



TOWNSHIP CLERK
(973) 328-7430

TOWNSHIP OF MORRIS

50 WOODLAND AVENUE PO BOX 7603
CONVENT STATION, NJ 07961
WWW.MORRISTWP.COM

RESOLUTION 51-25

(page 1 of 3)

RESOLUTION PURSUANT TO THE AMENDED FAIR HOUSING ACT COMMITTING THE TOWNSHIP TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Township of Morris (the "Township") has a demonstrated history of voluntary compliance with its "Mount Laurel" affordable housing obligations as evidenced by its substantive certification in the First and Second Round and its Final Judgement of Compliance and Repose in the Third Round; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on or about July 5, 2015, the Township filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder's remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter the "Amended FHA"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to produce non-binding estimates of municipal fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 the ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Township's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 9 units and a Prospective Need or New Construction Obligation of 571 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311 (m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and



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WHEREAS, the Township has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property. Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the attached report of the Township's Professional Planner, Paul A. Phillips, P.P., A.I.C.P., of Phillips Preiss (Exhibit A), the Township accepts the DCA calculation of the Round 4 Present Need of 9 units, however the Township disputes the accuracy of the DCA calculation of the Township's Round 4 Prospective Need affordable housing obligation, and instead has calculated its own Round 4 Prospective Need Obligation and commits itself to a Prospective Need (or New Construction) Obligation of 308 units; and

WHEREAS, Section 3 of the Amended FHA provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of the Amended FHA; and

WHEREAS, Township's calculation of need is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Amended FHA; and

WHEREAS, the Township specifically reserves the right to adjust the aforementioned obligation numbers based on, *inter alia*, any one or more of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke this Resolution and commitment in the event of a successful challenge to the Amended FHA in the context of the Montvale case (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in addition to the foregoing, the Township reserves the right to take a position that its Round 4 Present and/or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Township's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish, among other things, unchallenged numbers by default on or before March 1, 2025; and

WHEREAS, in light of the above, the Mayor and the Township Committee find that it is in the best interest of the Township to declare its obligations in accordance with this Resolution and commits to its fair share of 9 units of Present Need and 308 units of Prospective Need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and



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WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, "a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner" and


WHEREAS, the Township seeks a certification of compliance with the FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment action within 48 hours of the adoption of this Resolution in Morris County;

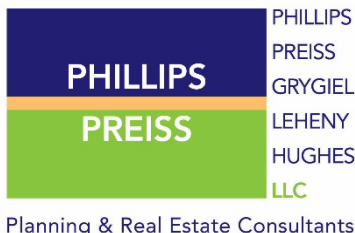
NOW, THEREFORE, BE IT RESOLVED on this 29th day of January, 2025 by the Township of Morris as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this Resolution.
2. The Township hereby commits to a Round 4 Present Need Obligation of 9 units and a Round 4 Prospective Need Obligation of 308 units described in this Resolution, subject to all reservations of rights set forth above
3. The Township hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in Morris County within 48 hours after adoption of this Resolution.
4. The Township authorizes its Affordable Housing Counsel to attach this Resolution as an exhibit to the declaratory judgment complaint that is filed and to submit and/or file this Resolution with the Program or any other such entity as may be determined to be appropriate by such counsel.
5. This Resolution shall take effect immediately, according to law.

CERTIFICATION

I, Suzanne Walsh, Clerk of the Township of Morris, County of Morris, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee at a meeting held on January 29, 2025.


 Suzanne V. Walsh Township Clerk
 Township of Morris, County of Morris
 State of New Jersey



Memorandum

To: The Township Committee of Morris Township, NJ

From: Paul A. Phillips, AICP, PP
Elizabeth Leheny, AICP, PP

Date: January 29, 2025

**RE: Assessment and Recommendations for Morris Township, NJ
Regarding Round 4 Present and Prospective Need
Affordable Housing Obligations**

INTRODUCTION

This memorandum provides an analysis and sets forth recommendations to the Township Committee of Morris Township, NJ (the “Township”) regarding the Township’s Round 4 (2025-2035) Present and Prospective Need affordable housing obligations.

BACKGROUND

On March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (“FHA”) which required the New Jersey Department of Community Affairs (“DCA”) to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024, based upon the criteria outlined in the amended FHA.

DCA issued a report on October 18, 2024 (the “DCA Report”) wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act.

The DCA Report calculates Morris Township’s Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 9 and a Prospective Need (New Construction) Obligation of 571.

The Amended FHA states that the DCA Report is non-binding and permits municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and provides municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA Report. The Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025, as to its obligations.



Prior to adopting the binding resolution setting forth the Township’s obligations, Morris has exercised its right to analyze the data reported by DCA in the October 18, 2024 Report. Below is an analysis of the Present Need and Prospective Need obligations stated in the October 18, 2024 Report, as well as our recommendations to the governing body regarding the Township’s Round 4 obligation.

PRESENT NEED

DCA’s proposed non-binding Prospective Need obligation for Morris Township is 9.

Recommendation: We recommend that Morris Township accept the Present Need (Rehabilitation) Obligation of 9 as reported by the DCA in its October 18, 2024 Report.

PROSPECTIVE NEED

DCA’s proposed non-binding Prospective Need obligation for Morris Township is 571. As described in the “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background” report, municipal Prospective Need obligations are calculated as a share of the region in which the municipality is located. Region 2, in which Morris is located, includes Warren, Union, Morris, and Essex Counties.

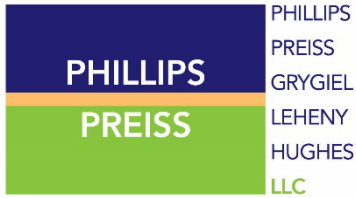
As established in the Amended FHA, the regional Prospective Need is calculated by establishing the increase in households in the region between the 2020 and 2010 Federal Decennial Census and dividing the household change increase by 2.5 to estimate the number of low- and moderate-income households (and the number of homes needed to address same).

The Prospective Need for Region 2 is of 20,506 units, with this need allocated to municipalities throughout the region, except for designated Qualified Urban Aid Municipalities, which are exempt from addressing Prospective Need. Regional Prospective Need is then allocated across the non-qualified urban aid municipalities in the region by applying three factors detailed below.

Equalized Nonresidential Valuation Factor

The Equalized Nonresidential Valuation Factor measures the change in nonresidential property valuations in the municipality from 1999 to 2023 divided by the regional total change in nonresidential valuations, with the intent to shift housing to municipalities experiencing employment growth.

Under the DCA calculation, Morris Township experienced an equalized nonresidential valuation growth of \$ 162,848,415 between 1999 and 2023. This represents 0.63 percent of all growth experienced during this period across Region 2, in other words, **the Equalized Nonresidential Valuation Factor for Morris Township is 0.63 percent.**



Planning & Real Estate Consultants

We have reviewed the calculations that resulted in this number, i.e., the 1999 and 2023 Tax Assessment data for the Township, and do not believe there are any errors that warrant a challenge by the Township.

Income Capacity Factor

The Income Capacity Factor measures the extent to which a municipality's income level differs from that of the lowest-income municipality in the Housing Region. The factor is calculated by averaging two measures. The first is calculating the municipal share of the regional sum of differences between median household income and an income floor of \$100 below the lowest median household income in the region. The second is the same calculation weighted by number of households within the municipality. The intent is to shift portions of the obligation to municipalities with higher household incomes.

The **Income Capacity Factor for Morris Township is 2.34 percent**. We have reviewed the calculations that resulted in this number and do not believe there are any errors that warrant a challenge by the Township.

Land Capacity Factor

The Land Capacity Factor purports to determine the total acreage that is developable in a municipality as a proportion of developable acreage in the Region. This is determined by utilizing the most recent land use / land cover data from the New Jersey Department of Environmental Protection (DEP), in combination with the most recently available MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from DCA. The calculation of developable land is intended to exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.

DCA estimated that Morris Township has ±288 acres of developable land. The DCA calculated that Region 2 contains a total of 5,358 acres of developable land. As such, DCA calculated that the Township had 5.37 percent of developable land across Region 2.

DCA issued the data that was the basis for the land allocation factor on November 27, 2024. While this data was intended to heed the methodology set forth in the Amended FHA, the land area contained in the dataset was described as an "estimate of the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the



identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program."

The areas identified as developable in the DCA's calculation of the Land Capacity Factor are overinclusive per our analysis. Areas or portions of areas <25' wide (i.e., DCA's methodology report states that a 25' by 100' area was their minimum threshold for developability).

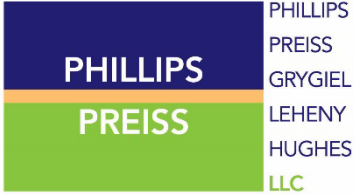
- Areas within the regulatory floodway.
- Open space/parkland properties with deed restrictions and/or on ROSI or listed as dedicated conservation, park lands and open space in the master plan.
- Properties under construction or recently developed.
- Sites with site plan approvals for development and/or permits issued for development.
- Public utility parcels, NJDOT/NJ Turnpike Authority parcels, DRPA parcels, railroad properties, rights-of-way, stormwater management, schools, houses of worship, etc.
- Properties with easements restricting development within developable area.

Accordingly, it is our opinion that the amount of developable land used to calculate the Land Capacity Factor should be adjusted from ± 288 acres to ± 79 acres. This would also reduce the total developable land within Region 2 by ± 209 acres from 5,358 acres to 5,149 acres. **The Land Capacity Factor for the Township would also be reduced from 5.37 percent to ± 1.5 percent.**

Prospective Need Obligation

Pursuant to the Amended FHA, DCA averaged the Equalized Nonresidential Valuation Factor, Land Capacity Factor and Income Capacity Factor for each municipality to determine an Average Allocation Factor, which is the basis for the municipal Prospective Need.

DCA calculated that Morris Township's Average Allocation Factor was 2.78 percent. This translates to Morris having an affordable housing obligation to provide 2.78 percent of Region 2's Prospective Need of 20,506 units or 571 units. However, based on our analysis, the Land Capacity Factor of 1.5 percent results in an Average Allocation Factor of 1.5 percent which translates to a **Prospective Need of 308 units** not the 571 units calculated by DCA. Please see table below.



Planning & Real Estate Consultants

| | DCA CALCULATION | TOWNSHIP ESTIMATES |
|--|--|---|
| EQUALIZED NONRESIDENTIAL VALUATION FACTOR | ±0.6% | ±0.6% |
| INCOME CAPACITY FACTOR | ±2.3% | ±2.3% |
| DEVELOPABLE LAND IN REGION 2 | 5,358 acres | 5,149 acres |
| LAND CAPACITY FACTOR | ±5.4% | ±1.5% |
| AVERAGE ALLOCATION FACTOR | ±2.8% | ±1.5% |
| REGION 2 PROSPECTIVE NEED | 20,506 | 20,506 |
| PROSPECTIVE NEED | 571 units (2.8% of 20,506 units) | 308 units (±1.5% of 20,506 units) |

Recommendation: We recommend that Morris Township adopt a binding resolution determining a reduced municipal Prospective Need obligation of 308 units based on a recalculation of the Land Capacity Factor to account for methodological errors as supported by the detailed analysis in Attachment A.

Attachment A: DCA Land Features
Morris Township, Morris County, NJ

| ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT | | BLOCK | LOT | PROP CLASS | LOCATION | OWNER | TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT | TOTAL DEVELOPABLE ACREAGE PER TOWNSHIP | NOTES ON WHY PARCEL IS NOT DEVELOPABLE |
|---|---------|-------|-------|------------|------------------------|-------------------------------------|---|--|--|
| ID # | ACREAGE | | | | | | | | |
| 32553 | 0.241 | 203 | 2 | 1 | 128 W HANOVER AVE | PRIVATE OWNER | 0.472 | 0.472 | |
| 32552 | 0.231 | | | | | | | | |
| 32555 | 0.693 | 207 | 9.01 | 15C | W HANOVER AVE | MORRIS TOWNSHIP | 1.830 | 0.000 | Not developable. DPW yard and facility. |
| 32554 | 1.091 | | | | | | | | |
| 32551 | 0.046 | | | | | | | | |
| 32551 | 0.145 | 207 | 21 | 15C | 4 JANE WAY | MORRIS TOWNSHIP | 0.145 | 0.000 | Not developable. Listing on NJDEP ROSI/2004 open space plan. |
| 32548 | 0.299 | 301 | 23 | 1 | 6 WATNONG RD | PRIVATE OWNER | 0.527 | 0.527 | |
| 32546 | 0.229 | | | | | | | | |
| 32545 | 0.026 | 306 | 21 | 1 | 39 MESLAR RD | PRIVATE OWNER | 0.026 | 0.026 | |
| 32545 | 0.056 | | | | | | | | |
| 32545 | 0.040 | 306 | 23 | 1 | 33&35 MESLAR RD | PRIVATE OWNER | 0.040 | 0.040 | |
| 32545 | 0.030 | | | | | | | | |
| 32545 | 0.028 | 306 | 25 | 1 | 29&31 MESLAR RD | PRIVATE OWNER | 0.028 | 0.028 | |
| 32545 | 0.027 | | | | | | | | |
| 32535 | 0.157 | 307 | 5 | 15D | 93 LAKE RD | THE RABBINICAL COLLEGE OF AMERICA | 0.157 | 0.000 | Not developable. Residences for Rabbinical College. |
| 32527 | 0.772 | 501 | 5 | 1 | 5 SUSSEX PL | PRIVATE OWNER | 0.772 | 0.771 | |
| 32524 | 0.144 | 501 | 15 | 1 | 189 SUSSEX AVE | PRIVATE OWNER | 0.199 | 0.199 | |
| 32521 | 0.055 | | | | | | | | |
| 32525 | 0.334 | 501 | 24 | 1 | 22-26 LAKE VALLEY RD | PRIVATE OWNER | 1.076 | 1.076 | |
| 32524 | 0.370 | | | | | | | | |
| 32523 | 0.368 | | | | | | | | |
| 32521 | 0.004 | | | | | | | | |
| 32534 | 0.225 | | | | | | | | |
| 32533 | 0.842 | 501 | 42 | 15C | 48 LAKE VALLEY RD | MORRIS TOWNSHIP | 1.277 | 0.000 | Not developable. Listed on NJDEP ROSI. Utilized as sewer treatment plant. 0.20 acres in floodway. |
| 32529 | 0.210 | | | | | | | | |
| 32528 | 0.036 | 601 | 16 | 15D | 221A SUSSEX AVE | RABBINICAL COLLEGE OF AMERICA | 0.209 | 0.000 | Not developable. Contains residences associated with Rabbinical College. |
| 32518 | 0.173 | | | | | | | | |
| 32518 | 0.273 | 601 | 17.01 | 1 | 215 SUSSEX AVE | PRIVATE OWNER | 0.273 | 0.273 | |
| 32532 | 12.378 | 601 | 18 | 1 | 227 SUSSEX AVE | RABBINICAL COLLEGE OF AMERICA (THE) | 32.581 | 26.160 | 6.42 acres in floodway. |
| 32531 | 1.376 | | | | | | | | |
| 32530 | 0.341 | | | | | | | | |
| 32528 | 17.580 | | | | | | | | |
| 32522 | 0.099 | | | | | | | | |
| 32519 | 0.630 | | | | | | | | |
| 32518 | 0.198 | | | | | | | | |
| 32549 | 1.289 | | | | | | | | |
| 32547 | 0.771 | | | | | | | | |
| 32544 | 0.429 | 801 | 10.01 | 15C | 118 LAKE VALLEY RD | TOWNSHIP OF MORRIS | 2.489 | 0.000 | Not developable. Application made to NJDEP for listing on ROSI. Reserved for open space as per Resolution 210-13. |
| 32560 | 0.029 | 901 | 1 | 15C | 8 JEAN ST | MORRIS TOWNSHIP | 0.200 | 0.000 | Not developable. On ROSI. |
| 32557 | 0.107 | | | | | | | | |
| 32556 | 0.064 | | | | | | | | |
| 32557 | 0.051 | | | | | | | | |
| 32556 | 0.021 | 901 | 5 | 15C | 2 JEAN ST | MORRIS TOWNSHIP | 0.072 | 0.000 | Not developable. Surface parking area for DPW employee associated with DPW yard and facility. |
| 32560 | 2.900 | 901 | 6 | 15C | 15 JEAN ST | NJ DEP HUMAN SERV.DIV MGMT & BUDGET | 2.900 | 2.900 | |
| 32550 | 0.108 | 1101 | 19 | 15C | 169 LAKE RD | TOWNSHIP OF MORRIS | 0.108 | 0.000 | Not developable. Detention basin. |
| 32538 | 0.178 | 1201 | 8 | 15C | LESLIE CT/REAR LAKE RD | MORRIS TOWNSHIP | 0.178 | 0.000 | Not developable. NJDEP ROSI/2004 open space plan. |
| 32538 | 1.749 | 1201 | 9.02 | 2 | 8 MERRYWOOD CT | PRIVATE OWNER | 1.749 | 0.000 | Not developable. No longer vacant. House constructed in 2024. |
| 32564 | 1.642 | 1803 | 13 | 15C | WEST HANOVER AVE | MORRIS TOWNSHIP | 1.642 | 0.000 | Not developable. NJDEP ROSI/2004 open space plan. |
| 32569 | 17.211 | 1901 | 1 | 15C | 79 KETCH RD | MORRIS COUNTY-BUILDINGS & GROUNDS | 26.306 | 26.306 | |
| 32568 | 8.210 | | | | | | | | |
| 32567 | 0.296 | | | | | | | | |
| 32565 | 0.069 | | | | | | | | |
| 32563 | 0.218 | | | | | | | | |
| 32562 | 0.115 | | | | | | | | |
| 32561 | 0.186 | | | | | | | | |
| 32569 | 1.962 | 1901 | 1.01 | 15C | 81 KETCH RD | COUNTY OF MORRIS % MCAIL, INCIARC | 1.962 | 0.000 | Not developable. ARC residence with surface parking. Undeveloped portions of site are part of Township's court settlement with Fair Share Housing Center regarding the Red Bulls site. |

Attachment A: DCA Land Features
Morris Township, Morris County, NJ

| ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT | | BLOCK | LOT | PROP CLASS | LOCATION | OWNER | TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT | TOTAL DEVELOPABLE ACREAGE PER TOWNSHIP | NOTES ON WHY PARCEL IS NOT DEVELOPABLE |
|---|---------|-------|------|------------|-----------------------|-------------------------------------|---|--|---|
| ID # | ACREAGE | | | | | | | | |
| 32559 | 0.550 | 2301 | 8 | 1 | 34 STARLIGHT DR | PRIVATE OWNER | 2.266 | 0.000 | Not developable. Not vacant. Recently approved for two houses. |
| 32558 | 1.717 | | | | | | | | |
| 32570 | 1.069 | 2401 | 11 | 15C | W HANOVER AVE | MORRIS COUNTY | 1.069 | 1.069 | |
| 32566 | 0.381 | 2404 | 18 | 1 | REAR LORD STIRLING DR | PRIVATE OWNER | 0.381 | 0.000 | Not developable. Rear yard of a lot improved with single-family residence located in Randolph. |
| 32572 | 0.121 | 2404 | 26 | 15C | 634 W HANOVER AVE | COUNTY OF MORRIS, NEW JERSEY | 2.212 | 2.212 | Developed with Morris County Health building. |
| 32571 | 2.091 | | | | | | | | |
| 32566 | 0.000 | | | | | | | | |
| 32537 | 4.526 | | | | | | | | |
| 32536 | 0.356 | 2601 | 41 | 1 | 5 EDWARD SHIPPEN LN | PRIVATE OWNER | 4.881 | 2.251 | 2.63 acres of steep slopes and wetlands per LOI associated with an 2021 subdivision application that was denied. |
| 32526 | 0.116 | 2802 | 7.01 | 1 | 24 VALLEY VIEW ST | PRIVATE OWNER | 0.116 | 0.116 | |
| 32517 | 0.628 | 2807 | 21 | 15C | KAHDENA RD | MORRIS TOWNSHIP | 0.628 | 0.000 | Not developable. Detention basin. |
| 32514 | 0.781 | 3204 | 1 | 15D | 57 KAHDENA RD | WASHINGTON VALLEY CHAPEL, C. & M.A. | 0.861 | 0.000 | Developed with Newbridge Church. Improved with church building and associated parsonage. |
| 32508 | 0.080 | | | | | | | | |
| 32520 | 2.237 | 3301 | 2 | 15F | 3 AMY DR | PRIVATE OWNER | 2.237 | 0.000 | Not developable. Developed with veteran residence. |
| 32499 | 0.114 | 3703 | 6.02 | 15C | INDIAN HEAD RD | MORRIS TOWNSHIP | 0.176 | 0.000 | Not developable. Part of application to NJDEP for listing on ROSI. |
| 32500 | 0.062 | | | | | | | | |
| 32501 | 0.140 | 3805 | 35 | 15C | FAIRMOUNT AVE | MORRIS TOWNSHIP | 0.140 | 0.000 | Not developable. Township owned right-of-way for emergency access. |
| 32468 | 0.221 | 4004 | 1 | 1 | 253 WESTERN AVE | SOUTHEAST MCMUA | 0.221 | 0.000 | Not developable. Utility Right-of-Way. |
| 32440 | 0.076 | 4101 | 1 | 3B | 455 WESTERN AVE | ISTITUTO PONTIFICIO DELLE FILIPPINI | 18.639 | 0.000 | Not developable. Improved with Villa Walsh Academy school. |
| 32448 | 0.930 | | | | | | | | |
| 32451 | 0.119 | | | | | | | | |
| 32452 | 0.069 | | | | | | | | |
| 32454 | 2.249 | | | | | | | | |
| 32456 | 0.279 | | | | | | | | |
| 32462 | 0.067 | | | | | | | | |
| 32468 | 8.315 | | | | | | | | |
| 32484 | 5.928 | | | | | | | | |
| 32466 | 0.605 | | | | | | | | |
| 32480 | 0.063 | | | | | | | | |
| 32484 | 16.392 | 4101 | 3 | 15C | PICATINNY RD | MORRIS TOWNSHIP | 16.455 | 0.000 | Not developable. On application to NJDEP for listing on ROSI. Known as Jones Woods. |
| 32454 | 0.002 | 4101 | 8 | 1 | PICATINNY ROAD(REAR) | SOUTHEAST MCMUA | 0.047 | 0.000 | Not developed. Utility installation. Has water storage tanks owned and operated by Southeast Morris County Municipal Utilities Authority. |
| 32468 | 0.045 | | | | | | | | |
| 32470 | 1.366 | 4302 | 6 | 15C | 11 REED RD | MORRIS TOWNSHIP | 1.366 | 0.000 | Not developable. Resolution 161-15 authorizing a conservation partnership agreement between Township and MCMUA for purchase of open space. Purchased with County open space funds. Part of an application to NJDEP for listing on ROSI. |
| 32465 | 0.101 | 4401 | 4 | 15C | 12 REED RD | MORRIS TOWNSHIP | 1.983 | 0.000 | Not developable. Resolution 161-15 authorizing a conservation partnership agreement between Township and MCMUA for purchase of open space. Purchased with County open space funds. Part of an application to NJDEP for listing on ROSI. |
| 32470 | 1.881 | | | | | | | | |

Attachment A: DCA Land Features
Morris Township, Morris County, NJ

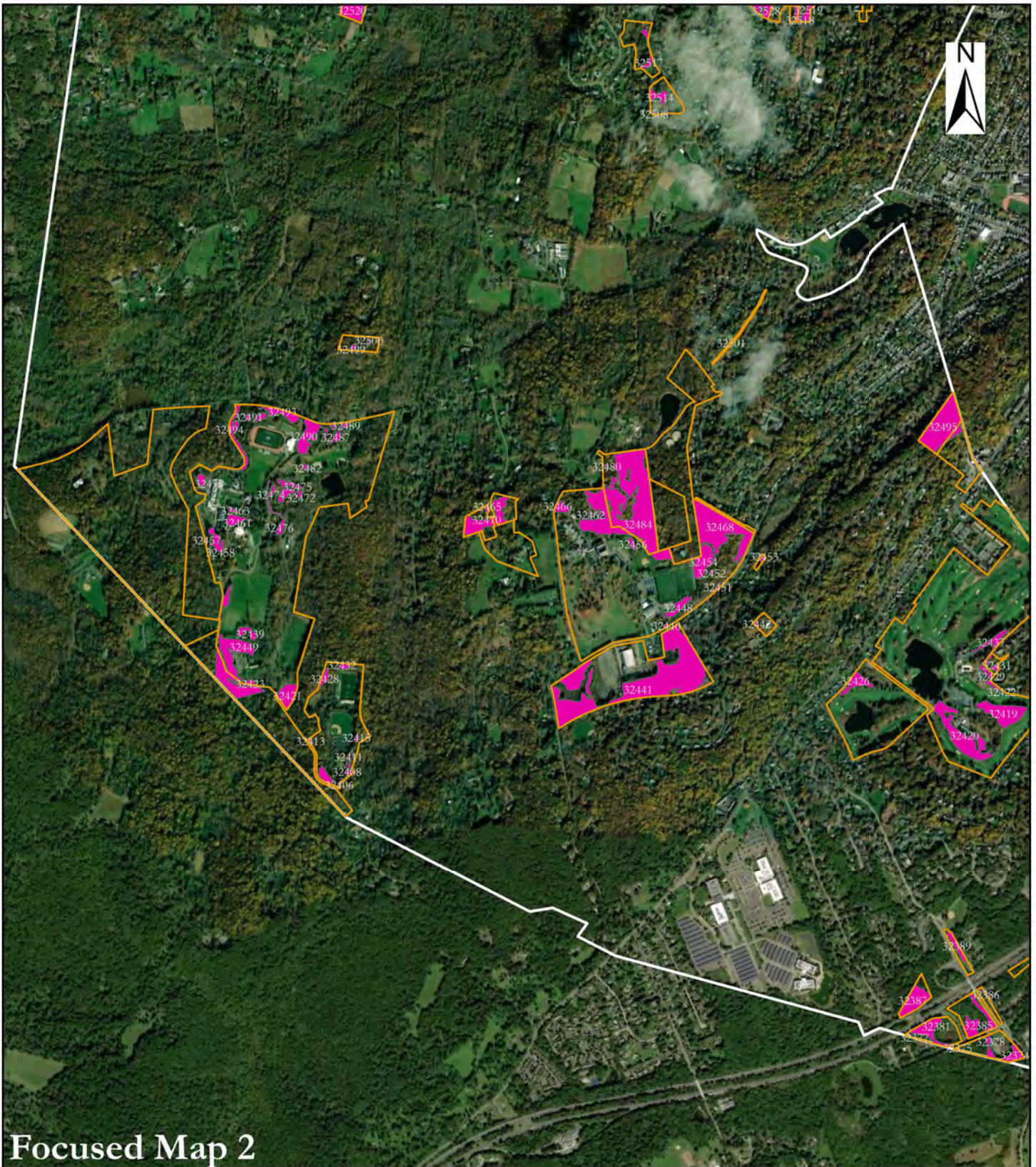
| ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT | | BLOCK | LOT | PROP CLASS | LOCATION | OWNER | TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT | TOTAL DEVELOPABLE ACREAGE PER TOWNSHIP | NOTES ON WHY PARCEL IS NOT DEVELOPABLE |
|---|---------|-------|-------|------------|----------------------|-------------------------------------|---|--|---|
| ID # | ACREAGE | | | | | | | | |
| 32423 | 0.001 | 4501 | 1 | 15C | JOCKEY HOLLOW RD | MORRISTOWN NATL HISTORIC PARK | 3.499 | 0.000 | Not developable. Owned by Federal government. Part of Jockey Hollow National Park. |
| 32449 | 3.498 | | | | | | | | |
| 32482 | 0.143 | 4501 | 2.01 | 3B | MENDHAM RD | ORDER OF ST BENEDICT-ST MARYS ABBEY | 17.197 | 0.000 | Not developable. Improved with Delbarton school. Also, portions shown as developable have received site plan approval and are under construction. |
| 32487 | 0.351 | | | | | | | | |
| 32488 | 0.101 | | | | | | | | |
| 32489 | 0.134 | | | | | | | | |
| 32490 | 2.289 | | | | | | | | |
| 32491 | 0.124 | | | | | | | | |
| 32492 | 0.281 | | | | | | | | |
| 32493 | 1.157 | | | | | | | | |
| 32494 | 1.483 | | | | | | | | |
| 32472 | 0.172 | | | | | | | | |
| 32475 | 0.097 | | | | | | | | |
| 32421 | 1.622 | | | | | | | | |
| 32423 | 0.199 | | | | | | | | |
| 32439 | 0.635 | | | | | | | | |
| 32449 | 4.205 | | | | | | | | |
| 32457 | 0.058 | | | | | | | | |
| 32458 | 0.877 | | | | | | | | |
| 32461 | 0.752 | | | | | | | | |
| 32463 | 0.122 | | | | | | | | |
| 32474 | 0.213 | | | | | | | | |
| 32476 | 0.710 | | | | | | | | |
| 32477 | 1.014 | | | | | | | | |
| 32478 | 0.075 | | | | | | | | |
| 32479 | 0.383 | | | | | | | | |
| 32406 | 0.238 | | | | | | | | |
| 32407 | 0.699 | | | | | | | | |
| 32408 | 0.124 | | | | | | | | |
| 32411 | 0.133 | | | | | | | | |
| 32413 | 0.090 | | | | | | | | |
| 32415 | 0.095 | | | | | | | | |
| 32428 | 0.447 | | | | | | | | |
| 32432 | 0.277 | | | | | | | | |
| 32449 | 0.049 | 4501 | 3 | 15C | 270 MENDHAM RD | MORRIS COUNTY PARK COMMISSION | 0.049 | 0.000 | Not developable. Morris County Parkland listed on the Township's Open Space Plan. |
| 32470 | 0.161 | 4601 | 1.02 | 3B | 35 PICATINNY RD | ROSENHAUS, ALBERT M | 0.161 | 0.000 | Not developable. Private residence on lot. |
| 32441 | 22.260 | 4801 | 1 | 15C | 430 WESTERN AVE | N J DEPT OF DEFENSE | 22.260 | 0.000 | Not developable. State-owned National Guard Armory. Active military installation. |
| 32442 | 0.060 | 5301 | 55 | 1 | 101 SKYLINE DR | SOUTHEAST MCMUA | 0.060 | 0.000 | Not developable. Utility installation. Has water storage tanks owned and operated by Southeast Morris County Municipal Utilities Authority. |
| 32453 | 0.129 | 5301 | 66 | 15C | MOUNTAINSIDE DR REAR | MORRIS TOWNSHIP | 0.129 | 0.000 | Not developable. Detention basin. |
| 32495 | 6.098 | 5506 | 24 | 15C | CHESTNUT ST | MORRISTOWN NATL HISTORIC PARK | 6.096 | 0.000 | Not developable. Fort Nonsense National Park owned by the Federal Government. |
| 32495 | 0.445 | 5506 | 25 | 15D/4A | 95 MT KEMBLE AVE | MORRISTOWN MEMORIAL HOSP.%M.TROXLER | 0.445 | 0.000 | Not developable. Round Three affordable housing site. |
| 32426 | 1.396 | 5801 | 1 | 3B | 9 SPRING BROOK RD | SPRING BROOK COUNTRY CLUB | 1.396 | 0.000 | Not developable. Recently approved for single-family condominiums. |
| 32434 | 0.022 | 5802 | 1 | 3B | 9 SPRING BROOK RD | SPRING BROOK COUNTRY CLUB | 10.314 | 0.000 | Not developable. Part of golf course, owned by its members, and improved with facilities and fairways. |
| 32437 | 0.908 | | | | | | | | |
| 32419 | 3.560 | | | | | | | | |
| 32420 | 5.293 | | | | | | | | |
| 32422 | 0.223 | | | | | | | | |
| 32429 | 0.307 | | | | | | | | |
| 32434 | 0.092 | 5904 | 6 | 1 | 93 OVERLOOK RD | 93 OVERLOOK RD, LLC | 0.325 | 0.325 | |
| 32437 | 0.077 | | | | | | | | |
| 32429 | 0.002 | | | | | | | | |
| 32431 | 0.153 | | | | | | | | |
| 32416 | 1.692 | 6302 | 51.01 | 2 | 225 JAMES ST | FOOTES LANE LLC | 1.692 | 0.000 | Not developable. House constructed in 2024. |
| 32377 | 0.057 | 6602 | 1 | 15C | SERVICE RD F | N J DEPT OF TRANSPORTATION | 2.027 | 0.000 | Not developable. Part of NJDOT jughandle/right-of-way. |
| 32381 | 1.970 | | | | | | | | |
| 32387 | 2.524 | 6603 | 5 | 15C | HARTER RD (REAR) | N J DEPT OF TRANSPORTATION | 2.524 | 0.000 | Not developable. NJDOT jughandle/right-of-way. |
| 32389 | 0.757 | 6606 | 1 | 15C | OLD HARTER RD | NJ DEPT OF TRANSPORTATION | 0.757 | 0.000 | Not developable. NJDOT jughandle/right-of-way. |
| 32385 | 2.319 | 6702 | 1 | 15C | SERVICE RD F | NJ DEPT OF TRANSPORTATION | 2.318 | 0.000 | Not developable. NJDOT jughandle/right-of-way. |
| 32386 | 0.208 | 6703 | 1 | 15C | HARTER RD | NJ DEPT OF TRANSPORTATION | 0.208 | 0.000 | Not developable. NJDOT jughandle/right-of-way. |
| 32374 | 0.955 | 6704 | 1 | 15D | 100 HARTER RD | RESTORATION HOUSE CHURCH-MORRISTOWN | 1.480 | 0.000 | Not developable. Improved with Restoration House Church of Morristown. Part of lot improved with church and ancillary facilities, |
| 32375 | 0.067 | | | | | | | | |
| 32378 | 0.460 | | | | | | | | |

Attachment A: DCA Land Features
Morris Township, Morris County, NJ

| ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT | | BLOCK | LOT | PROP CLASS | LOCATION | OWNER | TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT | TOTAL DEVELOPABLE ACREAGE PER TOWNSHIP | NOTES ON WHY PARCEL IS NOT DEVELOPABLE |
|---|---------|-------|------|------------|---------------------|-------------------------------------|---|--|--|
| ID # | ACREAGE | | | | | | | | |
| 32388 | 0.587 | 6705 | 3 | 15D | 283 JAMES ST | CHURCH JESUS CHRIST, LATTR DAY SNTS | 0.587 | 0.000 | Not developable. Improved with Church of Jesus Christ of Latter Day Saints. Part of lot improved with church and ancillary facilities. |
| 32388 | 0.697 | 6705 | 3.01 | 1 | JAMES ST | CHRH JESUS CHRIST,LDS CRCH TAX DIV | 1.960 | 1.960 | |
| 32390 | 1.264 | | | | | | | | |
| 32373 | 2.193 | 6801 | 75 | 15C | JAMES ST | HARDING LAND TRUST | 2.193 | 0.000 | Not developable. Deed restricted land owned by Harding Land Trust a non-profit dedicated to preserving farmland, woodlands and natural areas in Harding. |
| 32430 | 0.358 | 6904 | 24 | 15C | REAR COTTONWOOD RD | MORRIS TOWNSHIP | 0.358 | 0.000 | Not developable. Detention basin. |
| 32430 | 1.096 | 6904 | 25 | 1 | REAR JAMES ST | WINDMILL PND TWNHM ASSN %INTEGRA MG | 1.096 | 0.000 | Not developable. Common land of homeowners association. |
| 32398 | 0.000 | 7001 | 1 | 1 | SOUTHGATE PKWY | MARTIN & PARMIGIANI/SOUTHGATE CTR 4 | 1.210 | 0.000 | Block 7001, Lots 1 and 2 are subject to a conservation easement restricting all development except for an approximately 2.98 acres on Lot 2. |
| 32412 | 1.210 | | | | | | | | |
| 32418 | 3.198 | | | | | | | | |
| 32433 | 4.377 | | | | | | | | |
| 32398 | 0.726 | | | | | | | | |
| 32412 | 5.052 | | | | | | | | |
| 32417 | 0.853 | 7001 | 2 | 1 | SOUTH ST | MORRISTOWN MOB IV LLC | 14.206 | 2.976 | Block 7001, Lots 1 and 2 are subject to a conservation easement restricting all development except for an approximately 2.98 acres on Lot 2. |
| 32397 | 0.403 | | | | | | | | |
| 32396 | 0.335 | | | | | | | | |
| 32392 | 0.397 | | | | | | | | |
| 32372 | 0.013 | | | | | | | | |
| 32372 | 0.112 | 7201 | 19 | 1 | 44 LAURA LN | PRIVATE OWNER | 0.013 | 0.000 | Not developable. Access driveway to single-family home in Harding Township. |
| 32372 | 0.112 | 7201 | 20 | 1 | LAURA LN | PRIVATE OWNER | 0.112 | 0.000 | Not developable. Portion of larger parcel improved with a single-family home in Harding Township. |
| 32393 | 0.944 | 7401 | 1 | 15C | 30 FLORENCE AVE | MORRIS TOWNSHIP | 3.505 | 0.000 | Not developable. Township Sewage Treatment Plant and Municipal facilities/offices. |
| 32394 | 0.664 | | | | | | | | |
| 32395 | 1.152 | | | | | | | | |
| 32409 | 0.745 | | | | | | | | |
| 32383 | 0.132 | 7504 | 2 | 1 | 29 EAGLE NEST RD | SOUTHEAST MCMUA | 0.132 | 0.000 | Not developable. Utility installation. Has water storage tanks owned and operated by Southeast Morris County Municipal Utilities Authority. |
| 32376 | 0.076 | 7504 | 8 | 1 | REAR LAURA LN | PRIVATE OWNER | 0.076 | 0.000 | Not developable. Part of a larger parcel improved with a single-family home located in Harding Township. |
| 32382 | 3.468 | 7602 | 26 | 3B | 36 VAN BEUREN RD | PRIVATE OWNER | 3.674 | 0.000 | Not developable. Lot improved with a single-family home. |
| 32384 | 0.206 | | | | | | | | |
| 32410 | 0.105 | 7701 | 3 | 15C | FLORENCE AVE | MORRIS TOWNSHIP | 0.105 | 0.105 | |
| 32400 | 0.075 | 7708 | 1 | 15C | 35 FLORENCE AVE | MORRIS TOWNSHIP | 3.158 | 0.000 | Not developable. Part of Township Sewage Treatment Plant and also listed on NJDEP ROSI. |
| 32399 | 0.464 | | | | | | | | |
| 32409 | 2.619 | | | | | | | | |
| 32391 | 1.004 | | | | | | | | |
| 32379 | 0.170 | 7804 | 1 | 1 | 626 VAN BEUREN RD | PRIVATE OWNER | 0.170 | 0.000 | Not developable. Part of driveway to single-family home in Harding Township. |
| 32380 | 0.582 | 7804 | 9 | 1 | 56 SPRING VALLEY RD | PRIVATE OWNER | 0.582 | 0.582 | |
| 32436 | 1.064 | 8003 | 15 | 15C | 50 WOODLAND AVE | MORRIS TOWNSHIP | 1.064 | 0.000 | Not developable. Municipal complex. |
| 32447 | 0.126 | 8004 | 3 | 1 | DEGAN LN | PRIVATE OWNER | 0.126 | 0.126 | |
| 32403 | 1.138 | 8201 | 6 | 1 | 13 FOX HOLLOW RD | PRIVATE OWNER | 1.252 | 1.252 | |
| 32404 | 0.114 | | | | | | | | |
| 32401 | 0.061 | 8201 | 7.01 | 2 | 5 FOX HOLLOW RD | PRIVATE OWNER | 1.305 | 0.000 | Not developable. Developed with a single-family home. |
| 32402 | 0.947 | | | | | | | | |
| 32405 | 0.297 | | | | | | | | |
| 32455 | 0.507 | | | | | | | | |
| 32460 | 4.357 | 8301 | 2 | 15D | 189 MADISON AVE | SRS MOST BLESSED VIRGIN MARY MT CRM | 4.864 | 0.000 | Not developable. Carmelite monastery. Religious institution of cloistered nuns. |
| 32459 | 0.053 | 8604 | 15 | 1 | 2 PRESCOTT RD | JCP&L C/O FIRST ENERGY SERVICE CO | 0.053 | 0.000 | Not developable. Utility use. JCP&L substation and cell tower. |

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Morris Township, Morris County, NJ

| ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT | | BLOCK | LOT | PROP CLASS | LOCATION | OWNER | TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT | TOTAL DEVELOPABLE ACREAGE PER TOWNSHIP | NOTES ON WHY PARCEL IS NOT DEVELOPABLE | | | | | | | | |
|---|---------|-------|-----|------------|--------------------------|------------------------------------|---|--|--|------|---|-----|------------------------|---------------------------------|-------|-------|---|
| ID # | ACREAGE | | | | | | | | | | | | | | | | |
| 32438 | 0.667 | 8801 | 1 | 1 | PUNCH BOWL RD | SISTERS OF CHARITY OF ST ELIZABETH | 13.918 | 0.000 | Not developable. Part of a Round Three affordable housing site. | | | | | | | | |
| 32443 | 3.151 | | | | | | | | | | | | | | | | |
| 32444 | 5.737 | | | | | | | | | | | | | | | | |
| 32445 | 2.207 | | | | | | | | | | | | | | | | |
| 32446 | 1.140 | | | | | | | | | | | | | | | | |
| 32414 | 0.416 | | | | | | | | | | | | | | | | |
| 32424 | 0.100 | | | | | | | | | | | | | | | | |
| 32425 | 0.161 | | | | | | | | | | | | | | | | |
| 32427 | 0.069 | | | | | | | | | | | | | | | | |
| 32435 | 0.270 | | | | | | | | | | | | | | | | |
| 32483 | 0.101 | 9101 | 1 | 15C | 85 COLUMBIA RD | TOWNSHIP OF MORRIS | 0.277 | 0.000 | Not developable. Parcel is only 20 feet wide. | | | | | | | | |
| 32485 | 0.085 | | | | | | | | | | | | | | | | |
| 32486 | 0.061 | | | | | | | | | | | | | | | | |
| 32498 | 0.030 | | | | | | | | | | | | | | | | |
| 32497 | 0.687 | 9101 | 4 | 1 | 101 COLUMBIA RD | RED BULL ARENA INC | 2.655 | 0.000 | Not developable. Part of approval for Red Bulls training facility. Under construction. | | | | | | | | |
| 32498 | 1.968 | | | | | | | | | | | | | | | | |
| 32481 | 0.094 | 9101 | 5 | 1 | 103 COLUMBIA RD | RED BULL ARENA INC,ATT:GREG DOMICO | 2.740 | 0.000 | Not developable. Part of approval for Red Bulls training facility. Under construction. | | | | | | | | |
| 32496 | 0.104 | | | | | | | | | | | | | | | | |
| 32497 | 1.326 | | | | | | | | | | | | | | | | |
| 32498 | 1.084 | | | | | | | | | | | | | | | | |
| 32471 | 0.131 | | | | | | | | | | | | | | | | |
| 32483 | 0.672 | | | | | | | | | | | | | | | | |
| 32483 | 0.672 | 9101 | 8 | 15C | 1 PRESCOTT RD | TOWNSHIP OF MORRIS | 4.580 | 0.000 | Not developable. Former Honeywell site land dedicated as part of the site's redevelopment for municipal open space. | | | | | | | | |
| 32485 | 0.022 | | | | | | | | | | | | | | | | |
| 32486 | 0.050 | | | | | | | | | | | | | | | | |
| 32498 | 0.219 | | | | | | | | | | | | | | | | |
| 32459 | 2.234 | | | | | | | | | | | | | | | | |
| 32464 | 1.126 | | | | | | | | | | | | | | | | |
| 32469 | 0.081 | | | | | | | | | | | | | | | | |
| 32473 | 0.175 | | | | | | | | | | | | | | | | |
| 32467 | 0.084 | | | | | | | | | 9202 | 1 | 1 | 7 DELAWARE RD | PRIVATE OWNER | 0.084 | 0.000 | Not developable. Part of a lot improved with a single-family residence in Florham Park. |
| 32502 | 0.157 | | | | | | | | | 9401 | 6 | 15D | 21 NORMANDY HEIGHTS RD | MORRISTOWN UNITARIAN FELLOWSHIP | 1.133 | 0.000 | Not developable. Unitarian Church lands. Also, lands are part of church approval for expansion which is currently under construction. |
| 32503 | 0.976 | | | | | | | | | | | | | | | | |
| 32504 | 0.244 | 9402 | 32 | 1 | OAK PARK DR | PRIVATE OWNER | 0.244 | 0.244 | | | | | | | | | |
| 32505 | 0.188 | 9403 | 1 | 15C | CROMWELL DR | MORRIS TOWNSHIP | 0.188 | 0.188 | | | | | | | | | |
| 32506 | 1.044 | 10001 | 11 | 1 | MALCOLM ST REAR | PSCRWE LLC | 1.044 | 1.044 | | | | | | | | | |
| 32512 | 0.767 | 10001 | 18 | 1 | E HANOVER AVE | PSCRWE, LLC | 0.955 | 0.695 | 0.26 acres in floodway. | | | | | | | | |
| 32511 | 0.188 | | | | | | | | | | | | | | | | |
| 32516 | 0.032 | | | | | | | | | | | | | | | | |
| 32515 | 0.136 | | | | | | | | | | | | | | | | |
| 32513 | 0.856 | | | | | | | | | | | | | | | | |
| 32510 | 4.204 | | | | | | | | | | | | | | | | |
| 32509 | 0.176 | | | | | | | | | | | | | | | | |
| 32507 | 0.184 | | | | | | | | | | | | | | | | |
| 32516 | 0.426 | 10105 | 87 | 15C | RAILROAD - RIDGEDALE AVE | MORRISTOWN & ERIE RAILWAY,INC | 0.426 | 0.000 | Not developable. Morristown-Erie railway/railroad tracks right-of-way. | | | | | | | | |
| 32539 | 0.219 | 10401 | 1 | 15C | 161 E HANOVER AVE | MORRIS COUNTY | 0.219 | 0.000 | Not developable. Less than 25 feet in width. Narrow linear strip along parking area for improved Mennen Sports arena property. | | | | | | | | |
| 32543 | 2.691 | 10501 | 86 | 15C | REAR FARMHOUSE LN | NJ DEPT OF TRANSPORTATION | 3.737 | 3.737 | | | | | | | | | |
| 32542 | 0.226 | | | | | | | | | | | | | | | | |
| 32541 | 0.618 | | | | | | | | | | | | | | | | |
| 32540 | 0.202 | | | | | | | | | | | | | | | | |
| | | | | | | | DCA Calculations | Township Estimates | | | | | | | | | |
| Total Developable Acreage | | | | | | | 287.77 | 79.18 | | | | | | | | | |
| Land Capacity Factor | | | | | | | 5.37% | 1.50% | | | | | | | | | |
| Total Estimated Prospective Need in Units | | | | | | | 571 | 308 | | | | | | | | | |





Focused Map 5



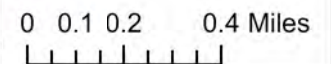
Township of Morris DCA Land Capacity Analysis Parcels

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025

- Parcel Boundaries
- DCA Developable Land

Coordinate System: NAD 1983 State Plane New Jersey FIPS 2900 US Feet





Planning & Real Estate Consultants

PAUL PHILLIPS, AICP, PP

Mr. Phillips joined the firm in 1977 and became its managing principal in 1983. In addition to his land use planning and master plan work, Mr. Phillips directs PPGLH's real estate, redevelopment and condemnation-related assignments. For over 30 years, he has served as the planning consultant to various municipal boards and governing bodies, and has also obtained approvals for hundreds of private development projects.

Mr. Phillips displays an outstanding knowledge of New Jersey zoning, redevelopment and condemnation law. He has testified on numerous occasions as an expert in New Jersey Superior Court and was the planning witness in several landmark rulings by the Appellate Division/Supreme Court. Mr. Phillips is widely recognized as one of New Jersey's prominent redevelopment planners, advising such public sector clients as Bloomfield, Fort Lee, Hoboken, Millburn, Montclair, Morristown, Netcong, Newark and Woodbridge, New Jersey. He has been a featured panelist on redevelopment issues at conferences organized by the New Jersey Chapter of the American Planning Association, New Jersey Future, the New Jersey League of Municipalities and New Jersey State Bar Association and ICLA. Mr. Phillips also regularly advises planning and zoning boards in a number of municipalities, including Morris, Millburn and Freehold Townships. He has also been very active in the affordable housing field since the advent of Mt. Laurel II and New Jersey's Fair Housing Act, having prepared affordable housing plans for numerous municipal clients. Mr. Phillips' work has won awards from the NJ Chapter of the American Planning Association, New Jersey Future, New Jersey Planning Officials and Downtown New Jersey. Mr. Phillips has a master's degree in urban planning from Hunter College.

PROFESSIONAL EXPERIENCE

Phillips Preiss Grygiel Leheny Hughes LLC
 President, 1991 - present
 Vice President, 1983 - 1991
 Senior Planner, 1977 - 1983

EDUCATION

New York University, Real Estate Institute
 Coursework in real estate \ appraisal and finance, 1979 - 1980
 Hunter College,
 Master of Urban Planning, 1977
 City College of New York,
 Bachelor of Arts in Sociology, (Magna Cum Laude), 1975

PROFESSIONAL LICENSES AND MEMBERSHIPS

American Institute of Certified Planners
 American Planning Association
 Licensed Professional Planner, State of New Jersey

PROFESSIONAL ACTIVITIES

New Jersey Chapter, American Planning Association:
 Panelist and moderator, chapter conferences
 New Jersey Future Redevelopment Forum: Panelist
 New Jersey State League of Municipalities:
 Annual Conference Panelist



ELIZABETH LEHENY, AICP, PP

Ms. Leheny joined PPGLH in March 2005. Ms. Leheny has expertise in community planning and economic development, downtown revitalization, and historic preservation. She is prime author of the Comprehensive Plan and Zoning Code revisions for the Village of Ossining, NY as well as a market and sensitivity analysis for the Village's formerly industrial waterfront area; co-author for a downtown preservation plan in Saddle River, NJ; co-author of the Township of Cranbury's Open Space and recreation plan; co-author of the open space and housing plan for Rhinebeck, NY; and is in the process of writing the Historic Preservation Element for the Borough of Saddle River, NJ. Her previous work experience includes permitting large real estate projects in Boston, MA for local, state and national review. In addition, Ms. Leheny has a wide variety of work experience in historic preservation in New York City. Her combined background in urban planning and historic preservation provides her with insight into both the economic and advocacy approaches to shaping the built environment.

PROFESSIONAL EXPERIENCE

Phillips Preiss Grygiel Leheny Hughes LLC
Principal, 2011 - present
Associate, 2007 - 2011
Planner, 2005 - 2007
Epsilon Associates, Inc.
Project Planner, 2004 - 2005
DoCoMoMo
Planner, 2001
New York Landmarks Conservancy
Planner, 2000

EDUCATION

Massachusetts Institute of Technology
Master of City Planning, 2003
Columbia University School of Architecture,
Planning and Preservation,
Master of Science in Historic Preservation, 2001
Bachelor of Arts in History, 1996

PROFESSIONAL LICENSES AND MEMBERSHIPS

American Institute of Certified Planners,
American Planning Association
Licensed Professional Planner, State of New Jersey

PROFESSIONAL ACTIVITIES

American Planning Association National Planning Conference,
Mobile Workshop Presenter, 2007