

2013

Development Activity Report



Prepared by
The Morris County
Planning Board

On the Cover

Depicted on the cover are examples of recently constructed or proposed convenience stores with vehicle fueling and national chain pharmacies. While other commercial development lagged during the economic downturn and slow recovery, the development of convenience stores, pharmacies, and banks at key locations has remained steady. Since 2004, the Morris County Planning Board has received twenty-five (25) applications for new or remodeled convenience stores and national chain pharmacies.

The pharmacy chains that have submitted development applications to the County Planning Board include CVS, Walgreens and Rite Aid. Since 2004, CVS has averaged one submittal per year for stores that are 14,000 square feet or larger. The preferred location for the national chain pharmacies is at an intersection of major roadways, such as a County road with a state highway. The buildings are typically freestanding and associated with a retail strip development or a bank. In addition to stocking health and beauty items, the larger stores have enough floor area for displaying seasonal items, groceries and dry goods. Many stores include a drive-thru. The size of the stores and the drive-thru reflect the consumer demand for convenience.

The preferred locations and development of convenience stores such as 7-Eleven, Quick Chek, and Wawa vary much more than the national chain pharmacies. The majority of the new 7-Eleven stores are located in former services bays of existing automotive service stations.

The Morris County Planning Board has received one or more Quick Chek development applications each year since 2005. The complexity of the site plans ranged from simple site improvements or renovations to new facilities. The preferred locations for the newer larger stores are at intersections with a County road and state highway or at intersections with a highly traveled local road. Four applications for new facilities included vehicle fueling stations and structures larger than 5,000-square feet with interior seating areas for eating. Wawa has one location in Morris County, which is similar to the newer Quick Chek designs and features vehicle fueling.

In today's fast paced always on-the-go society, consumers are valuing transaction speed, convenient locations, and a multitude of goods at one location in order to limit multiple stop trips. As long as market demand continues and locations are available, the development and redevelopment of convenience stores will continue in Morris County and elsewhere.

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W. Randall Bush, Esq., Attorney, First Assistant Morris County Counsel

Land Development Review Staff

Gregory Perry, P.P., Supervising Planner
Joseph Barilla, P.P., A.I.C.P., Principal Planner
Rene Axelrod, Data Control Clerk

Graphics

Gene Cass, Supervising Cartographer

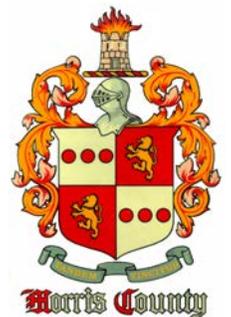


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Introduction

The New Jersey County Planning Act provides for the review and approval of many types of development applications by the County Planning Board. Most development applications that come before municipal planning boards and boards of adjustment in Morris County are forwarded to the County for review. All subdivision applications must be submitted to the County for review and approval. In addition, all site plans that front on County roads and/or have impervious areas of one acre or more must be submitted to the County for review and approval.

The Land Development Review Section of the Morris County Planning Board is responsible for reviewing all development applications, which consist of subdivision plans and site plans submitted to the Morris County Planning Board in accordance with the New Jersey County Planning Act (N.J.S.A 40:27-6.1 through 6.8). The Land Development Review Committee meets monthly to review the development applications processed by the staff. At each regularly scheduled monthly County Planning Board meeting, the full County Planning Board votes on the "Report of Actions Taken on Development Plans", which contains the recommendations of the Committee, as well as a complete summary of all development activity processed through the office each month.

Sketch

A sketch represents a conceptual layout of a subdivision or site plan. Submission of sketches, while not required by all municipalities, are helpful to the County review process by providing a preview of formal plans that are likely to be submitted in the future. They also provide an opportunity for possible design changes to be suggested before detailed engineering is undertaken.

Site Plan

A site plan is the construction drawing for the development and improvement of one lot or parcel, usually for single uses such as office, retail store or higher intensity residential. Most redevelopment projects are reviewed as site plans.

Minor Subdivision Plat

A minor subdivision plat is generally defined as having no more than three lots and does not require an extension of municipal facilities such as roads, public water or sewer services.

Preliminary Plat

A preliminary plat is a set of detailed drawings showing lot lines, road alignments, dimensions, contours, drainage systems, water lines, sanitary sewers and other details as applicable. Approval of the preliminary plat is a prelude to construction.

Final Plat

A final plat follows the preliminary plat approval and becomes a legal record of the subdivision. It is a map of the subdivision which shows the exact dimension and direction of each lot line. The approved final plat is filed at the Office of the County Clerk where it remains a permanent legal record. The lots can be sold after recording. There can be a delay of up to two or more years from the time of municipal and County approval and the actual filing of the plat at the Office of the County Clerk.

Exempt

Site plans of less than one acre of impervious area are deemed exempt from formal review if they do not front on a County road or affect County drainage structures. In Morris County, minor subdivisions, which do not front on County roads, are deemed exempt from formal review if it is determined they will not adversely affect County drainage structures.

Development Data

A combined total of 339 subdivision plats and site plans (including revisions) were submitted to the Morris County Planning Board for review in 2013. Section II of this report contains Tables I through VII, which present specific development information for Morris County's 39 municipalities. The observations and comments offered in Section I make frequent reference to the tables of Section II. Of those applications submitted, the Morris County Planning Board reviewed and issued reports on 213 applications. One hundred twenty-six applications received a cursory review but were exempt from formal County review and approval. Table 1 (Section II) provides a breakdown by municipality of the subdivision and site plans reviewed by the Morris County Planning Board.

Regarding subdivision applications submitted in 2013, the County Planning Board reviewed 19 preliminary plats and 18 final plats (including revisions) in 2013. The number of minor subdivisions (including revisions) totaled 22 for 2013. These minor subdivisions included residential, institutional, commercial and industrial uses, lot line changes and open space preservation parcels. Thirty-two (32) minor subdivisions not affecting County roads or County drainage facilities were deemed exempt from formal review. By contrast in 2012, 15 minor subdivisions were reviewed and 16 minor subdivisions were exempted from formal review. There was a 46% increase in the number of minor subdivisions reviewed by the Morris County Planning Board and a 100% increase in exempt minor subdivisions as compared with 2012.

In 2013, the County Planning Board reviewed 154 site plans (including revisions). These projects either front along County roads or consist of at least one acre of new impervious surface. Site plans for projects not fronting along County roads that do not meet the one acre of new impervious surface criteria or do not affect County bridges or drainage structures are deemed exempt from formal review. The County Planning Board received 94 site plans that were exempt from review. This was an increase of 84% over the amount of exempt site plans received in 2012.

A significant portion of the development applications submitted to the Morris County Planning Board consists of submissions of revised drawings in response to municipal and county reviews. Often, development applications continue into the following year. Table III (Section II) provides information on those development applications continued from prior calendar years. Those development applications are only counted as new subdivision plats and site plans in the year they were first submitted to the Morris County Planning Board.

By analyzing both new and revised development applications, trends in development activity can be better determined. The strength of the economy can be directly correlated to the number of submissions. Generally, when the economy is in an upswing, there is an increase in submissions. In addition, as a precursor to an upswing in the economy, there is also an increase in the number of revised submissions. This was evident in 2013 because the Morris County Planning Board received an increase in submissions by 45% as compared to 2012.

Table III (Section II) shows six (6) revised preliminary subdivision plats (residential and non-residential) totaling 244 building lots were resubmitted from previous calendar years. Ten (10) revised residential site plans totaling 1,373 units were resubmitted in 2013. In addition, 50 revised site plans for non-residential development totaling 1,008,611 square feet of floor area were resubmitted in 2013. The overall number of revised submissions increased 22% in 2013 as compared to 2012.

DEVELOPMENT TRENDS

Single Family Housing Subdivisions

After final subdivision approval, final plats are filed at the Office of the County Clerk where the property descriptions become a permanent legal record. The lots can be sold after recording. There can be a delay of up to two or more years from the time of municipal and County approval and the actual filing of the plat at the Office of the County Clerk.

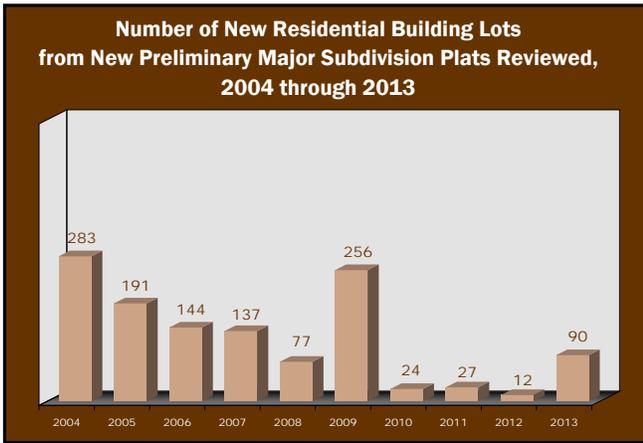


Chart A

Residential activity increased in 2013. New development activity for the year is presented in Table II (Section II). The County Planning Board received thirteen (13) new preliminary subdivision plats for 101 lots (residential and commercial) compared to three (3) new preliminary plats for 12 lots submitted in 2012. This low number of new preliminary subdivision plats is primarily due to the ongoing recovery from the Great Recession along with the scarcity of developable property. (See Chart A.)

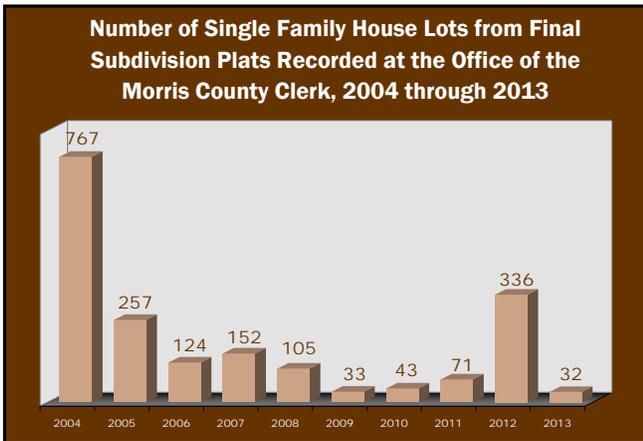


Chart B

Table IV (Section II) provides a five-year record of final plats recorded for each municipality. During 2013, 32 lots were filed at the Office of the County Clerk. (See Chart B.) These projects were small residential subdivisions that occurred as infill development in established neighborhoods and subdivisions for open space preservation purposes.

Table V (Section II) lists the preliminary residential subdivisions reviewed and approved in 2013. The “Frelinghuysen” subdivision in Harding contributed the largest number of lots (6). Boonton Township, Town of Dover, Harding Township and Morris Township each contributed a four (4)

lot subdivision while Hanover Township contributed a five (5) lot subdivision. Due to the scarcity of land large enough to support tract development, it is anticipated that the number of lots created by minor subdivisions (including exempt minor subdivisions) will surpass the number generated by major subdivisions in the near future.

Attached and Multi-Family Housing Site Plans

Twenty-three (23) site plans for apartments, townhouses, and age-restricted adult housing were submitted to the County Planning Board for review in 2013. Table II (Section II) shows that thirteen (13) new residential site plans for 1,055 dwelling units were submitted during 2013 compared to six new residential site plans for 277 dwelling units submitted in 2012. There was an approximate increase of 380% in the number of proposed units as compared with 2012. Chart C depicts the ten years of historical data on the amount of units contained in the new multi-family site plan submittals.

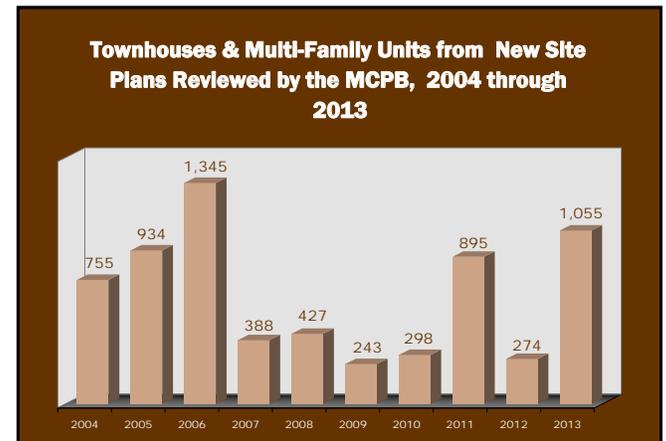


Chart C

Current consumer trends favor rental units more than condo/ownership units in multi-family buildings. The County Planning Board expects continued growth in this market due to the continued fallout from the housing mortgage crisis and scarcity of developable land for major single-family subdivisions. Redevelopment of vacant and underutilized nonresidential properties and older housing stock into multifamily housing is a trend that will continue based on market conditions and consumer preferences. Several of these projects are depicted on Map 1 and listed in Exhibit 1.

Of the thirteen new residential site plans reviewed by the Morris County Planning Board,

five were sizeable projects containing 100 or more units. The projects are located in the Township of Randolph (Brightview Randolph, Kensington Square), Township of Denville (Estling Village), Borough of Mt. Arlington (Fieldstone at Mt. Arlington) and the Town of Boonton (Avalon Bay Boonton). Cumulatively, these projects will contribute 980 housing units to Morris County.

In 2013, the Morris County Planning Board did not receive any age-restricted adult (55 and older) housing applications and just one application for an assisted living facilities or skilled nursing facilities. The Brightview Randolph application proposed the construction of a four story building with 125 residential units for assisted and/or independent living. There may be another increase in housing directed at the rapidly maturing population in Morris County to accommodate the aging of the baby boom generation.

Commercial, Industrial, and Office Site Plans

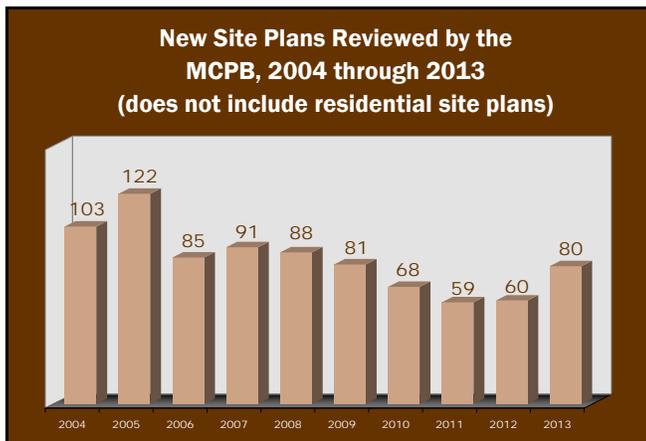


Chart D

Non-residential site plans submitted to the Morris County Planning Board can range from small building additions with a minimal amount of new floor area to new office buildings, regional retail facilities, and industrial warehouses with several hundred thousand square feet or more of floor area. Industrial site plans, as a rule, provide larger buildings than do commercial or office site plans, especially those that include warehouse facilities. As is shown in Table II Section II and also Chart D, the Morris County Planning Board received 80 new non-residential site plans in 2013. This was a 33% increase from the 60 new non-residential site plans received in 2012. The total floor

area from new non-residential site plans (Table II Section II) in 2013 is 1,301,519 square feet. The amount of new floor area from non-residential site plans increased by approximately 5% from the level recorded in 2012 as depicted in Chart E.

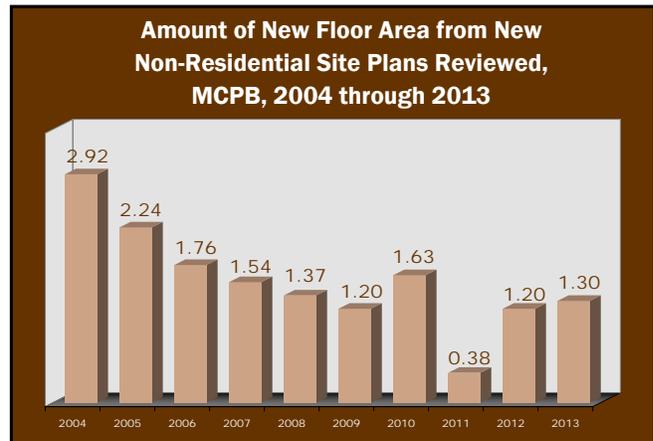


Chart E

Table VII (Section II) provides a list of the more significant non-residential site plans with new floor area. Only site plans of 50,000 square feet and greater are included in Table VII. The Fratelli Beretta facility in Mt. Olive Township contributed the largest amount of square footage with 182,440 square feet. This project is located within the International Trade Zone. The current economy and relatively high vacancy rate of existing commercial and retail buildings has continued to limit the number of projects greater than 50,000 sq. ft.

Of the projects listed in Table VII, 60% are redevelopment sites or expansions of existing facilities. Due to the scarcity of developable land, redevelopment of existing commercial/industrial sites will most likely outnumber new non-residential development on green fields in the near future. Future growth in this sector will depend on financial markets recovering to fund new projects; the availability of developable and redevelopable property; and, more importantly, a reduction in the supply of vacant office and industrial space.

Morris County leads the northern New Jersey office market with 29,523,052 square feet of office space (Cushman & Wakefield, Marketbeat Office Snapshot, Northern New Jersey, Q4 2013). For 2013, the overall vacancy rate for office space fluctuated between 26.4% and 28.7%. Between the fourth quarter of 2012 and the fourth quarter of 2013, the vacancy rate for all classes of office space increased by 4.9%. The overall vacancy rate is not expected to increase in 2014. The uptick in leasing activity observed in 2014 to date suggests renewed

interest in the office space in Morris County.

Morris County ranks sixth in total square feet of industrial space in the northern and central New Jersey industrial markets with 42,889,321 square feet of industrial space (Cushman & Wakefield, Marketbeat Industrial Snapshot, Northern New Jersey, Q4 2013). The overall vacancy rate for industrial space was 10.4%. Since the fourth quarter of 2012, the overall vacancy rate for Morris County decreased by approximately 3%. This resulted in approximately 1.2 million square feet of vacant industrial space being leased or reoccupied.

As stated in previous Development Activity Reports, given the highly educated workforce residing in Morris County and global competition, the likelihood of traditional manufacturing and industrial uses reoccupying all the vacant industrial space is unlikely. The current trend to convert former industrial properties into a non-industrial use (retail, commercial, multi-family housing etc.) will most likely continue. This is demonstrated in Map 1 and Exhibit 1. The loss of industrial properties is not unique to Morris County, which reflects the national loss of the manufacturing sector. The location and desirability of Morris County have enabled the successful redevelopment of these sites into other uses.

Such redevelopment is evident along the East Hanover Avenue corridor in Hanover Township and Morris Township. Phase I of the Hanover at Horsehill project (ShopRite) is complete. The 80,000-sf supermarket is in operation and all site improvements have been installed. Initial site preparation has begun on the Hanover Crossroads (former Berlex site) project. Hanover Crossroads includes a 130,000 square foot Lowe's home improvement store and a Quick Chek convenience store with vehicle fueling. The County Planning Board is currently reviewing this project.

On the Morris Township side of East Hanover Avenue, the County Planning Board is currently reviewing an application for a Camp Bow Wow (dog boarding and daycare) and a masonry supply business on a 2.25 acre property. The site, which has been unoccupied for a number of years, formerly housed a church among other non-residential uses. Also in Morris Township, the Morris County Planning Board reviewed and approved an application to convert the former Casterline Lumber site (1.25 acre property) into a NAPA auto parts store and a U-Haul rental facility.

In the summer of 2013, Colgate-Palmolive an-

nounced that its manufacturing facility (formerly Mennen Company) on East Hanover Avenue in Morris Township would be closing in 2016. The site is located across from the new ShopRite. Morris County Planning Board staff anticipates that the property will be rezoned to support a mixed use of commercial and multi-family housing.

The redevelopment of the first two phases of the former Alcatel/Lucent property on Whippany Road in Hanover Township is complete and 845,000 square feet of office space is now occupied by Bayer Healthcare. Hanover Township is currently planning for the remaining 101 acres of the site which contained a large parking lot.

CONCLUSION

The 45% increase in submissions to the Morris County Planning Board in 2013 signals the beginning of a recovery from the Great Recession. As indicated in the tables, positive gains were made in all categories of development. The decrease in the industrial vacancy rate is also a very positive sign of economic recovery. The office vacancy rate is expected to stabilize and possibly decrease by year's end due to the interest generated by the pharmaceutical and insurance industry in Morris County.

Multi-family residential projects have also shown a significant increase between 2012 and 2013. These projects will create both short term and long term jobs and help expand the taxable bases for the municipalities and the County. The County Planning Board staff would like to reiterate that the proposed multifamily development will further spur development and redevelopment of both residential and nonresidential sites throughout the county. Redevelopment of vacant and underutilized nonresidential properties and older housing stock into multifamily housing is a trend that will continue as the economy continues to strengthen and the market demand increases.

Developers and municipalities must gauge demand carefully to ensure that the market for apartments, especially those targeted at higher income households, is not over-built. Morris County is still experiencing the fall-out of the boom of the 1980's with an overabundance of now aging and outdated corporate office buildings. When office demand dropped, construction began on retail strip centers which are also experiencing vacancies. As shown on Map 1 and Exhibit 1, there are thirty one (31) developments in concept, plan review, under construction or constructed with a total of 7,207 units in Morris County. Although demand for this housing is being fueled by millennials, empty-nesters, and others who prefer renting over ownership, municipalities should determine if this type of housing is a good fit in the community. Ideally, higher density housing should be located in an area served by mass transit and within walking/biking distance of shopping, services, recreation and other social amenities desired by these residents.

Map 1 Proposed and Reviewed Multi-Family Rental Projects

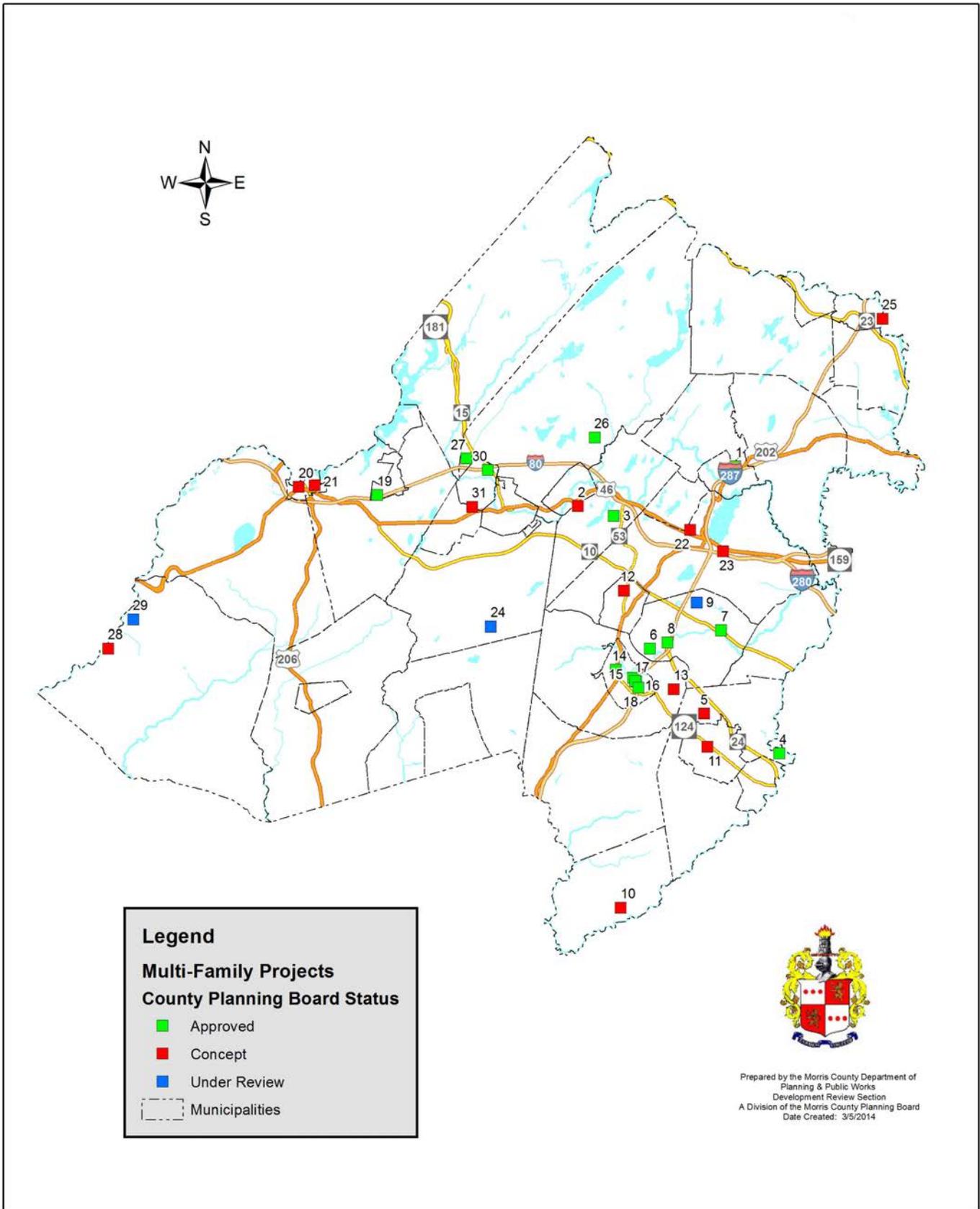


Exhibit 1

Proposed and Reviewed Multi-Family Projects

Project Number	Project Name	Unit Amount	Municipality	Prior Land Use	County Planning Board Status
1	Drew Chemical/ Avalon Boonton	350	Boonton	Commercial/Industrial	Approved
2	Avalon Bay Denville	300	Denville	Vacant Undeveloped	Concept
3	Estling Village	100	Denville	Industrial	Approved
4	Sun Valley Plaza	140	Florham Park	Multi-Family Residential	Approved
5	Green at Florham Park	425	Florham Park	Commercial	Concept
6	MBI	78	Hanover	Industrial/Vacant Undeveloped	Approved
7	Whippany Village	46	Hanover	Residential/Commercial/Retail	Approved
8	Cedar Knolls Mews	140	Hanover	Industrial	Approved
9	Laurel Estates	16	Hanover	Industrial	Under Review
10	Greenhill	228	Long Hill	Vacant Undeveloped	Concept
11	Green Village Rd School	100	Madison	School	Concept
12	Old Pfizer Rt 53 Tract	800	Morris Plains	Commercial/Flex Use	Concept
13	Honeywell	235	Morris Township	Commercial	Concept
14	Speedwell Ave Redevelopment Phase 1	268	Morristown	Residential/Industrial/Multi-Family Residential	Approved
15	Ridgedale Commons	23	Morristown	Vacant Undeveloped	Approved
16	Mountain Center Realty	37	Morristown	Vacant Commercial	Approved
17	Morris Street Redevelopment	38	Morristown	Industrial	Approved
18	Franklin Village	52	Morristown	Residential	Approved
19	Fieldstone Mt. Arlington	300	Mt. Arlington	Vacant Undeveloped	Approved
20	Netcong Station	200	Netcong	Commercial/Industrial/Residential	Concept
21	Netcong Stoll St Redevelopment	153	Netcong	Commercial/Industrial	Concept
22	*Whole Foods/Waterview	530	Parsippany-Troy Hills	Vacant Undeveloped	Concept
23	Oak Lake Plaza	100	Parsippany-Troy Hills	Commercial	Concept
24	Kensington Square	105	Randolph	Vacant	Under Review
25	Alexan Riverwalk North	212	Riverdale	Flex-Use/Commercial	Concept
26	Morris Commons	300	Rockaway Township	Vacant Undeveloped	Approved
27	Pondview	1050	Rockaway Township	Vacant Undeveloped	Approved
28	USR Optonix	208	Washington Township	Industrial	Concept
29	Greenbriar Riverview	360	Washington Township	Vacant	Under Review
30	Avalon Bay Wharton	248	Wharton	Vacant Undeveloped	Approved
31	Wharton Woods	66	Wharton	Vacant	Concept

Project Totals:Concept	3,557
Under Review	481
Approved	3,170
	<hr/>
	7,208

* Project did not receive rezoning

Table I

2013 Number of Plats Reviewed Morris County Planning Board

Municipality	Preliminary Major Subdivision	Final Subdivision	Minor Subdivision	Site Plan	Exempt Minor Subdivision	Exempt Site Plan
	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)		
Boonton	-	-	-	4/3/7	-	-
Boonton Twp.	1/0/1	1/0/1	1/0/1	0	1	1
Butler	-	0	1/0/1	1/0/1	-	-
Chatham	-	-	-	-	1	2
Chatham Twp.	-	-	1/1/2	4/1/5	-	2
Chester	-	-	-	1/1/2	-	1
Chester Twp.	-	-	-	-	1	2
Denville	-	-	-	1/2/3	1	1
Dover	2/0/2	2/0/2	-	6/4/10	2	2
East Hanover	-	-	-	3/1/4	-	1
Florham Park	4/0/4	4/0/4	0/1/1	4/4/8	-	1
Hanover	0/1/1	0/1/1	1/1/2	5/2/7	1	8
Harding	2/1/3	2/1/3	2/0/2	-	-	2
Jefferson	-	-	-	-	-	2
Kinnelon	-	-	-	0/1/1	-	-
Lincoln Park	-	-	2/0/2	0/1/1	-	3
Long Hill	-	-	-	2/0/2	-	10
Madison	-	-	-	3/3/6	4	1
Mendham	-	-	1/0/1	4/0/4	1	1
Mendham Twp.	-	-	-	-	-	2
Mine Hill	0/1/1	0/1/1	-	-	-	1
Montville	1/1/2	1/1/2	-	6/8/14	4	4
Morris Twp.	1/0/1	1/0/1	2/1/3	8/2/10	2	4
Morris Plains	-	-	-	1/1/2	4	3
Morristown	1/0/1	-	2/0/2	5/3/8	3	7
Mountain Lakes	-	-	2/0/2	-	-	-
Mt. Arlington	-	-	-	2/1/3	-	-
Mt. Olive	0/1/1	1/1/2	-	3/2/5	1	4
Netcong	-	-	-	-	-	-
Par-Troy	1/0/1	-	1/0/1	5/3/8	1	8
Pequannock	-	-	-	1/1/2	2	-
Randolph	-	-	1/0/1	13/4/17	1	8
Riverdale	-	-	-	-	-	-
Rockaway	-	-	-	-	1	2
Rockaway Twp.	0/1/1	0/1/1	-	5/5/10	1	1
Roxbury	-	-	1/0/1	3/4/7	-	7
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	2/2/4	-	3
Wharton	-	-	-	0/1/1	-	-
Total	13/6/19	12/6/18	18/4/22	93/60/153	32	94

New Submissions = 137
 Revised Submissions = 76
 Exempt Submissions = 126
 Total Submissions = 339

Minor subdivision plats and site plans not fronting on County Roads are reviewed and exempted if they do not affect County facilities.

Table II

2013 New Submissions, Morris County Planning Board

Municipality	Subdivisions (1) Residential (Plats/Lots)	Subdivisions (1) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (2) Non Residential (Plans/Sq.Ft.)
Boonton	-	-	1/350	3/0
Boonton Twp.	1/4	-	-	-
Butler	-	-	-	1/12,935
Chatham	-	-	-	1/0
Chatham Twp.	-	-	1/1	3/0
Chester	-	-	-	1/0
Chester Twp.	-	-	-	-
Denville	-	-	1/100	1/0
Dover	2/6	-	1/6	5/0
East Hanover	-	-	-	3/18,383
Florham Park	1/2	3/8	-	4/7,680
Hanover	-	-	1/16	4/368,294
Harding	2/10	-	-	-
Jefferson	-	-	-	-
Kinnelon	-	-	-	-
Lincoln Park	-	-	-	-
Long Hill	-	-	-	2/13,144
Madison	-	-	1/21	2/0
Mendham	-	-	-	4/0
Mendham Twp.	-	-	-	-
Mine Hill	-	-	-	-
Montville	-	1/3	-	6/78,835
Morris Twp.	1/4	-	-	8/3,900
Morris Plains	-	-	-	1/0
Morristown	1/10	-	2/75	3/21,638
Mountain Lakes	-	-	-	-
Mt. Arlington	-	-	1/300	1/0
Mt. Olive	-	-	-	3/391,393
Netcong	-	-	-	-
Par-Troy	1/54	-	1/52	4/113,327
Pequannock	-	-	-	1/0
Randolph	-	-	2/230	11/135,745
Riverdale	-	-	-	-
Rockaway	-	-	-	-
Rockaway Twp.	-	-	-	5/36,245
Roxbury	-	-	1/4	2/100,000
Victory Gardens	-	-	-	-
Washington	-	-	1/0	1/0
Wharton	-	-	-	-
Total	9/90	4/11	14/1,155	80/1,301,519

Table III

2013, Revised Submissions, Morris County Planning Board

Municipality	Subdivisions (1) Residential (Plats/Lots)	Subdivisions (1) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (2) Non Residential (Plans/Sq.Ft.)
Boonton	-	-	1/350	2/1,058
Boonton Twp.	-	-	-	-
Butler	-	-	-	-
Chatham	-	-	-	-
Chatham Twp.	-	-	-	1/0
Chester	-	-	-	1/7,136
Chester Twp.	-	-	-	-
Denville	-	-	1/100	1/0
Dover	-	-	-	4/0
East Hanover	-	-	-	1/5,700
Florham Park	-	-	-	4/134,144
Hanover	1/5	-	-	2/181,271
Harding	1/4	-	-	-
Jefferson	-	-	-	-
Kinnelon	-	-	-	1/10,000
Lincoln Park	-	-	-	1/0
Long Hill	-	-	-	-
Madison	-	-	1/21	2/0
Mendham	-	-	-	-
Mendham Twp.	-	-	-	-
Mine Hill	-	1/4	-	-
Montville	-	1/3	-	8/90,670
Morris Twp.	-	-	-	2/25,256
Morris Plains	-	-	-	1/0
Morristown	-	-	1/37	2/6,738
Mountain Lakes	-	-	-	-
Mt. Arlington	-	-	1/300	-
Mt. Olive	1/276	-	-	2/208,953
Netcong	-	-	-	-
Par-Troy	-	-	-	3/71,038
Pequannock	-	-	-	1/123,882
Randolph	-	-	1/125	3/0
Riverdale	-	-	-	-
Rockaway	-	-	-	-
Rockaway Twp.	1/2	-	3/440	2/2,500
Roxbury	-	-	-	4/139,265
Victory Gardens	-	-	-	-
Washington	-	-	1/0	1/0
Wharton	-	-	-	1/0
Total	4/287	2/7	10/1,373	50/1,008,611

(1) Major subdivisions (Preliminary Plats)

(2) Includes some site plans for building additions or renovations where no new floor area is being added.

Table IV

2009-2013 Number of Single Family House Lots from Major Subdivisions Recorded at the Office of the Morris County Clerk

Municipality	2009	2010	2011	2012	2013	5 Year Total
Boonton	7	2	-	-	-	9
Boonton Twp.	-	1	2	-	11	14
Butler	3	-	-	-	-	3
Chatham	-	-	-	-	-	-
Chatham Twp.	-	-	-	7	-	7
Chester	-	-	-	-	-	-
Chester Twp.	-	-	-	-	-	-
Denville	3	-	29	-	-	32
Dover	-	-	-	-	2	2
East Hanover	-	-	-	-	2	2
Florham Park	-	-	-	-	10	10
Hanover	5	3	23	-	-	31
Harding	-	13	-	9	-	22
Jefferson	-	-	-	-	-	-
Kinnelon	-	-	-	-	-	-
Lincoln Park	-	-	-	-	-	-
Long Hill	6	-	-	-	-	6
Madison	-	-	-	-	-	-
Mendham	-	-	-	-	-	-
Mendham Twp.	-	3	-	3	-	6
Mine Hill	-	-	-	-	-	-
Montville	7	6	-	-	-	13
Morris Twp.	-	4	-	-	-	4
Morris Plains	-	-	-	-	-	-
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	-	-	-	-	-
Mt. Olive	-	-	-	276	2	278
Netcong	-	-	-	-	-	-
Par-Troy	2	7	-	16	-	25
Pequannock	-	3	-	-	-	3
Randolph	-	-	17	25	-	42
Riverdale	-	-	-	-	-	-
Rockaway	-	-	-	-	-	-
Rockaway Twp.	-	-	-	-	-	-
Roxbury	-	-	-	-	5	5
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	-	-	-
Wharton	-	-	-	-	-	-
Total	33	42	71	336	32	514

Table V

2013 Preliminary Single Family Residential Subdivision Plats Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Number of Lots
Boonton Township	Penny Lane	Penny Lane	4
Dover	Chaplin Homes	Harding Avenue	2
Dover	Rich Subdivision	Hillside Avenue	4
Florham Park	Calvary Presbyterian Church	Ridgedale Avenue	2
Florham Park	RJN Contracting	Riverside Drive	2
Hanover	Irene Estates	Whippany Road	5
Harding	Frelinghuysen	Sand Spring Lane	6
Harding	Harding Holdings PM, LLC	Mt Kemble Avenue	4
Morris Township	Braemar at Morris	Valley View Street	4

Table VI

2013 Proposed Townhouse & Multi-Family Site Plans of 20 Units or More Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Number of Units
Boonton	Avalon Bay Boonton	Wooton Street	350
Denville	Estling Village	Estling Lake Road	100
Madison	39 Green Village Road	Green Village Road	21
Morristown	Morris Street Redevelopment	Morris Street	38
Morristown	Mountain Center Realty	Ford Avenue	37
Mt. Arlington	Fieldstone at Mt. Arlington	Valley Road	300
Parsippany	Forge Pond Luxury Townhomes	Smith Road	52
Randolph	Brightview Randolph	Quaker Church Road	125
Randolph	Kensington Square at Randolph	Brookside Road	105
Rockaway Township	Morris Commons	Green Pond Road	300
Rockaway Township	Village at Rockaway	Green Pond Road	140

Table VII

2013 Commercial, Industrial and Office Site Plans
 With 50,000 Sq. Ft. or More of New Floor Area
 Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Land Use	New Sq. Ft.
Florham Park	The Green at Florham Park	Park Avenue	Office	102,595
Hanover	Hanover Crossroads	East Hanover Ave	Commercial	172,621
Hanover	Wegmans	Sylvan Way	Commercial	170,550
Montville	Pinto Business Park	River Road	Industrial	55,760
Mt Olive	Fratelli Beretta	Clark Drive	Industrial	182,440
Mt Olive	Siemens Healthcare	Flanders-Bartley Road	Industrial	162,861
Parsippany	Net Access	Webro Road	Industrial	75,118
Pequannock	Chilton Memorial Hospital	West Parkway	Hospital	123,882
Randolph	The Shoppes at Randolph	Quaker Church Road	Commercial	80,560
Roxbury	KPM Warehouse	Lenel Road	Industrial	100,000