and townhouses due to the large percentage of the housing stock which is already devoted to these housing types. 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 encourage 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, which received certification from COAH in 1996.

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.

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.

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.

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.

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. 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.

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.

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.

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.

B. 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 six 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 supercede 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:

The rehabilitation of buildings and sites and the adaptive reuse of older buildings;

The provision of additional park benches, landscape features, facade improvements and other similar public and private actions;

The provision of buffer/screening elements to separate the commercial uses from adjoining residential development;

Common access and shared parking areas;

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:

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.

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.

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.

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.

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.

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.

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.

SECTION 3:

PROPOSED AMENDMENTS TO DEVELOPMENT REGULATIONS TO IMPLEMENT PLAN

I. Proposed Amendments to Development Regulations

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. Most changes are primarily administrative and organizational in nature, or result from practical problems 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. **Design Standards.** As noted in the 1998 Reexamination Report and reaffirmed in this report, the Ordinance should include more detailed design standards. These design standards may include such elements as building massing, orientation, spatial relationships and arrangement; site design; architectural themes and elements; streetscape design; landscaping; signs; fences; and recreation and open space features. It is recommended that a Planning Board subcommittee be established to review the use of design standards in other municipalities, determine the applicability of such standards in the Township and make recommendations to the Planning Board for their inclusion in the Township's Zoning Ordinance.
3. **Critical Slope Criteria.** The current criteria provided in §225-80C. should be modified to require that the impact to critical slopes be assessed for each proposed individual lot instead of the overall property being developed. This is suggested so the proposed lots would effectively contain sufficient lot area to minimize the impact to critical slopes.
4. **Stormwater Design Requirements.** In accordance with NJDEP regulations the stormwater design standard requirements should be reviewed and updated within §225-64 of the ordinance. Issues have arisen during project review regarding modern engineering techniques that conflict with current design standards. A specific item that was recently discussed concerned the type of material acceptable for underground piping. These standards should be further evaluated to apply modern techniques and practices.
5. **Zone Districts and Permitted Uses.** The proposed Land Use Plan includes a few modifications to the Township's existing distribution and delineation of zone districts, and the enumeration of permitted uses. The following modifications are recommended:
 - a. **SED 3A, 3, 5A and 5 Zone.** It is recognized that some properties in the Special Economic Development (SED), zone have experienced interest in redevelopment or adaptive re-use for uses other than those specifically permitted.

It is recommended that uses such as athletic training facilities be permitted as a conditional use in the SED 3A, 3, 5A and 5 zones in order to identify specific locations that may be appropriate for these uses. In addition, specific site plan requirements should be provided to insure appropriate safety provisions are provided. These requirements are suggested to address safety and traffic concerns due to the inherent increased level of visitor activity into these manufacturing or warehouse zones.

It is also recommended that truck leasing facilities be included as a permitted conditional use in the SED 3A, 3, 5A and 5 zones. Specific conditional requirements should be provided for the minimum setback distance to a residential zone, to provide the appropriate buffer requirements to minimize potential impacts.

- b. **LIW2 Zone.** The current LIW2 zone, located within the easterly portion of the Township along Edwards and New Road, has experienced interest in the development or adaptive re-use of properties, specifically for contractor storage type facilities. This activity is being stimulated largely by the circulation improvements along New Road at the intersection of Route 46 and 280.

It is recommended that these uses be permitted as a conditional use in the zone with specific standards of buffer and screening requirements, in addition to the specific area permitted for outdoor storage and relationship to residentially used properties.

- c. **LIW5 Zone.** The LIW5 zone is located within the easterly portion of the Township, adjacent to the southerly side of Route 280 and the Edwards Road extension. Several of these properties are significantly impacted by environmental constraints and are in all probability, unusable for the current zoning. An analysis of the tax assessment records indicates that several of the tracts are designated N.J.D.E.P. Green Acres property which would be consistent with a designation as Recreation / Conservation / Wildlife / Public. It is recommended that the tracts known as Block 765 Lots 69, 74, 79, 81.08 be rezoned Recreation, Conservation and Wildlife, (RCW). In addition it is recommended that this zone be further studied to evaluate if additional properties should have the land use designation changed, and correspondingly rezoned to the RCW designation.
- d. **Motel and Hotel Uses in the SED 10 Zone.** The SED 10 zone allows motels as a permitted use, which is inconsistent with the character of the established corporate office development that exists in this zone. It is recommended that motel uses be removed from the zone since this use is no longer appropriate. A more complimentary use would be hotels with conference facilities to provide ancillary uses which compliment and strengthen the purpose of the zone. It is further recommended that hotels be permitted as a conditional use specifically with frontage and access to a primary arterial roadway. The inclusion of hotels in the SED 10 zone should include provisions for ancillary uses such as conference facilities and health clubs.
- e. **Medical or Dental Offices within the O-1, 2 & 3 Zones.** It is recommended that medical or dental offices be permitted within the O-1, O- 2 & O-3 Zones, subject to an analysis of the on-site parking available to support the proposed use. This requirement is proposed to safeguard office developments that were developed for general office parking ratios which are lower than medical or dental office parking requirements.
- f. **Dance Schools and Academies within Business Zones.** It is recommended that dance schools and academies be permitted as a conditional use. The conditions should designate specific requirements be provided to establish appropriate pedestrian safety requirements due to the increased concentration of young children that could be generated at a business location. This would be critically important during drop-off and pickup activities.
- g. **Retail Redevelopment of Specific O-T Zoned Properties.** Recent interest has been expressed in the redevelopment of three properties located along the Route 10 westbound exit at Tabor Road in the O-T Zone. The lots are known as Block 174 lots 35, 36 and 37 and currently consist of retail storefronts, the former Harpers Pub and the Walpole fencing company. It is recommended in order to foster redevelopment and to apply standards which would be more appropriate for these specific properties, they be rezoned to the B-2A zone. Current O-T development regulations seek to establish a transitional use and to minimize the potential impacts through buffering of non residential development to the R-3 zones to the north and east of the subject properties. To achieve this buffer setback to residential zones, buffer standards should be incorporated in the B-2A zone requirements as well as a narrower designation of permitted uses within this zone so that greater adverse traffic conditions are not created. To advance this effort it is recommended that fast food restaurants and convenience stores be specifically prohibited from the B-2A zone.

- h. **Technology Providers.** It is noted that there has been an increase in requests regarding the sale of “technological equipment” in business zones. Questions have arisen with these applications as to whether certain uses were permitted due to the current language within the development ordinances. The current ordinances permit various forms of retail sales in eight (8) zone districts. However, the language permitting such uses varies from zone to zone and has been interpreted, in certain instances, to exclude certain uses. The sale of technological equipment, including electronics, personal communications, computers, cameras and associated supplies has become more commonplace over the last decade within many zones. An amendment is recommended amending the B-1, B-2, B-3, B-4 and B-5 Business Districts to permit the sale of technological equipment, such as cameras and telephones.
- i. **Retail Services.** It has been noted that most retail services are not permitted in the B-1 and B-2 Districts and it is recommended that these uses be permitted. The current ordinance limits services to contractor type uses, rather than personal services. The ordinance should be amended to permit personal services in the B-1, B-2, B-3, B-4 and B-5 Business Districts. The ordinance should also provide a definition of personal services as follows:

PERSONAL SERVICES – Establishments primarily engaged in providing frequent or recurrent needed services of a personal nature. Typically, personal services relate to the care of personal appearance, goods or apparel, examples include barber or beauty salons, personal trainers and physical therapists or similar licensed professions as recognized by the New Jersey Department of Law and Public Safety, Division of Consumer Affairs.

It would also be prudent for the Township to also consider adding a definition of retail sales and retail services to distinguish these uses from personal services, as defined above:

RETAIL SALES – An establishment providing goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

RETAIL SERVICE – An establishment providing services, as opposed to products, to the general public.

- 6. **Clarification of Building Coverage Criteria.** As previously noted in this report, recent development and redevelopment trends have established the need to further clarify the definition of building coverage. The definition should be expanded to clarify that cantilevers, overhangs and bay windows are included within the definition of building coverage wherein they create habitable space. Furthermore, bay windows constructed no lower than 24 inches from the level of the finished floor of a residential structure should be exempt from the building coverage calculation.
- 7. **Sign Regulations.** The provisions of the Township’s zoning ordinance governing signs should be revised and updated. The Planning Board is actively reviewing revisions to these regulations, and it is expected that revisions will be adopted in the near future.
- 8. **Parking Criteria.** The criteria for the following uses should be amended:
 - a. Church, Synagogue or other Place of Worship. The current criterion of 1 space per 5 seats is too low and not consistent with modern standards. It is recommended that the standard be revised to require 1 space per 3 seats and 1 seat shall equals 3 linear feet of seating on a bench or pew. In addition, where a place of worship does not utilize seating within a sanctuary space then there shall be 1 parking space per 60 square feet of sanctuary space devoted to the observance of the religious services.
 - b. Medical or Dental Practitioner’s Office. The current standard of 5 spaces per professional plus 1 space per employee is too low. A graduated scale associated with the size of the facility is more

appropriate for today's medical facility. It is recommended medical or dental offices of 5000 square feet or less is required to provide 1 space per 150 square feet. Medical or dental offices of greater than 5000 square feet are required to provide 1 space per 200 square feet. In addition it should be noted that these parking standards should also apply for medical service labs or clinics.

9. **Satellite Dishes.** It is recognized that satellite dishes are becoming a more common feature requested by businesses and that due to advancements in technology these structures are becoming smaller and more flexible in their location on a property. An amendment is recommended to permit building mounted satellite dishes under 24 inches in diameter or height as an accessory use to the routine conduct of business. It is further recommended that their location be restricted to the rear of a building, the maximum height from the surface of the roof at the point of mounting of 4 feet, be screened from view and the color to match the building.
10. **Retaining Walls in the Front Yard Setback.** The current ordinance provisions do not allow retaining walls within the front yard setback. There are numerous pre-existing properties that utilize necessary retaining walls to access the front doorway of a residence. These walls can be repaired as permitted by ordinance but they cannot be modified to comply with modern standards. It is recommended that the ordinances be revised relative to fences and walls to include an exception allowing necessary retaining walls up to a height of 4 feet, be permitted within a front yard, subject to sight triangle considerations, in order to accommodate these requirements.
11. **Tree Preservation.** Development trends have 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 enhanced to insure that the minimum amount of trees are removed from a site. In addition, a replacement requirement should be implemented 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 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.
12. **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 Township by County of Morris Department of Planning and Development, GI, dated December 2003. The information was compared with the Land Use Plan prepared on January 20, 2000 to establish a new data layer which exhibits the designated land uses. During this process, it became evident that a few designations were either inconsistent with the current zoning map or the designations did not follow the parcel configurations. The following outlines the general clarifications or changes made to the plan map:
 - a. The Recreation / Conservation / Wildlife / Public designation in the Mazdabrook and Forge Pond area that generally follows Eastman's and Troy Brook that lead towards Troy Meadows and the Township of East Hanover are coterminous with the conservation easements or open space dedications in these areas.
 - b. Due to the small scale of the 2000 Land Use Plan, a few areas of the map were not clear or arbitrary as to the land use boundary. Therefore some of land use designations were adjusted to follow lot lines for clarity.
 - c. The land use designations have been revised for several parcels to reflect the general past rezoning which has occurred since the last Reexamination Report and the rezoning recommended in this Report.

APPENDIX

**Summary of Historic Sites Eligible for the National Register of Historic Places
(Taken from Morris County Historic Sites Survey, 1987)**

Site #	Name	Location	Block and Lot	Date/Characteristics/Other Information
1429-1	Parsippany Presbyterian Church	Route 46		1828/ one of two brick churches remaining in Morris County
1429-2	Manse	Route 46	725/12	1876/ Italianate
1429-3	Righter House	Route 46 and Vail Road	721/1	c.1770 / federal vernacular
1429-4	Peer Store	Route 46	725/11	1850
1429-5	Meeker Store	Route 46	725/9	1800/1890
1429-6	1850 House	Route 46	725/6	Remodeled
1429-7	Vail Memorial Cemetery	Route 46		c.1745/1911
1429-16	Kimball House	179 Troy Rd.	727/1	c.1800/federal
1429-20NR	Bowlsby-DeGelleke House	320 Baldwin Rd.		1790 NJ vernacular farmhouse Town-owned
1429-36NR	Condit House	41 N. Beverwyck		1870 Victorian Farmhouse
1429-38	Hutchinson House	129 S. Beverwyck	765/64	1771/ Georgian gambrel-roofed
	Beverwyck Archeological Site	Corner S. Beverwyck and 46	732/7	Site of Beverwyck Plantation
1429-40 D	Benjamin Green House	232 S. Beverwyck	732/7	1820/ Green Revival
1429-42 D	Robert Green House	330 S. Beverwyck	732/10	1720
1429-43 D	Hiram Smith House	331 S. Beverwyck	765/35	1900
1429-44 D	A.J. Smith House	369 S. Beverwyck	765/36	1871
1429-45 D	Smith-Corey House	400 S. Beverwyck	733/16	1723 Georgian
1429-47 D	Howell Edison House	420 S. Beverwyck	734/17	1853 Colonial Revival
1429-48 D	Baldwin Smith House	460 S. Beverwyck	734/4	1853 vernacular Greek Revival Federal
1429-50 D	Smith Wilson House	489 S. Beverwyck	763/12	1771 renovated 1999
1429-51 D	Troy Hills School	S. Beverwyck @ Edgewood	763/11	1900 two-room schoolhouse

1429-163	Jersey City Water Works	Greenbank Rd.	400/1	1904 Dam, pump house, laboratory
1429-170	Lake Hiawatha Cabin	336 Lake Shore Dr.	576/26	1930
1429-171	Lake Hiawatha Cabin	337 Lake Shore Dr.	582/1	1930
1429-182NR	Livingston Benedict House and site	25 Old Parsippany Rd.	392.1/2 and 226/2	c. 1752 4.5 acre site includes house, outhouse, (1880) barn, outbuilding and summer kitchen (26 Old Parsippany Rd. with older barn (c. 180 Conservation and open space easement)
1429-184		1035 Littleton Rd.	?208/85	c. 1870 Victorian Gothic
1429-186		1158 Littleton Rd.	191/7	c. 1846
1429-187		1139 Littleton Rd.	199/51	c. 1932 colonial revival cottage
1429-189	Peter Ballantine Barn	1500 Littleton Rd.	181/19	c. 1877
1429-193	Old Littleton Schoolhouse	1780 Littleton Rd.	176/9	1796 Greek Revival
1429-201	Mount Tabor School	Park Rd.	93/7	c. 1932
1429-251	Van Dyne	175 Intervale Rd.	421/46	c. 1771 Dutch Colonial/Georgian
1429-257	Lake Parsippany Cabin	347 Lake Shore Dr.	282/4	c. 1933 Log Cabin cottage
Following	Sites are all in Mount	Tabor, which	Comprises	over 220 buildings
1429-207	Mt Tabor Country Club	Country Club Rd.	98/9	1911
1429-S1	Trinity Park	East Pass, West Pass, footpaths, Simpson Ave.		Streetscape: 17 buildings
1429-208	Tabernacle Octagon	30-26 Simpson Ave.	40.01/1	c. 1885
1429-209	Bethel	30 Trinity Park	40.01/1	c. 1880 octagon house
1429-210	Chamberlain, Lot, Richardson	32-34 Trinity Park	59-2 and 3	c. 1880 Second Empire
1429-211		35 Trinity Park	57/6	c. 1880 Stick Style Eastlake

		Ave.		
1429-224		42 Sommerfield Ave.	81/10	c. 1880 Shingle Style
1429-225		47 North Place	68/5	c. 1880 Second Empire
1429-226	Reservoir Park	North Place	78/1	c. 1880 cylindrical water tank
1429-S15	St. John's Ave.			Streetscape: 32 buildings
1429-227		27 St. John's Ave.	79/2	c. 1900 Colonial Revival
1429-228		75 St. John's Ave.	77/4	c. 1900 shingle style
1429-S16	Ridgewood Ave.			Streetscape: 11 buildings
1429-229		35 Ridgewood and Strowbridge	82/3	c. 1890 colonial revival shingle style

List of Site Potentially Eligible for the National Register of Historic Places and the Historic American Engineering Record

Site #	Name	Location
1429-7	Presbyterian Cemetery	
1429-58	Stone Bridge	South Beverwyck Rd.
1429-71	Stone Bridge	Smith Road
1429-78	Bridge	Greenbank Road
1429-114	Iron Bridge	
1429-145	Bridge	
1429-152	Bridge	
1429-164	Washington Bridge	
1429-188	Trolley Traction Line	
1429-204	Bridge: Powder Mill Pk	
1429-206	Railroad	
1429-230	Mount Tabor School	Park Road
None	Beacon Hill	Mountain Way

Dwg. Legend

- Municipal Boundary
- COAH Sites
- Redevelopment Areas

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

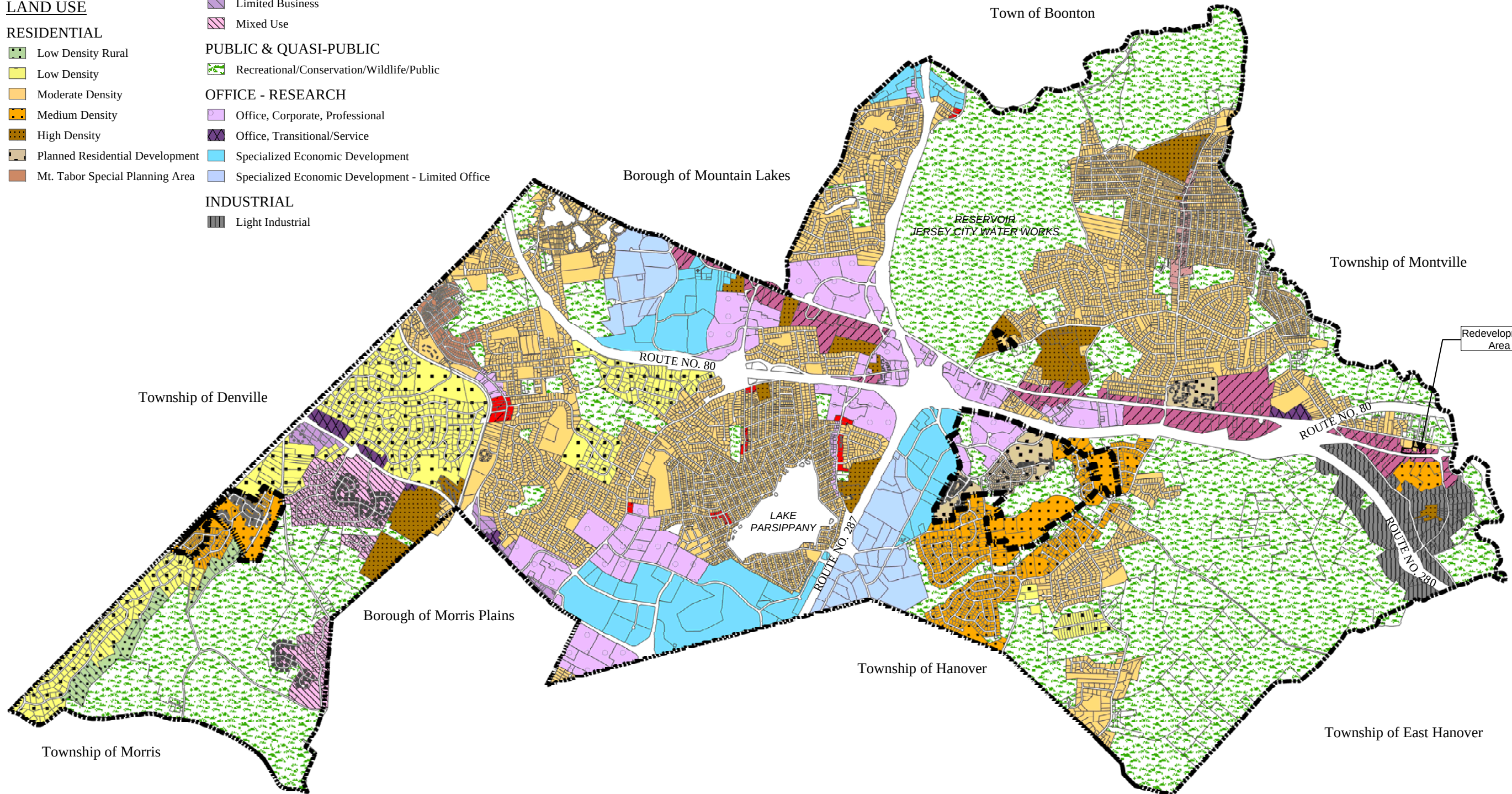
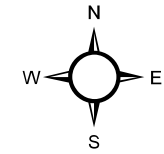
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OFFICE - RESEARCH

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

INDUSTRIAL

- Light Industrial



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

Key Map
Scale NOT TO SCALE

Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title
LAND USE PLAN

Graphic Scale
0 1,000 2,000 4,000 Feet

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

Project No.	1340.27
Sheet No.	1 of 1
Date	May 2004
Drawn	RN
Scale	1 inch = 0.75 miles
File Name	1340.27LU

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LU
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Source 3: Township of Parsippány-Troy Hills Land Use Plan of January 20, 2000, prepared by Burgis Associates, Inc.

Dwg. Legend

-  Municipal Boundary
-  COAH Sites

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

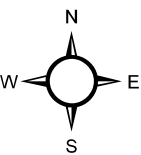
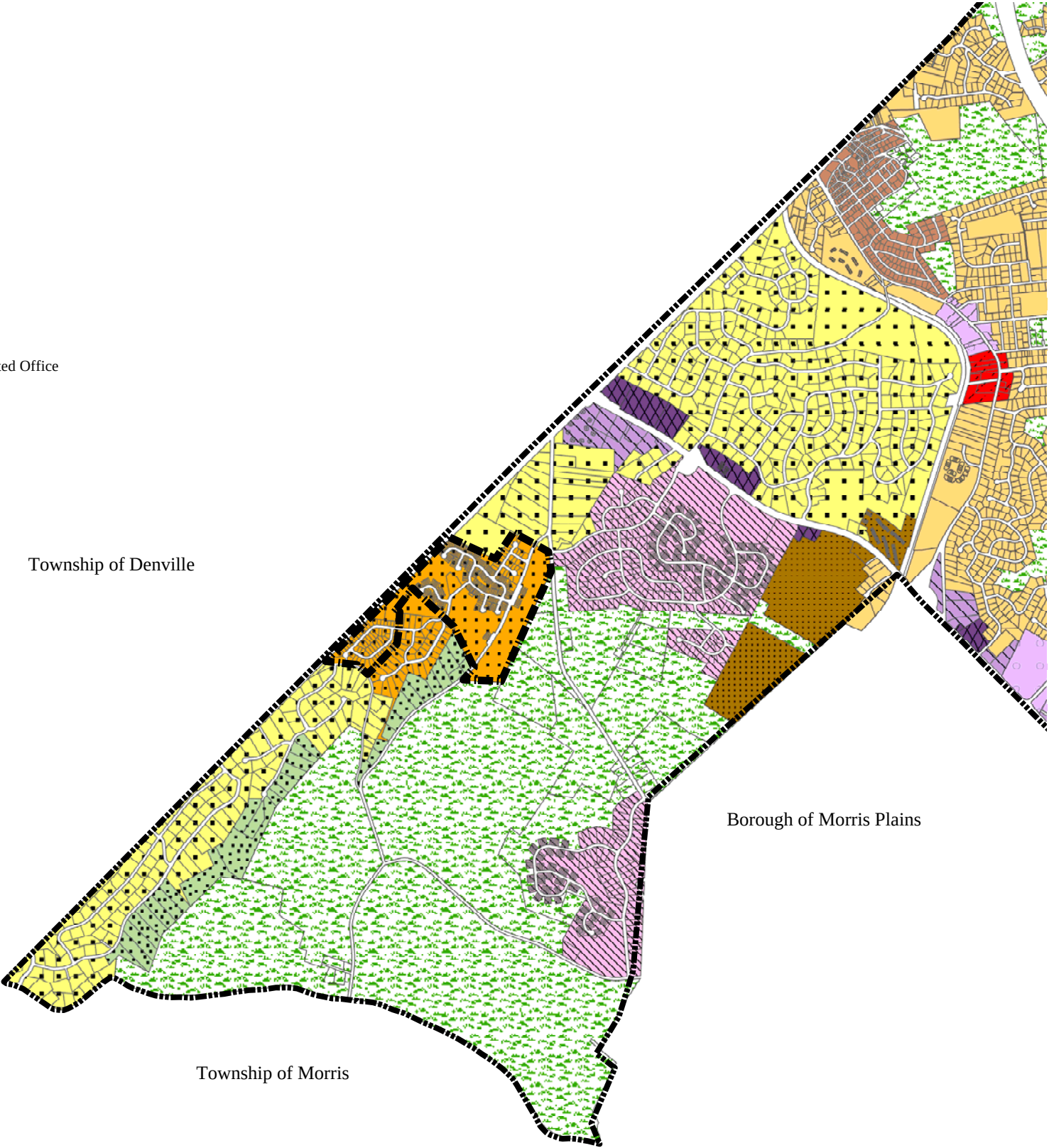
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OFFICE - RESEARCH

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

INDUSTRIAL

-  Light Industrial



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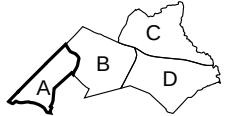
Project Title

Master Plan
Reexamination Report

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

Key Map

Scale NOT TO SCALE



Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title

LAND USE PLAN
Enlargement A

Graphic Scale

0 500 1,000 2,000 Feet

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

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Sheet No. 1 of 4

Date May 2004

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Dwg. Legend

Municipal Boundary

COAH Sites

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

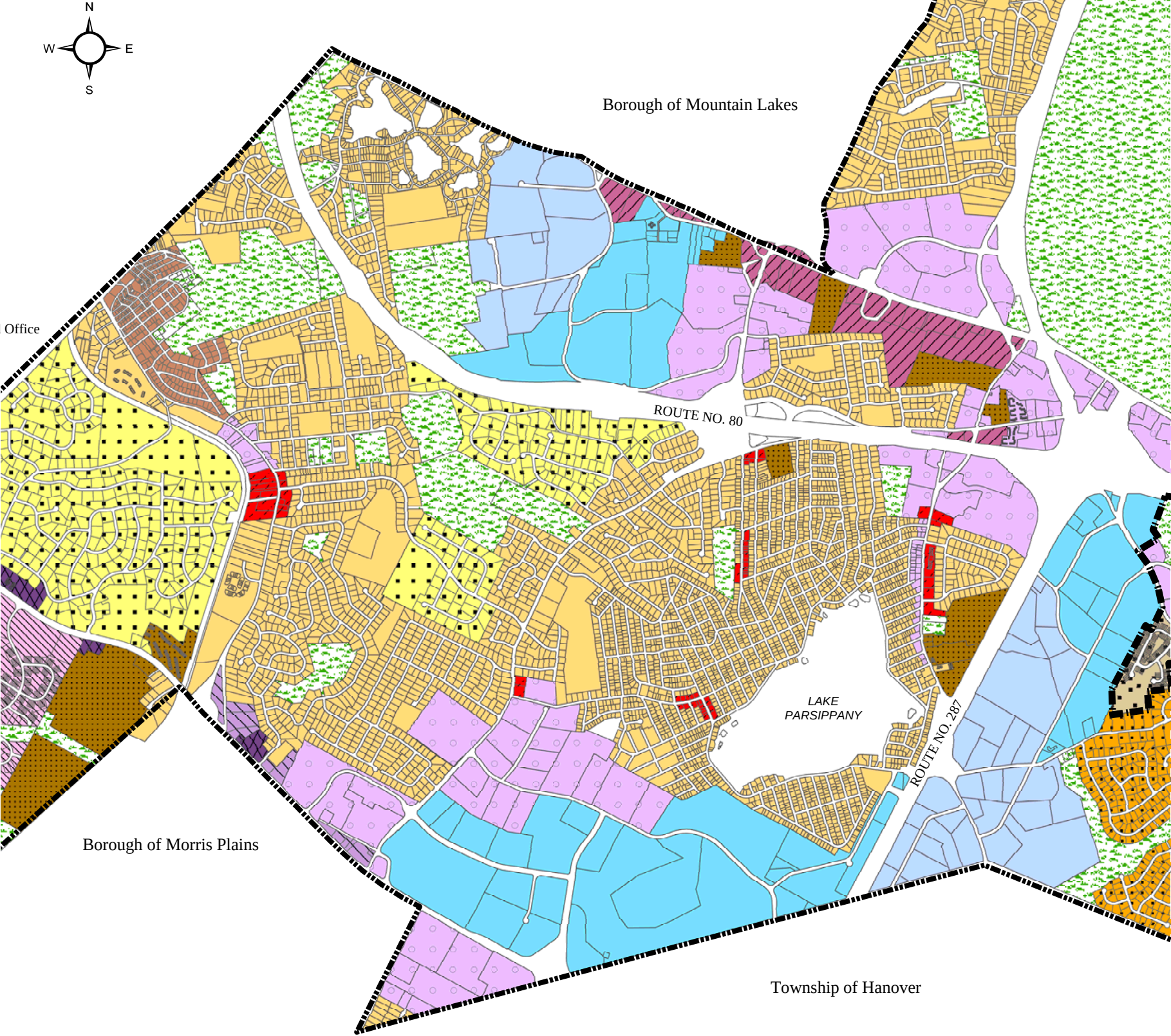
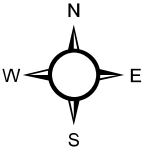
Office, Transitional/Service

Specialized Economic Development

Specialized Economic Development - Limited Office

INDUSTRIAL

Light Industrial



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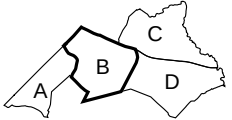
Project Title

Master Plan
Reexamination Report

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

Key Map

Scale NOT TO SCALE



Dwg. Legend

Rev	Description	Date	Dwn	Ckd
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Dwg. Title

LAND USE PLAN
Enlargement B

Graphic Scale

0 500 1,000 2,000 Feet

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

Project No. 1340.27

Sheet No. 2 of 4

Date May 2004

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Dwg. Legend

- Municipal Boundary
- COAH Sites
- Redevelopment Areas

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

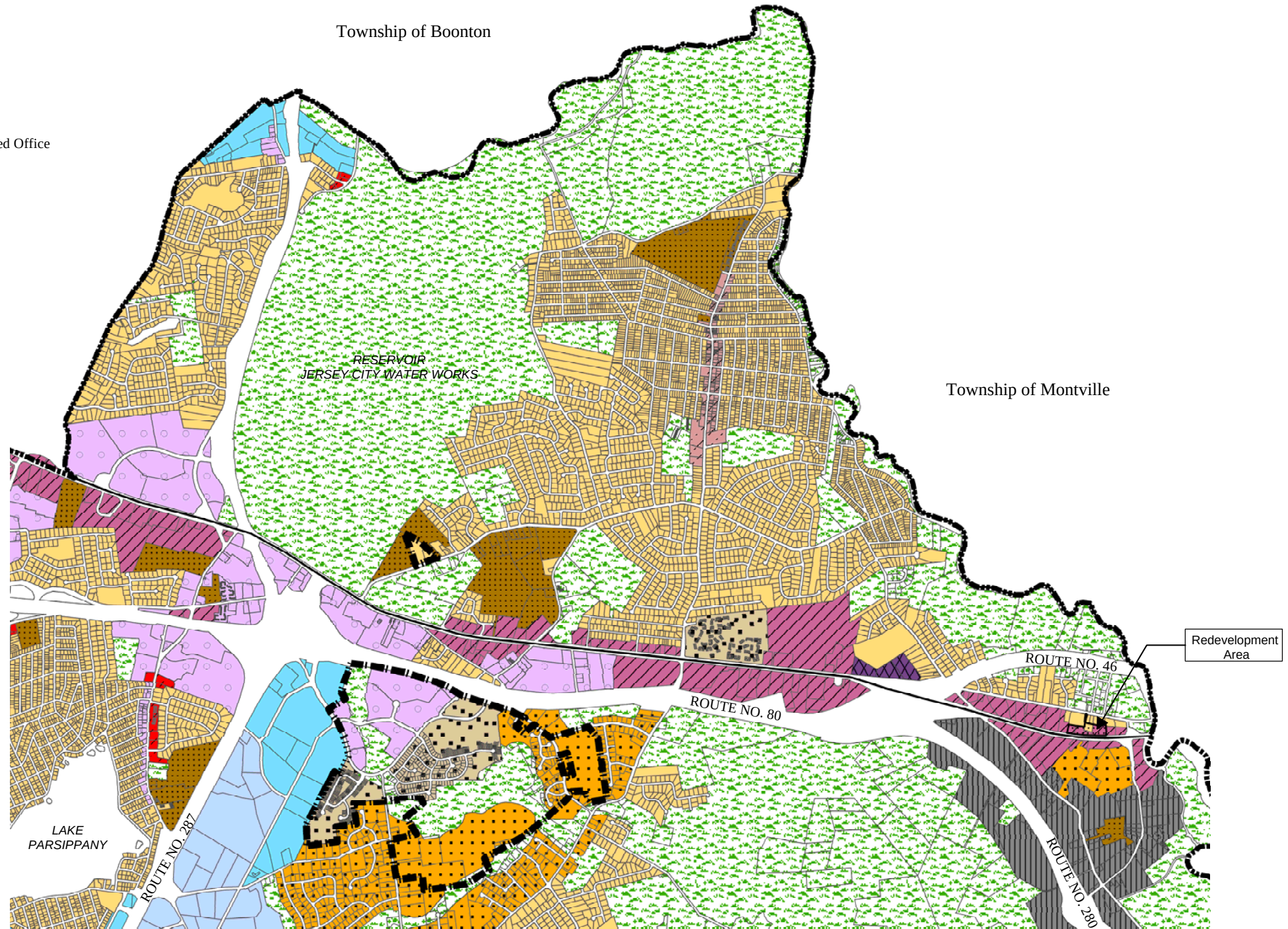
- Recreational/Conservation/Wildlife/Public

OFFICE - RESEARCH

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

INDUSTRIAL

- Light Industrial



Source 1: County of Morris, Department of Planning and Development, GI, December 2003, Parcels.
Source 2: Township of Parsippány-Troy Hills Master Plan Reexamination Report of April 20, 1998.
Source 3: Township of Parsippány-Troy Hills Land Use Plan of January 20, 2000, prepared by Burgis Associates, Inc.

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS
25 Westwood Avenue
Westwood, New Jersey 07675
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Fax: (201)-666-2599

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

Key Map
Scale NOT TO SCALE
A B C D

Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title
**LAND USE PLAN
Enlargement C**

Graphic Scale
0 750 1,500 3,000 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450
Project No. 1340.27
Sheet No. 3 of 4
Date May 2004
Drawn RN
Scale 1 inch = 0.53 miles
File Name 1340.27LU
Dwg. No. LU-C
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Dwg. Legend

- Municipal Boundary
- COAH Sites
- Redevelopment Areas

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

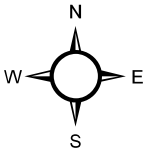
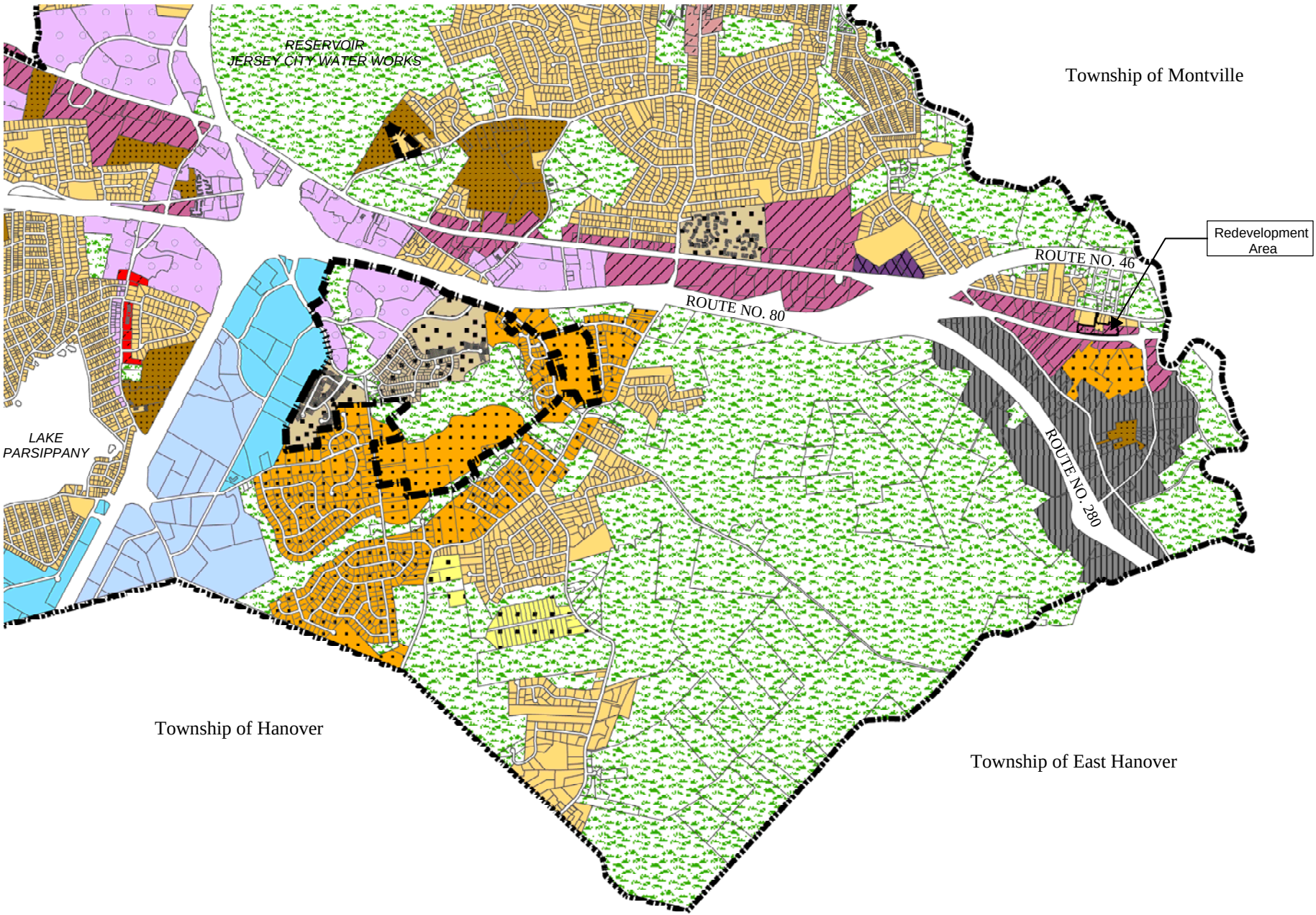
- Recreational/Conservation/Wildlife/Public

OFFICE - RESEARCH

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- Specialized Economic Development
- Specialized Economic Development - Limited Office

INDUSTRIAL

- Light Industrial



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

Key Map
Scale NOT TO SCALE

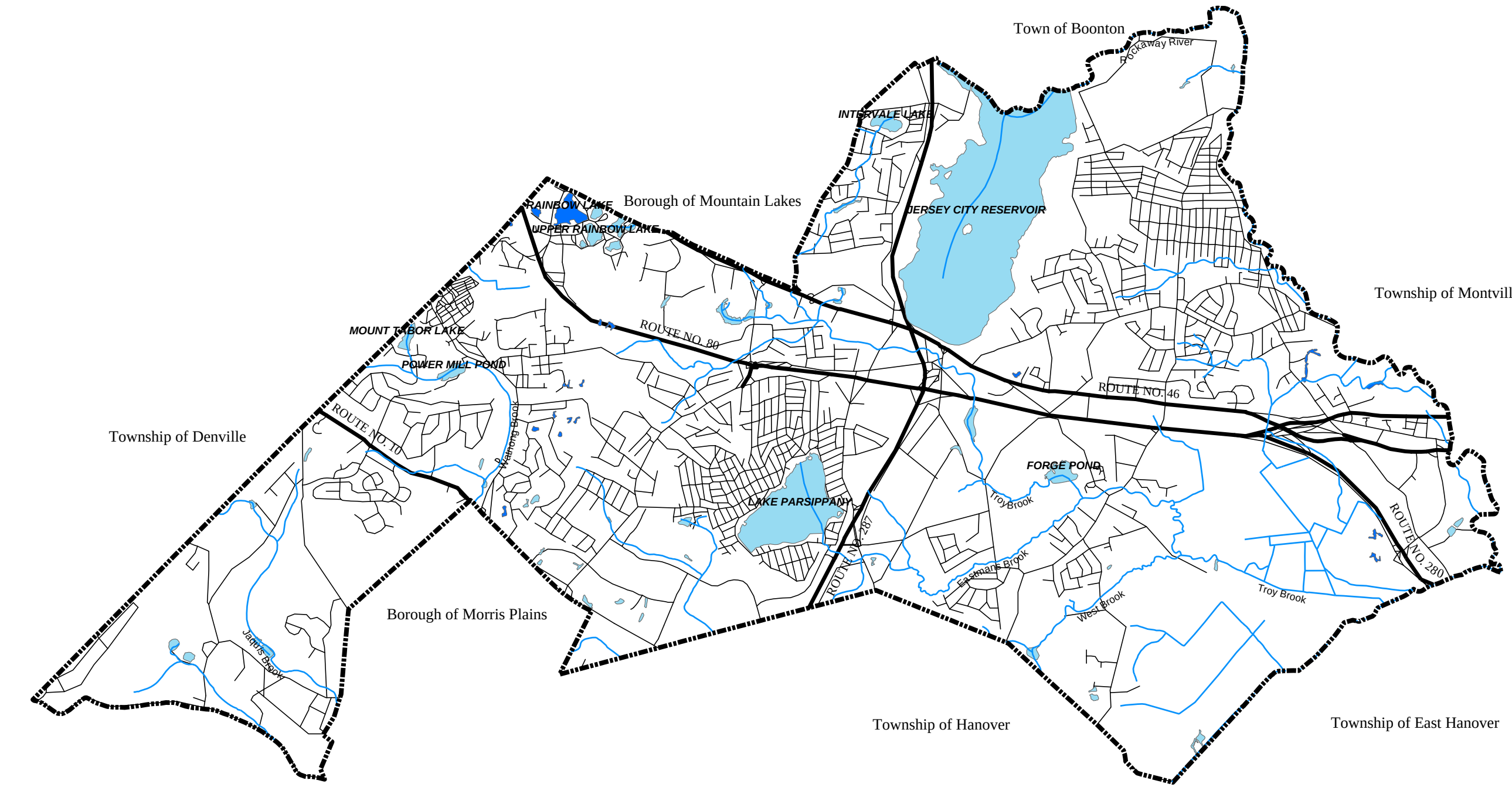
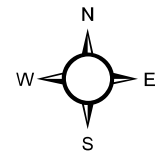
Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title
**LAND USE PLAN
Enlargement D**
Graphic Scale
0 750 1,500 3,000 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450
Project No. 1340.27
Sheet No. 4 of 4
Date May 2004
Drawn RN
Scale 1 inch = 0.55 miles
File Name 1340.27LU
Dwg. No. LU-D
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Source 1: County of Morris, Department of Planning and Development, G1, December 2003, Parcels.
Source 2: Township of Parsippány-Troy Hills Master Plan Reexamination Report of April 20, 1998.
Source 3: Township of Parsippány-Troy Hills Land Use Plan of January 20, 2000, prepared by Burgis Associates, Inc.



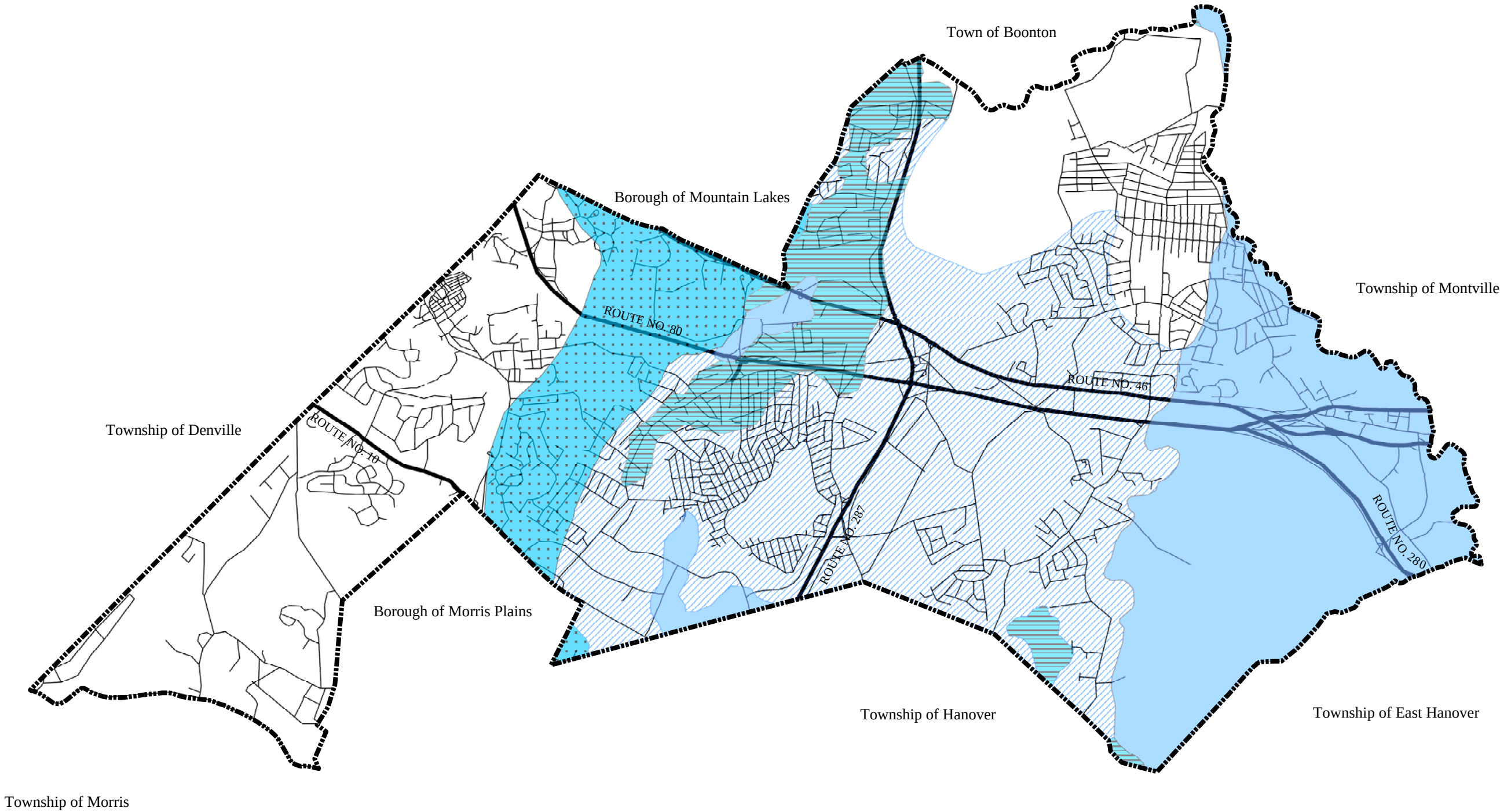
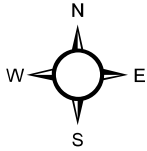
Township of Morris

Notes 1: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Source 1: NJDEP Open Water Areas of Morris County, New Jersey 1986 (1:24,000)
Source 2: NJDEP Streams of Morris County, New Jersey (1:24,000)

Rev	Description	Date	Dwn	Ckd

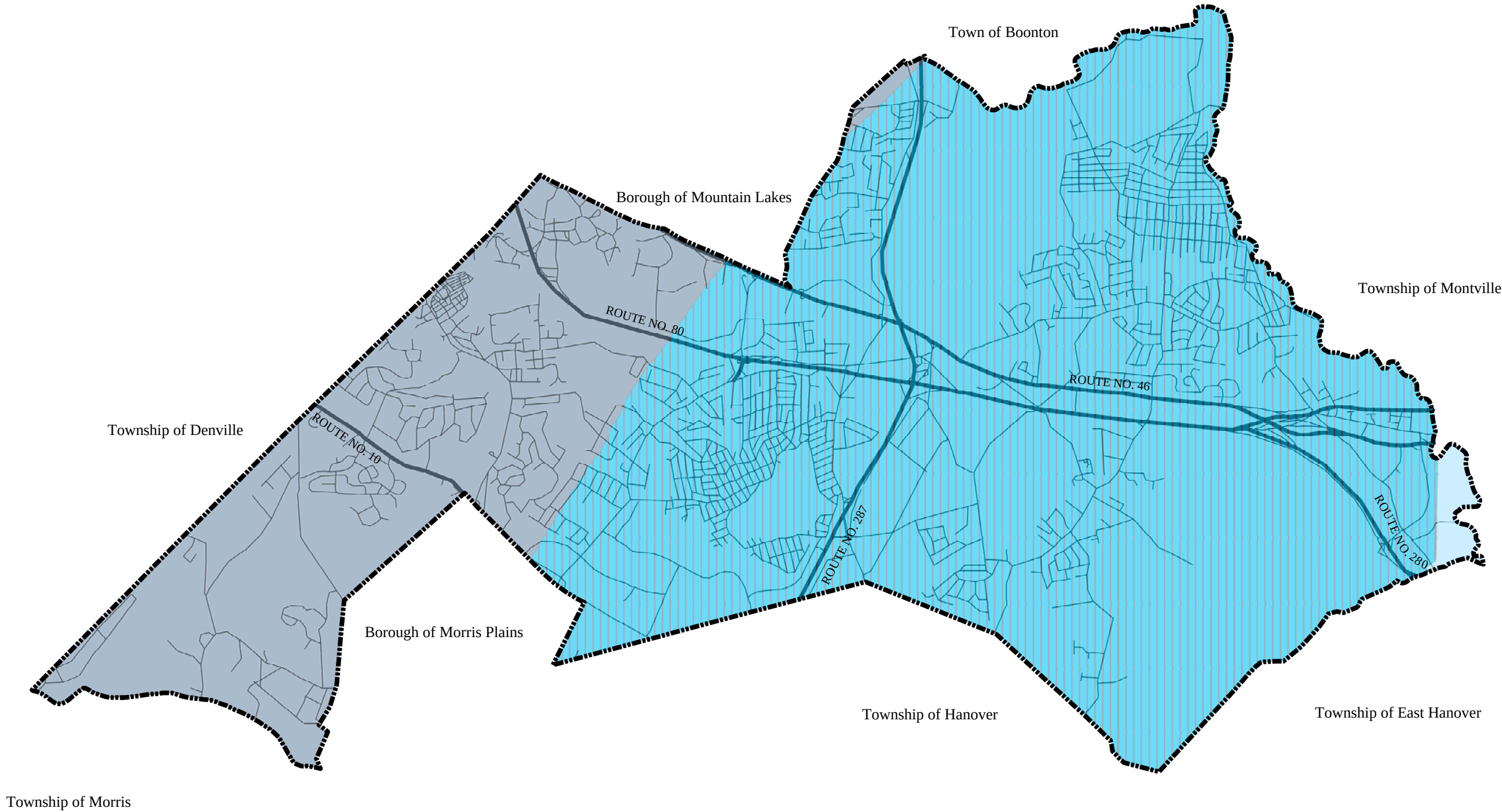
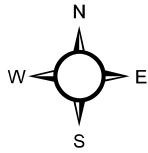
Dwg. Title

Surficial Geology



Notes 1: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Source 1: NJDEP Open Water Areas of Morris County, New Jersey 1986 (1:24,000)
Source 2: NJDEP Streams of Morris County, New Jersey (1:24,000)



Township of Morris

Township of Hanover

Township of East Hanover

Borough of Morris Plains

Borough of Mountain Lakes

Town of Boonton

Township of Montville

Township of Denville

Notes 1: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Source 1: NJDEP Open Water Areas of Morris County, New Jersey 1986 (1:24,000)
Source 2: NJDEP Streams of Morris County, New Jersey (1:24,000)

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Project Title
**Master Plan
Reexamination Report**

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

Key Map
Scale NOT TO SCALE

Dwg. Legend
Municipal Boundary
Bedrock Aquifer
Basalt
Brunswick Aquifer
Brunswick Aquifer Conglomerate
Igneous and Metamorphic Rocks

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Bedrock Geology

Graphic Scale
0 1,000 2,000 4,000 Feet

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

Project No.	1340.27
Sheet No.	1 of 1
Date	03/04/04
Drawn	RN
Scale	1 inch = 0.77 miles
File Name	1340.27BAQ

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BAQ
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