

2008 Development Activity Report



Prepared by the
Morris County Planning Board

On the Cover

The Green at Florham Park is a 268-acre master planned development located on the site of the former ExxonMobil Research Center on Park Avenue in Florham Park, NJ. The site is owned by a joint venture partnership of **The Gale Company** and the **Rockefeller Group Development Corporation**.

The commercial component of the master plan encompasses 830,000 square feet of Class A corporate office space in four to six buildings ranging in size from 100,000 to 170,000 square feet and a 250-room hotel with a 75,000 square foot health club component. This +/- 100-acre portion of the site will be situated at the front door of the project, accessible immediately upon entering the campus from the existing signalized entrance point off of Park Avenue.

Further enhancing the unsurpassed quality of the office environment is the inspiring detail and design of **Kohn Pedersen Fox**, the world renowned international master planning and architectural design firm. The 400 person firm has won countless design awards throughout the world and brings its innovative, creative and unique design perspectives to **The Green at Florham Park**. Furthermore, KPF's leading edge initiatives on LEED certification and sustainable design principles will place **The Green at Florham Park** at the forefront of the 21st century work environment and socially responsible method of office building development.

Additionally, **The Green at Florham Park** will incorporate two other dynamic and exciting components as part of the master plan. The first is a 27-acre site that is the home of the **New York Jets Football Team's Headquarters** and **Atlantic Health Jets Training Center**. The 120,000 square foot state of the art training, teaching, and medical facility, contains corporate offices, training rooms, locker rooms, media facilities and a full size indoor practice field and four outdoor practice fields.

The second exciting element of the master plan is a 425 unit active adult residential community, to be developed by The **K. Hovnanian Companies** on a hundred acres at the eastern most portion of the site. This magnificent community will become **K. Hovnanian's** flagship development as it will contain all of the first class design, architectural and amenity package features one would anticipate in servicing the local demographics.

Construction on the first office building, the hotel and the Sports Institute is anticipated to commence in 2009 with delivery in 2010. Additional office buildings are expected to be phased for delivery in subsequent years.

Upon completion, anticipated to be in 2013, **The Green at Florham Park** will represent the highest quality, master planned, multi-use environment ever created in the northern New Jersey market place.

SOURCE:
http://www.thegreenatflorhampark.com/overview_project_summary.html

2009

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Section I

Introduction

Most development applications that come before municipal planning boards and boards of adjustment in Morris County are forwarded to the County for review.

The New Jersey County Planning Act provides for the review and approval of many types of development applications by the County Planning Board. All subdivision applications must also be submitted to the County for review and approval. In Morris County, minor subdivisions, which do not front on County roads, are deemed exempt from formal review. In addition, all site plans which front on County roads and/or have impervious areas of one acre or more must also be submitted to the County for review and approval. 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.

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.

Preliminary Plat

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.

Minor Subdivision Plat

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

Site Plan

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

General Trends

Of the 435 subdivision and site plan applications (including revisions) submitted to the Morris County Planning Board, 279 were reviewed for the first time which is slightly lower than the 308 reviews processed in 2007. New submissions over a period of years is a good indicator of growth or decline in development. After two years of growth starting in 2002, there has been a slow decline (despite fluctuations in the economy) in new development applications from 2004 to 2008. Except for the Bear Rock, Phase V (1 lot) preliminary plat from Montville Township, no other preliminary plats for subdivisions were submitted to the Morris County Planning Board for land in the N.J. Highlands Preservation Area. Preliminary plats for subdivisions which received municipal approval prior to March 29, 2004 or exempted by the New Jersey Department of Environmental Protection continued to provide building lots for the Highlands Preservation Area's housing market. Before the enactment of the Highlands Water Protection and Planning Act on March 29, 2004, municipalities in the Highlands Preservation Area had contributed the largest portion of approved residential units over the prior ten years. The absence of new residential subdivision development in the Highlands Preservation Area, the diminishing supply of approved lots, and the severe downturn in the housing market, all contributed to a record low number of 105 recorded lots at the Office of the Morris County Clerk. With regard to minor subdivision activity, it was minimal throughout the Highlands Preservation Area. Also, new site plan activity decreased substantially from the year before. According to Highlands Applicability Determination Applications (HAD) provided to the Morris County Planning Board for 2008, a total of 52 HAD applications were filed with the New Jersey Department of Environmental Protection (NJDEP) for twelve municipalities in the Highlands Preservation Area. For each HAD application, an interpretation was requested from NJDEP to determine whether a project was (1) exempt (2) not a major highlands development; (3) an



unregulated activity and/or consistent with the current waste water quality management plan (WQMP). Of the twelve municipalities within the Highlands Preservation Area, the top three municipalities with a significant number of HAD applications were the Borough of Kinnelon (13 applications), Jefferson Township (12 applications), and Mount Olive Township (10 applications). These HAD applications are on file at the Morris County Planning Board office which records the number of applications made to NJDEP and the determination requested by each applicant. For the year 2008, overall development activity within the Highlands Preservation Area has been minimal. With the Highlands Regional Master Plan in place (effective date September 5, 2008), the impact of its environmental restrictions on future development activity in the Highlands Preservation Area can only be assumed until a more discernable development trend can be identified in the coming year(s). Map C (Section II) highlights the New Jersey Highlands Preservation and Planning

Areas within Morris County. It should be noted that there are seven municipalities in Morris County that are not in the New Jersey Highlands region.

New residential subdivisions submitted from municipalities within the Highlands Planning Area since

2004 have been predominantly small in size. In 2008, subdivisions were all under 15 lots and most occurred as infill development in established neighborhoods. In these areas, an oversized lot or combination of lots with dwellings became a target for redevelopment. Developers razed most of the dwellings and usually constructed short cul-de-sac roads for site access. There was a noticeable drop in submission of minor subdivisions from the year before. In the multi-family housing sector which includes apartments, townhouses, age restricted and senior and assisted living housing, there was a 9% increase in the number of dwelling units proposed from the prior year. The Cedar Knolls Mews apartment complex and the Sunrise at Hanover senior housing project in Hanover Township, and the Paragon Park townhouse development in Morris Township accounted for the greatest number of those 427 dwelling units. Beginning in 2004, multi-family residential development improved steadily until 2006 fueled by growth in age-restricted and townhouse developments. A weakening housing market in 2007 resulted in a 71%



drop of proposed multi-family dwellings from the year before. Any further improvement in this housing sector will be gradual as the housing market works its way out of a recession.

New non-residential development which includes office, commercial, industrial and institutional uses was sluggish in 2008. The amount of floor area from new non-residential site plans has declined steadily from a high of 3.14 million square feet in 2003 to the current level of 1.37 million square feet which approaches the 2001 recession level of 1.33 million square feet. Future growth in the sectors will depend on financial markets recovering enough to finance new projects. Also, it will depend on the availability of vacant land and other commercial and industrial properties with redevelopment potential.

In 2007, existing office/commercial/industrial parks were targeted for more infill development. Vacant lots, subdivided lots and redevelopment of old building sites were earmarked for large (flex) office/warehouse buildings, office buildings and a training facility for the Red Bulls professional soccer team. This trend of new development continued in 2008 but at a much slower pace. A large office/assembly/warehouse building was proposed in the International Trade Zone and another one in the Foreign Trade Zone of Mt. Olive Township. Also, an additional office building was proposed for the Ivy Corporate Park in Parsippany-Troy Hills Township.

It is anticipated that the Green at Florham Park Planned Unit Development (PUD) approved for the former 268 acre Exxon Mobil Research Center on Park Avenue in the Borough of Florham Park will showcase economic growth in Morris County. The newly completed athletic training facility and executive offices for the New York Jets is one component of the initial phase (north

side) represented on the cover of this report. Other large commercial and industrial sites with redevelopment potential are expected to foster economic growth in the coming years. Another trend to watch is the pro-active approach of built-up communities to revitalize their town centers and/or business districts for business retention and employment opportunities. For example, East Hanover Township submitted streetscape improvement plans for Randolph Avenue within their B-1 Neighborhood Business District. Streetscape improvements include the installation of street lighting, granite block curbs, sidewalks, crosswalks, parking upgrades/reconfiguration and landscaping between McKinley Avenue and Kimble Place. On a larger scale, the Hanover Township Committee created the Whippany Center Zone (approximately 10 acres) along Route 10 and Troy Hills Road in response to Whippany Village, LLC's redevelopment concept plan for Whippany Village, Phase I to revitalize a blighted area consisting mostly of vacant residential and commercial properties. The stated purpose of the zone is to "encourage redevelopment of a limited area with traditional small-to-medium-scale retail sales, offices and other commercial uses that provide goods and services to the Township and to a lesser extent, adjacent municipalities." An affordable housing option is stipulated. The Village concept plan presented features a phased mixed use development and an affordable housing component. The project will avoid a highway strip pattern or appearance.

On a more grand scale, the Town of Morristown featured in the 2007 Development Activity Report has a pro-active on-going redevelopment program. The construction of the Morristown Transit Village at Morristown Station and the Epstein's Rehabilitation Area are two projects that have moved ahead steadily in



2008. Conversely, the recession appears to have stalled similar medium and large scale redevelopment projects throughout the county.

Also, developers continue to up-grade existing shopping centers to gain a competitive edge. For example, Klein Florham Park, LLC submitted plans to upgrade and expand the Florham Park Plaza in the Borough of Florham Park business district. Proposed improvements include demolition of an automobile service station, additional retail stores, relocation and addition of curbing to facilitate better site access and internal circulation for traffic safety and pedestrian sidewalks, lighting and landscaping to enhance the streetscape. Similar upgrades and redevelopment of Florham Park's other shopping centers within the business district have occurred over a period of several years.

Unlike the previous three years, no school site plans for building additions and renovations were submitted to the Morris County Planning Board.

Another trend to watch involves non-profit religious organizations finding suitable locations to relocate within Morris County. In 2007, two vacant office/warehouse sites were converted into places of worship (Yogi Divine Society of New Jersey, Islamic Center of Morris County). In 2008, the Church of God of Prophecy submitted plans to convert a Masonic Lodge into a church on South Main Street in the Borough of Wharton. In Randolph Township, the Chabad of Randolph presented plans to convert an existing home on West Hanover Avenue into a place of worship. On a much larger scale, Iglesia Evangelica Hispana, Inc. submitted plans for a new 18,940 sq. ft. church within the I-General Industrial Zone on South Jefferson Road in Hanover Township. The 3.86 acre site was previously occupied with commercial and industrial buildings. In Parsippany-Troy

Hills Township, Iskcon of New Jersey, Inc. assembled two residential lots for their Hindu Temple. The temple will be a three-story structure with 156 parking spaces on a 3.26 acre site within the O-1 Office Professional District at the intersection of Troy and Baldwin Roads.

More development data in support of these general trends are presented in subsequent sections of this report.

Development Data

The Land Development Review Section of the Morris County Planning Board is staffed by three planners and one data control clerk. The office handles all development applications which consist of subdivision plans and site plans submitted to the Morris County Planning Board for review and approval.

The Land Development Review Committee meets at least once a month, depending on the volume of applications, to review the development applications processed by the staff. At each regularly scheduled monthly County Planning Board meeting, the full Board votes on the "Report of Actions Taken on Development Plans" which contains recommendations of the Committee as well as a complete summary of all development activity processed through the office each month.

A combined total of 435 subdivision plats and site plans (including revisions) were submitted to the Morris County Planning Board for review in 2008. Of those applications submitted, 279 were reviewed and reports issued to the applicants through their respective municipal planning boards and boards of adjustment. Another 156 applications received cursory review but were exempt from formal County review and approval.

Revised Submissions

As a result of municipal and county planning review, many development applications are revised and re-submitted one or more times. By counting only new development applications, and not those that are revised, one can get an indication of either growth or decline in development from year to year.



Section II of this report contains Tables I through VIII which present specific development information for Morris County's 39 municipalities. Charts A through G within Section I are based on those tables and show development activity for 2008 in contrast with the previous nine years. The observations and comments offered in Section I make frequent reference to the tables of Section II as well as the charts contained herein.

A significant portion of the development applications submitted to the Morris County Planning Board consist of resubmissions of revised drawings in response to municipal and county reviews. Often, development applications will continue into the following year. Table III (Section II) provides information on those development applications continued from the prior calendar year(s). 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 for review. The date when development will actually occur is difficult to predict since economic and market conditions will vary the outcome.

Table III, (Section II) shows that 19 revised preliminary subdivision plats (residential and non-residential) were submitted from the prior calendar year(s) for 358 building lots. Seven (7) revised residential site plans for 1,144 units were resubmitted in 2008. Also, 49 revised site plans for non-residential development were resubmitted in 2008 for 870,766 square feet of floor area.

New Submissions

Based on the development applications submitted to the Morris County Planning Board over the last 10 years, general development trends in the residential and non-residential sectors can be identified.

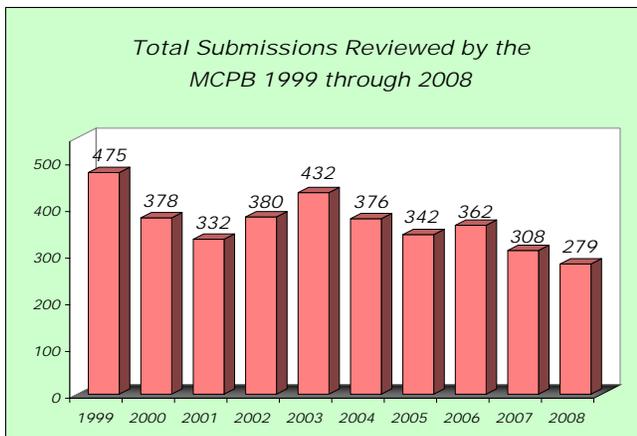


Chart A

As seen in Chart A, the total number of submissions reviewed for 2008 was slightly lower than in 2007. It is

lower than the recession level of 2001. However, Table 1 (Section II) shows that the total of 42 preliminary plats and 45 final plats (including revisions) that were reviewed in 2008, was slightly higher than compared to the 41 preliminary plats and 34 final plats (including revisions) reviewed in 2007 (Please refer to the 2007 Development Activity Report). Minor subdivisions not affecting County roads and not affecting County drainage facilities were deemed exempt from formal review.

Also, 174 site plans (including revisions) were reviewed by the County in 2008 which is slightly less than the number of site plans (including revisions) reviewed in 2007 (Please refer to the 2007 Development Activity Report). These projects either front along County roads or consist of at least one acre of new impervious surface and therefore, potentially affect County drainage facilities. Site plans for projects not fronting along County roads which do not meet the one acre of new impervious surface criteria are deemed exempt from formal review.

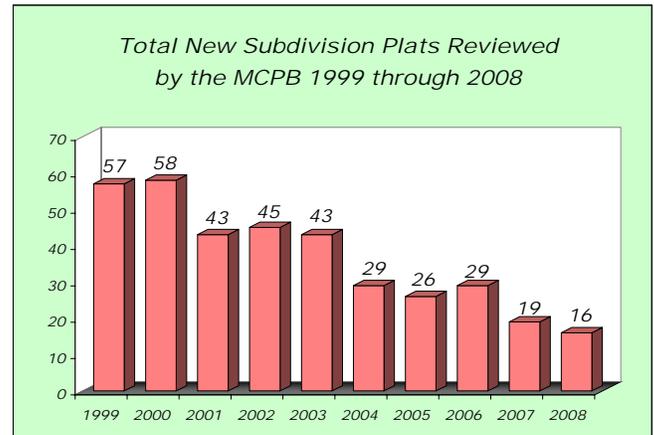


Chart B

As seen in Chart B, the total number of new residential subdivision plats submitted was down slightly from 2007. Residential activity still remained sluggish for 2008. New development activity for the year is presented in Table II (Section II). The County Planning Board received 16 new preliminary subdivision plats for 77 lots compared to 19 new preliminary plats for 137 lots submitted in 2007. This lower number is an indication of the scarcity of developable land either vacant or available for redevelopment. Small residential subdivisions continued to be common in 2008. If the number of preliminary subdivisions continues to decline, it will affect the number of lots available for residential development in the coming year(s).

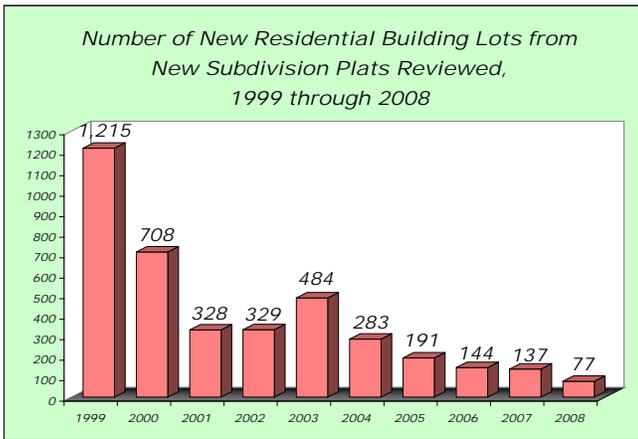


Chart C

As seen in Chart C, the number of new residential building lots has not rebounded from the 1,215 peak level of 1999. The year 2008 saw the lowest number of lots on record produced by new preliminary subdivisions. There had been a noticeable improvement in 2003 but a dramatic decline occurred in 2004 and the decline continued through 2005, 2006, 2007 and 2008.

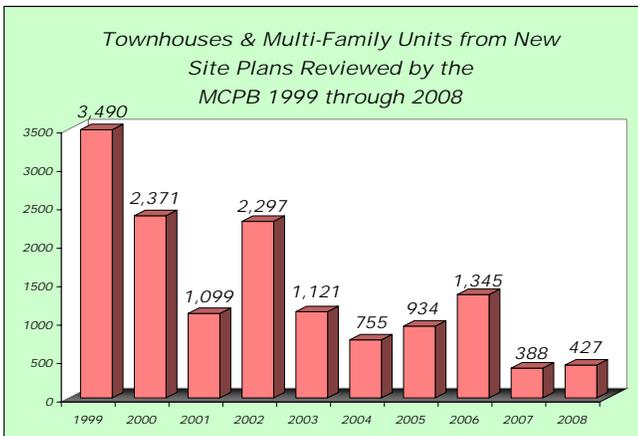


Chart D

In addition to single family home subdivisions, site plans for apartments, townhouses, and age-restricted adult housing were submitted to the County for review. Table II (Section II) shows that a total of 8 new residential site plans for 427 dwelling units were submitted during 2008 compared to 9 new residential site plans for 388 dwelling units submitted in 2007. Due to a downturn in the housing market during 2007, a steep drop in new dwelling units occurred which reversed a three-year trend of increases starting in 2004. The number of units improved slightly from 2007 but growth is expected to be gradual as the housing market works its way out of a recession. Two sites in Hanover Township accounted for 300 of the 427 dwelling units.



Chart E

As seen in Chart E, the total number of new non-residential site plans submitted for 2008 decreased slightly from 2007. New development activity for the year is presented in Table II (Section II). The Morris County Planning Board received 88 new non-residential site plans in 2008 compared to 91 in 2007.

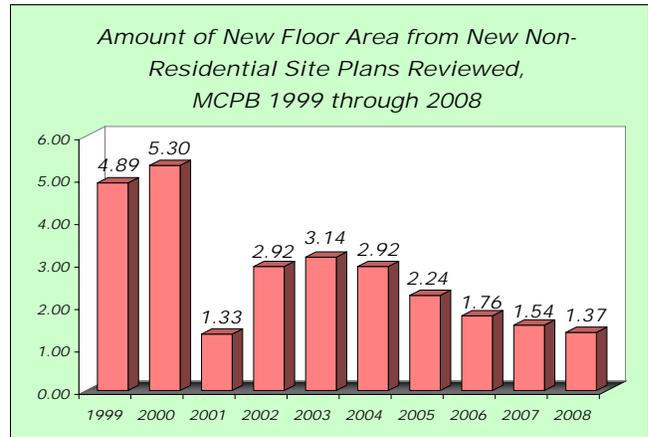


Chart F

As seen in Chart F, non-residential floor area has not rebounded from the 5.3 million square feet that occurred during the peak year of 2000. A trend reversal from a low 1.37 million square feet for 2008 will depend on availability of developable land and redevelopment of existing properties, and financial markets recovering to provide financing.

A Closer Look

Single Family Housing

Twenty-four (24) final subdivision plats consisting of 302 lots were approved by the Morris County Planning Board in 2008. The final plat data provided in Table IV (Section II) represent those subdivisions which have advanced from preliminary plat approval. At the final plat stage, it becomes likely that homes will be constructed in the very near future.

According to the data in Table IV, final subdivision plats covered a total land area of 536.12 acres including new street area and area set aside within developments for open space. The total linear feet of new street was 31,658 or 6 miles. There were 88.19 acres dedicated for open space. The average lot size was 57,822 sq. ft. and the median lot size was 40,166 sq. ft. The median lot size in 2007 was 21,689 sq. ft.

The largest average subdivision lot size occurred in Mendham Township at 383,203 sq. ft. and the smallest average lot size is found in the Borough of Butler at 4,486 sq. ft. The median subdivision lot size for Morris County occurred in Mt. Olive Township at 40,166 sq. ft.

Mt. Olive Township led the County with the most lots at 221 followed by the Borough of Mt. Arlington with 16 lots and Montville Township with 11 lots. Municipalities in which final plat subdivisions occupy the greatest amount of area are Mt. Olive (320.61 acres), Mendham Township (64.33 acres), and the Borough of Mt. Arlington (25.07 acres), which includes 2.26 acres of open space.

Shortly following final subdivision approval, final plats are filed at the Office of the County Clerk where the property descriptions become a legal record. The lots can be individually sold at that time. There can be a delay of up to 2 or more years from the time of municipal/county approval and the actual filing of the plat at the Office of the County Clerk. Table V (Section II) provides a 5 year record of final plats recorded for each municipality. One hundred and five (105) lots were filed at the Office of the County Clerk during 2008, a 69% decrease from the 152 lots recorded in 2007.

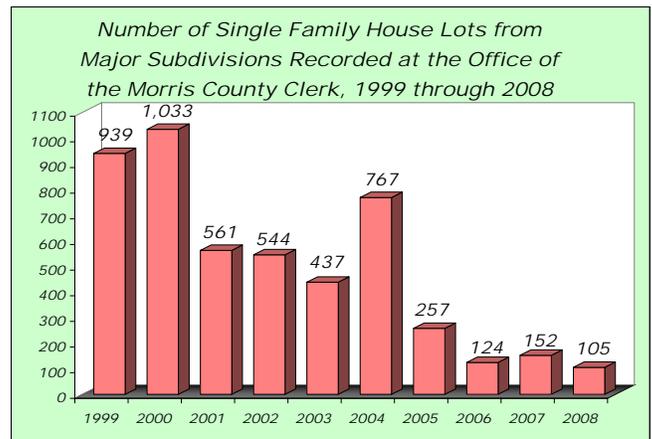


Chart G

As seen in Chart G, except for the 767 lots recorded in 2004, there has been a steady decline in the number of lots recorded from 2001 through 2006. As a result of the economic slow down in 2001, only 561 lots were recorded that year which was a dramatic drop from the 1,033 lots recorded in 2000. The jump in recorded lots in 2004 was in response to the enactment of the Highlands Water Protection and Planning Act of 2004 as well as in response to favorable mortgage interest rates and subdivision approval time limitations imposed by the New Jersey Municipal Land Use Law (MLUL). As a result of these converging factors, developers brought their subdivisions to final approval sooner than later. Consequently, the number of recorded lots in 2005 and 2006 were lower. In 2007, the number increased by 18%. There is an explanation for this increase in residential activity. A number of final subdivision plats which received municipal preliminary approval dating back to the year 2002 were presented for filing at the Office of the County Clerk during 2007. This time lapse occurs when economic conditions are not favorable for a developer to start building the subdivision after receiving municipal preliminary approval.

Under the Municipal Land Use Law (MLUL), municipal planning boards grant preliminary approval which protects the applicant against a change in zoning for a period of three (3) years, within which time the applicant can obtain final plat approval. Also, the municipal planning board can grant a one (1) year extension of preliminary approval but not to exceed a total of two (2) years.

Consequently, this five year statutory time limitation prompted developers to record their final subdivision plats in 2007 even in a sluggish housing market. Most of those recordings occurred during the first seven months of 2007. The month of August, 2007 is significant because the housing market took a downturn which became more severe towards the end of 2007 and continued into 2008.

In 2008, only 105 lots (Table V, Section II) were recorded at the Office of the County Clerk which was a record low. Most were small residential subdivisions consisting of 2 (technical major subdivision) to 11 lots and occurred as infill development in established neighborhoods in eleven of the County's 39 municipalities within the Highlands Planning Area.

Table VI (Section II) notes no new residential subdivisions of 20 or more lots were received in 2008. This signals the end of large tract developments in the NJ Highlands area of Morris County. The distribution of residential activity in Morris County for the year 2008 and during a five year period from 2004 to 2008 is shown on Maps A and B of Morris County following Table VIII (Section II).

Attached and Multi-Family Housing

Shown on Table VII (Section 11) is a list of proposed residential site plans received by the Morris County Planning Board. They include projects for apartments, townhouses, and age restricted housing units. Unlike the year before, no new assisted living housing projects were received in 2008. Also, the downturn in the housing market continued to stall several large residential projects approved in 2006.

A large apartment project was received from Hanover Township. Woodmont Realty Group, Cedar Knolls, LLC proposed Cedar Knolls Mews at Cedar Knolls Road along the Whippany River. The development consists of 140 dwelling units in eight buildings on a 15 acre site. One building will have 28 affordable housing units. A clubhouse/pool and dog run will be provided. Previously, the Colloid Chemical Company occupied the site.

In Morris Township, Paragon Park at Morris Township; a townhouse development is proposed on the former 23 acre Verizon Office building site located at James Street and South Gate Parkway. It will consist of 92 market units in 23 (4 unit) townhouse structures. Also, a gazebo, bocce court and pergola will be provided.

Unlike 2007, growth in the age-restricted adult (55 and older) housing sector was minimal. In Montville Township, Hook Mountain Associates proposes a 28 unit age-restricted condominium building (Montville Residency) on a 3.11 acre site located on Hook Mountain Road at Bloomfield Avenue. A pool and recreation room is provided in the basement. Also, a large 160 unit senior living facility project located off the American Road in Hanover Township/Morris Plains was submitted in late December, 2007 but reviewed and

approved in 2008. It will provide 120 independent units and 40 assisted living units. As we work our way out of the current recession, it is anticipated that mixed use senior housing projects like Sunrise at Hanover will become more prevalent to meet the needs of Morris County's aging population.

Commercial, Industrial and Office

Site plans can include small building additions with a minimal amount of new floor area. Building renovations may not result in any new floor area at all. To the other extreme, construction of office buildings, regional retail facilities, and industrial warehouses can result in an inordinate amount of floor area. Industrial site plans as a rule provide larger buildings than do commercial or office, at least in the case of industrial buildings which include warehouse facilities. Table VIII (Section II) provides a list of the more significant site plans of non-residential development with new floor area. Only site plans of 50,000 square feet and greater are included.

Like the previous year, redevelopment projects took center stage in 2008.

The largest project is the phased redevelopment of the former Exxon Research and Engineering facility in the Borough of Florham Park located on Park Avenue along Route 24. The Green at Florham Park will be developed as a planned unit development (PUD) in accordance with a general development plan (GDP). The south parcel (268.7 acres) will initially contain the following:

1. Marriott Renaissance Club Sport hotel containing 231,468 sq. ft. of gross floor area including 250 rooms, fitness club, meeting space, restaurant and lounge, and;
2. Atlantic Health Sports Institute containing 100,176 sq. ft. of gross floor area including diagnostic center, ambulatory surgery center and ancillary sports performance facilities. A parking structure for 224 parking spaces will be provided to serve the medical facility and hotel, and;
3. General business office building containing 130,000 sq. ft., and;
4. The recently completed athletic training facility and executive offices for the New York Jets.

Future phase(s) will include:

1. 550,000 sq. ft. of general business office, and;
2. 425 age-restricted dwelling units consisting of



multi-family, townhome, and single family (detached) units.

The north parcel (213.6 acres) north of Route 24 will remain in open space.

In Montville Township, a 137,993 sq. ft. Lowe's home improvement center and 48,000 sq. ft. retail building with 785 parking spaces are proposed for a 39.9 acre site located at the east end of Bloomfield Avenue and Route 46. Presently, the site is used for an auto salvage yard. About .8 mile west at Bloomfield Avenue, Change Bridge Road and Route 46, Pine Brook Investments, LLC proposes a 58,726 sq. ft. strip retail shopping facility with an 8,000 sq. ft. restaurant on a 4.2 acre site. New parking spaces total 295. An existing motel, car wash, two dwellings and a retail building will be razed for the project.

Like the previous year, there was more development occurring within existing commercial/industrial office parks.

Within the Foreign Trade Zone of Mt. Olive Township, Mt. Olive Industrial Realty Company proposes a 148,611 sq. ft. flex office (5 units) building with 267 parking spaces on a 6.6 acre subdivided lot at 750 Clark Drive. Similarly, within Ivy Corporate Park off Parsippany Road in Parsippany Troy Hills Township, Principal Properties, LP proposes a 62,664 sq. ft. office building within the existing parking area of office buildings 800 and 900.

Two new hotels are proposed in close proximity to Parsippany's office parks at Littleton Road/Route 10. Kamid Giri, LLC proposes a large hotel site on Route 10 consisting of a 4 story, 102 room Spring Hill Suites hotel and a 3 story, 101 room Town Place Suites hotel

with 202 parking spaces on a 5.4 acre site. An existing motel will be razed for the project which also includes a vacant lot. In the north section of the Township on Intervale Road adjacent to Route 287, Palmer Associates, LLC proposes a business campus consisting of 75,515 sq. ft. commercial multi-tenant building with 184 parking spaces on a 5.45 acre site. Four houses will be razed for the project.

Like the previous three years, small sites throughout the County are being redeveloped commercially for day care centers, exercise studio, dental office, retail stores/apartment(s), banks, restaurant and strip commercial buildings, etc.

The tables found in the following Section II provide more development information for all 39 municipalities in Morris County.

Section II

Table I

2008 Number of Plats Reviewed Morris County Planning Board, New/Revised/Total

Municipality	Preliminary Subdivision	Final Subdivision	Minor Subdivision	Site Plan
Boonton	1/3/4	2/1/3	-	0/1/1
Boonton Twp.	2/0/2	2/0/2	-	1/1/2
Butler	1/1/2	1/0/1	-	1/1/2
Chatham	-	-	-	-
Chatham Twp.	-	-	1/1/2	4/0/4
Chester	-	-	-	3/5/8
Chester Twp.	-	-	-	2/0/2
Denville	1/2/3	-	-	1/0/1
Dover	-	-	1/1/2	3/1/4
East Hanover	-	-	-	4/2/6
Florham Park	2/2/4	2/2/4	-	11/3/14
Hanover	2/1/3	-	0/1/1	4/5/9
Harding	2/1/3	2/1/3	-	0/1/1
Jefferson	-	-	-	1/0/1
Kinnelon	-	-	0/1/1	1/0/1
Lincoln Park	-	-	-	2/1/3
Long Hill	1/1/2	-	2/0/2	4/2/6
Madison	-	1/1/2	1/1/2	5/2/7
Mendham	1/0/1	1/0/1	-	3/5/8
Mendham Twp.	-	2/0/2	1/0/1	0/1/1
Mine Hill	-	-	-	-
Montville	2/2/4	4/2/6	0/3/3	9/8/17
Morris Twp.	0/1/1	2/2/4	1/0/1	3/1/4
Morris Plains	1/1/2	-	-	-
Morristown	-	-	-	2/0/2
Mountain Lakes	0/1/1	1/0/1	-	-
Mt. Arlington	1/1/2	2/1/3	-	1/0/1
Mt. Olive	0/1/1	1/4/5	-	4/7/11
Netcong	-	-	-	-
Par-Troy	1/2/3	2/2/4	0/1/1	6/3/9
Pequannock	-	-	1/0/1	0/1/1
Randolph	0/1/1	1/0/1	-	8/8/16
Riverdale	2/1/3	2/0/2	-	1/1/2
Rockaway	-	-	-	0/2/2
Rockaway Twp.	-	-	-	7/7/14
Roxbury	-	0/1/1	1/0/1	2/4/6
Victory Gardens	-	-	-	-
Washington	-	-	-	2/1/3
Wharton	-	-	-	3/2/5
Total	20/22/42	28/17/45	9/9/18	98/76/174

New Submissions = 155
 Revised Submissions = 124
 Total Submissions = 279

In addition, 156 minor subdivision plats and site plans not fronting on County Roads were reviewed and exempted.

Table II

2008 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	1/3	-	-	-
Boonton Twp.	2/10	-	-	1/0
Butler	1/4	-	-	1/0
Chatham	-	-	-	-
Chatham Twp.	-	-	-	4/15,650
Chester	-	-	-	3/6,419
Chester Twp.	-	-	-	2/360
Denville	1/4	-	-	1/35,200
Dover	-	-	-	3/1,844
East Hanover	-	-	-	4/1,840
Florham Park	-	2/4	-	11/363,981
Hanover	2/4	-	2/300	2/25,699
Harding	2/19	-	-	-
Jefferson	-	-	-	1/448
Kinnelon	-	-	-	1/0
Lincoln Park	-	-	-	2/0
Long Hill	1/3	-	-	4/2,733
Madison	-	-	-	5/27,403
Mendham	1/4	-	-	3/703
Mendham Twp.	-	-	-	-
Mine Hill	-	-	-	-
Montville	2/5	-	3/34	5/247,219
Morris Twp.	-	-	2/93	1/3,360
Morris Plains	-	1/2	-	-
Morristown	-	-	-	2/1,800
Mountain Lakes	-	-	-	-
Mt. Arlington	1/6	-	-	1/1,031
Mt. Olive	-	-	-	4/202,947
Netcong	-	-	-	-
Par-Troy	1/5	-	-	6/231,196
Pequannock	-	-	-	-
Randolph	-	-	-	8/56,832
Riverdale	1/10	-	-	-
Rockaway	-	-	-	-
Rockaway Twp.	-	-	1/0	6/2,734
Roxbury	-	-	-	2/116,089
Victory Gardens	-	-	-	-
Washington	-	-	-	2/9,987
Wharton	-	-	-	3/12,693
Total	16/77	3/6	8/427	88/1,368,168

(1) Major subdivisions (Preliminary Plats)

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

Table III

2008 Revised Submissions (1), Morris County Planning Board

Municipality	Subdivisions (2) Residential (Plats/Lots)	Subdivisions (2) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (3) Non Residential (Plans/Sq.Ft.)
Boonton	3/18	-	-	1/954
Boonton Twp.	-	-	-	1/0
Butler	1/9	-	-	-
Chatham	-	-	-	-
Chatham Twp.	-	-	-	-
Chester	-	-	-	3/5,565
Chester Twp.	-	-	-	-
Denville	2/9	-	-	-
Dover	-	-	-	1/306
East Hanover	-	-	-	-
Florham Park	-	1/3	-	2/19,090
Hanover	1/2	-	1/160	3/92,297
Harding	1/4	-	-	1/8,253
Jefferson	-	-	-	-
Kinnelon	-	-	-	-
Lincoln Park	-	-	-	-
Long Hill	-	-	-	1/8,122
Madison	-	-	-	1/12,172
Mendham	-	-	-	5/0
Mendham Twp.	-	-	-	1/0
Mine Hill	-	-	-	-
Montville	2/9	-	-	5/107,836
Morris Twp.	1/4	-	-	1/39,100
Morris Plains	-	1/2	-	-
Morristown	-	-	-	-
Mountain Lakes	1/4	-	-	-
Mt. Arlington	-	-	-	-
Mt. Olive	1/276	-	2/500	4/153,665
Netcong	-	-	-	-
Par-Troy	2/10	-	-	3/61,600
Pequannock	-	-	-	1/234
Randolph	1/4	-	-	5/59,875
Riverdale	1/4	-	1/212	-
Rockaway	-	-	-	2/22,160
Rockaway Twp.	-	-	2/12	3/9,578
Roxbury	-	-	1/260	3/261,959
Victory Gardens	-	-	-	-
Washington	-	-	-	-
Wharton	-	-	-	2/8,000
Total	17/353	2/5	7/1,144	49/870,766

- (1) Each development continued from prior calendar year(s).
- (2) Major subdivisions (Preliminary Plats)
- (3) Includes some site plans for building additions or renovations where no new floor area is being added.

Table IV

2008 Final Plats Approved, Morris County Planning Board
Residential Detached Dwelling Units

Municipality	Number of Plats	Number of Lots	Gross Area (acre)	Net Lot Area (acre)	Open Space (acre)	Street Area (acre)	Average Lot Size (Sq. Ft.)	Linear Feet of New Street
Boonton	2	6	5.69	5.15	0.00	0.54	37,389	0
Butler	1	9	2.33	1.96	0.00	0.37	9,486	285
Harding	1	4	25.90	23.88	0.50	1.52	260,053	1,175
Madison	2	6	3.35	3.06	0.00	0.29	22,216	0
Mendham Twp.	2	7	64.33	61.58	0.00	2.75	383,203	1,910
Montville	3	11	27.09	25.01	0.23	1.85	99,040	450
Morris Twp.	2	7	23.45	21.99	0.00	1.46	136,841	900
Mountain Lakes	1	4	3.13	2.45	0.00	0.68	26,680	0
Mt. Arlington	2	16	31.37	25.07	2.26	4.04	68,253	2,025
Mt. Olive	5	221	320.61	203.78	85.20	31.63	40,166	24,300
Par-Troy	1	3	5.08	4.77	0.00	0.31	69,260	163
Randolph	1	4	10.02	9.39	0.00	0.63	102,257	450
Riverdale	1	4	13.77	12.79	0.00	0.98	139,283	0
Total	24	302	536.12	400.88	88.19	47.05		31,658

Average Lot Size = 57,822

Median Lot Size = 40,166

Table V

2004-2008

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

Municipality	2004	2005	2006	2007	2008	5 Year Total
Boonton	2	-	2	-	-	4
Boonton Twp.	12	-	-	-	-	12
Butler	2	-	3	-	8	13
Chatham	-	-	-	-	-	-
Chatham Twp.	-	2	-	3	-	5
Chester	-	17	-	-	-	17
Chester Twp.	22	3	26	-	-	51
Denville	-	93	33	5	10	141
Dover	-	-	-	3	-	3
East Hanover	4	-	4	3	-	11
Florham Park	10	-	-	-	-	10
Hanover	35	-	-	16	1	52
Harding	5	6	12	-	4	27
Jefferson	127	10	-	-	-	137
Kinnelon	-	5	6	-	-	11
Lincoln Park	4	-	6	-	-	10
Long Hill	-	-	-	1	-	1
Madison	-	-	-	-	4	4
Mendham	-	-	1	-	-	1
Mendham Twp.	-	23	-	12	2	37
Mine Hill	-	-	-	5	-	5
Montville	28	23	6	11	2	70
Morris Twp.	6	3	-	-	3	12
Morris Plains	-	-	-	-	-	-
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	4	4
Mt. Arlington	-	-	-	-	11	11
Mt. Olive	405	24	-	-	56	485
Netcong	-	-	-	-	-	-
Par-Troy	-	9	20	7	-	36
Pequannock	-	-	1	-	-	1
Randolph	32	-	-	6	-	38
Riverdale	-	4	-	-	-	4
Rockaway	3	4	3	-	-	10
Rockaway Twp.	39	-	-	8	-	47
Roxbury	13	7	1	3	-	24
Victory Gardens	-	-	-	-	-	-
Washington	18	24	-	69	-	111
Wharton	-	-	-	-	-	-
Total	767	257	124	152	105	1405

Table VI

2008 Proposed Single Family Residential Subdivision Plats of 20 Lots or More
Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Total Lots

NONE

Table VII

2008 Proposed Townhouse & Multi-Family Site Plans
Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Number of Units
Hanover	Sunrise at Hanover	The American Rd	160
Hanover	Cedar Knolls Mews	Cedar Knolls Rd	140
Montville	LaSala Devel. Apartments	Jacksonville Rd	6
Montville	Montville Residency	Hook Mt. Rd	28
Morris	Paragon Park	James St	92
Morris	Kingsbury Residence	South St	1

Table VIII

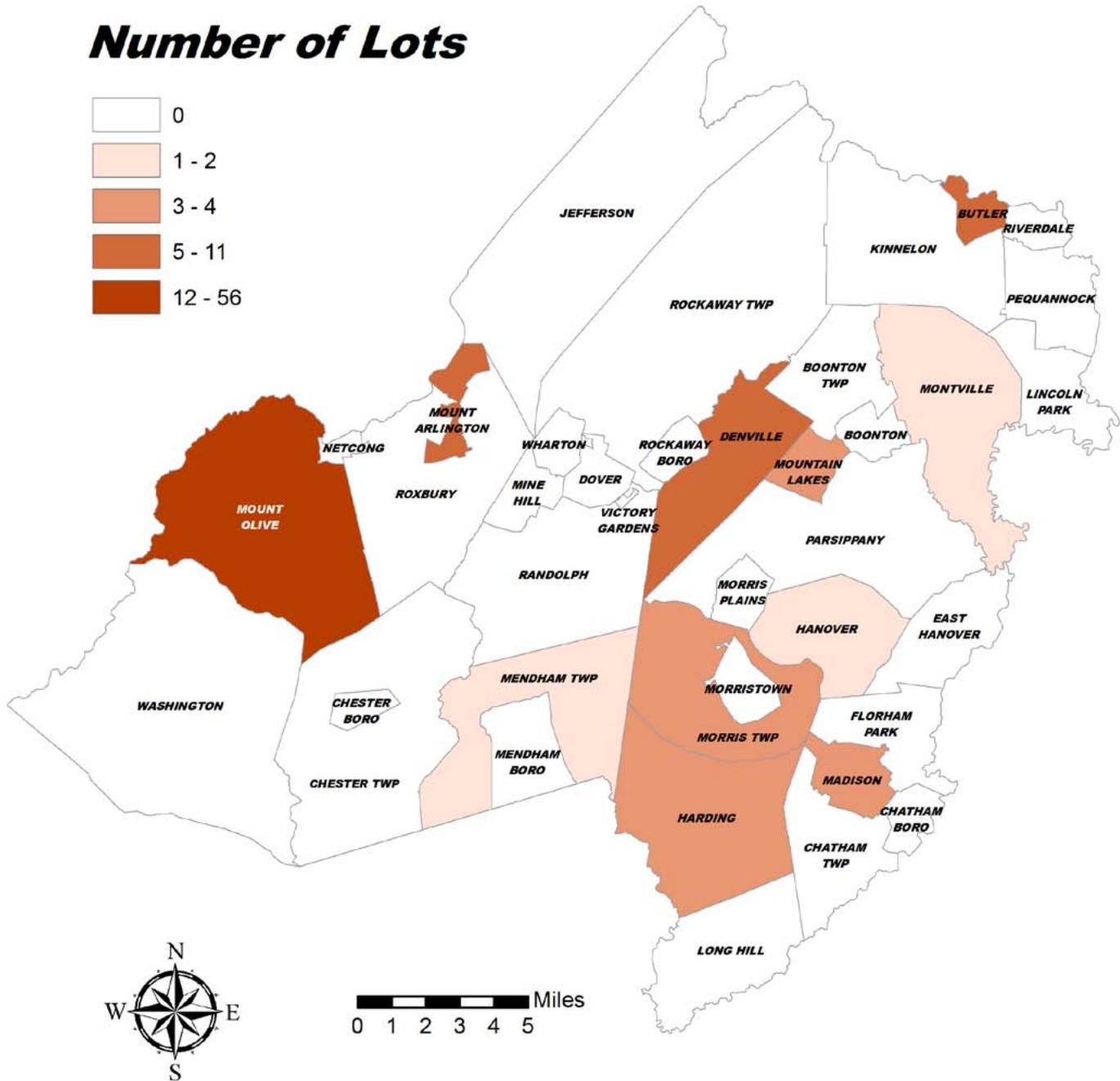
2008 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area

Reviewed by Morris County Planning Board

Municipality	Development Name	Location	Land Use	New Sq. Ft.
Florham Park	Atlantic Health Sports Institute	Park Ave	Commercial	100,176
Florham Park	Renaissance Club Sport	Park Ave	Commercial	231,468
Montville	Lowe's Home Center	Route 46	Commercial	185,993
Montville	Shoppes at Montville	Bloomfield Ave	Commercial	58,726
Mt. Olive	750 Clark Drive	Clark Dr	Industrial	148,611
Parsippany	Palmer Business Campus	Intervale Rd	Office	75,515
Parsippany	Principal Properties/Bldg. C	Parsippany Blvd	Office	62,664
Parsippany	Spring Hill Suites	Route 10	Hotel	72,320
Parsippany	Town Place Suites	Route 10	Hotel	58,974

Map A

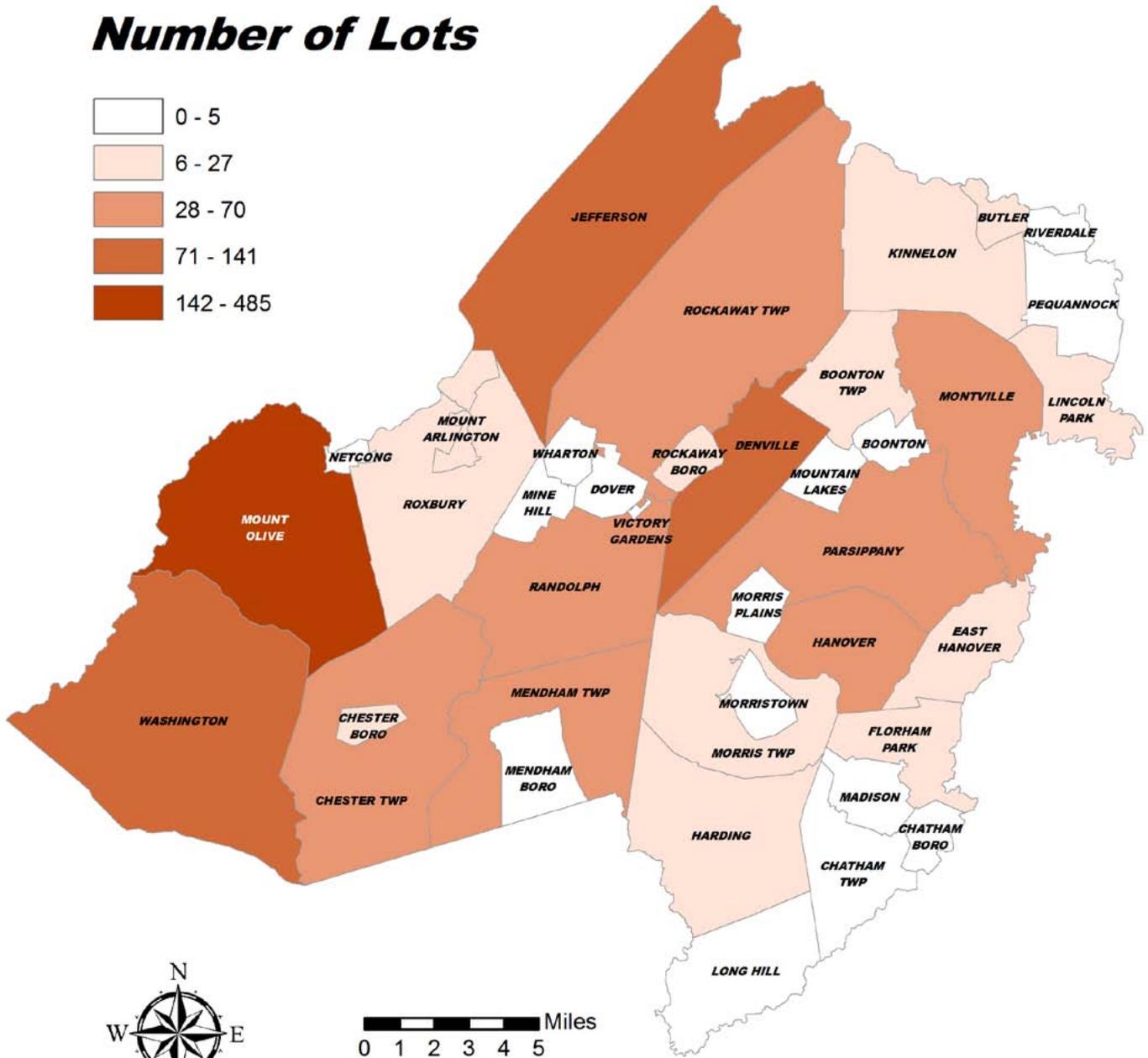
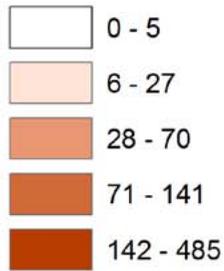
2008 Number of Single Family House Lots from Major Subdivisions



Map B

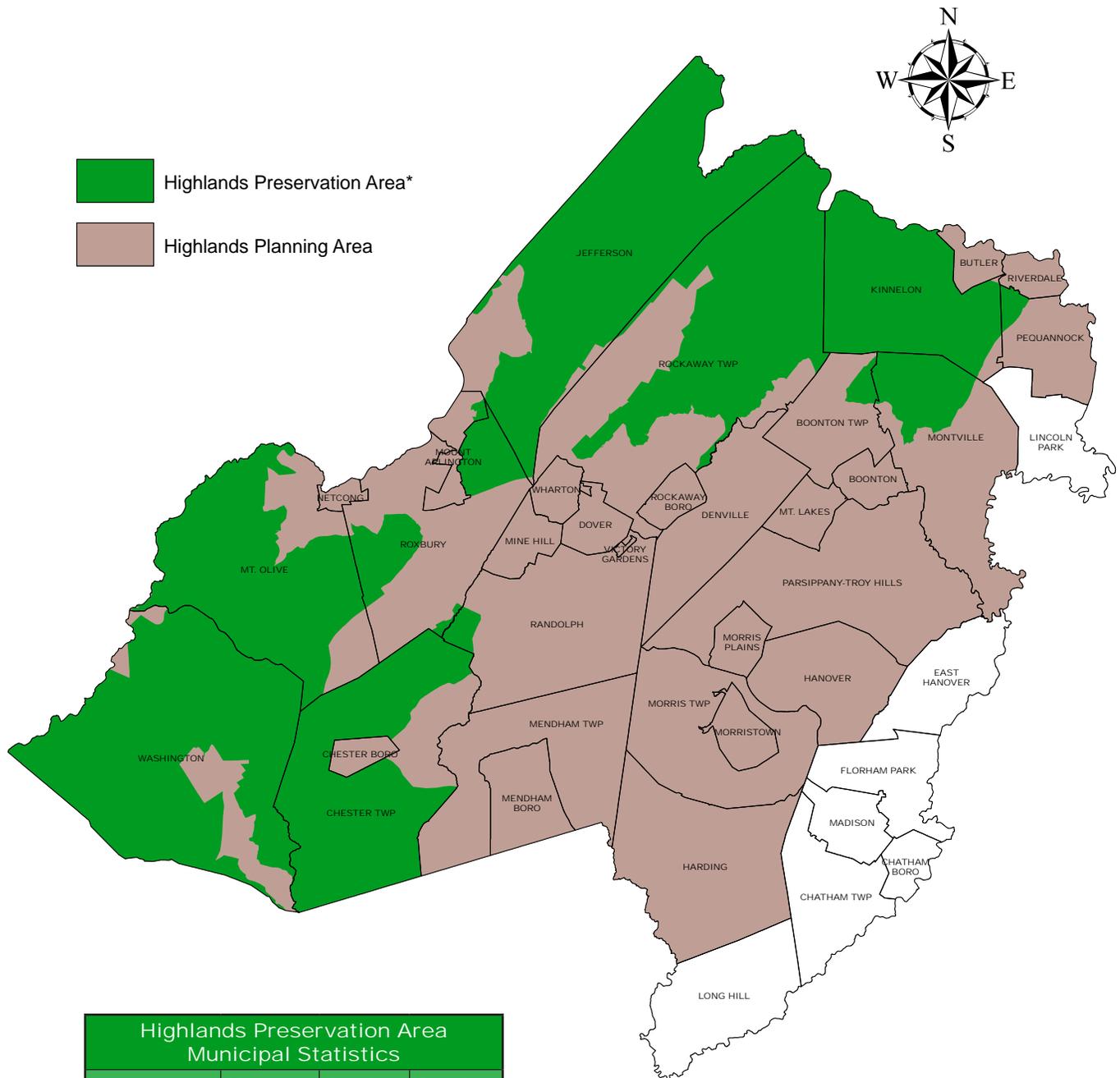
2004-2008 Total Number of Single Family House Lots from Major Subdivisions

Number of Lots



Map C

New Jersey Highlands within Morris County



- Highlands Preservation Area*
- Highlands Planning Area

Highlands Preservation Area Municipal Statistics			
Municipality	Municipality (Acres)	Pres. Area (Acres)	Pres. Area (%)
Boonton Twp.	5,428	493	9
Chester Twp.	18,694	15,783	84
Jefferson Twp.	27,365	24,030	88
Kinneelon	12,295	11,933	97
Montville	12,233	3,425	28
Mt. Arlington	1,783	132	7
Mt. Olive	19,996	15,847	79
Pequanock	4,534	451	10
Randolph	13,537	580	4
Rockaway Twp.	29,405	17,950	61
Roxbury	14,021	4,291	31
Washington Twp.	28,718	25,204	88



*The Highlands Preservation Area depicted in this map has been interpreted from the narrative boundary description of P.L. 2004, c. 120, the Highlands Water Protection and Planning Act.