

**REPORT ON PROPOSED SALE
OF
PROPERTY LOCATED AT 540 WEST HANOVER AVENUE
IN TOWNSHIP OF MORRIS, NEW JERSEY,
OWNED BY THE COUNTY OF MORRIS
KNOWN AS
MORRIS VIEW HEALTHCARE CENTER**

Morris County Office of Planning and Preservation

April 14, 2026

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INTRODUCTION

This report has been prepared to aid the County of Morris (the "County") in the potential sale of a portion of County-owned lands and buildings located at 540 West Hanover Avenue, Township of Morris, New Jersey 07960 (Block 1901, Lot 1). For purposes of this report, the term "Property" shall refer exclusively to the approximately 10-acre parcel of Block 1901, Lot 1 proposed to be subdivided and sold, containing the Morris View Healthcare Center (the "Healthcare Center") and associated land, structures, drives, and parking, all as set forth in further detail herein. The remainder of Block 1901, Lot 1, comprising approximately 80 acres and including other County-owned facilities, is expressly excluded from such definition.

This report is prepared in accordance with N.J.S.A. 40A:12-13.5 et seq., which requires the County to identify the reasons for, and all advantages and disadvantages and benefits and detriments of the proposed sale of the Property; assess the environmental and recreational impact of the proposed sale; and assess the environmental and economic value of the Property under both its current and proposed use. This report will be made available to the public at least thirty (30) days prior to the first scheduled public hearing, in accordance with N.J.S.A. 40A:12-13.5.

General Description:

The Property is located on Block 1901, Lot 1 at 540 West Hanover Avenue / County Route 650 and is in the OS/GU - Open Space - Government Use Zone. Block 1901, Lot 1 is approximately 90 acres in size and is home to several other uses such as the Morris County Juvenile Detention Center, located to the immediate northeast of the Property. Further east is the Morris County Office of Temporary Assistance. A shelter operated by Homeless Solutions is located to the immediate northwest. Surrounding zoning consists of the R-R - Residential Zone to the north, the SC - Senior Citizen Housing Zone, the RA-25 - Single Family Residential Zone and Ketch Road Redevelopment Plan to east, the RA-35(C) - Single Family Residential Clustered Zone to the south, and the RA-35 - Single Family Residential Zone to the west. Off-tract, surrounding land uses include the Morris County Public Safety Training Complex, located to the northeast, and single-family detached dwellings, located to the south and west.

Facility Description:

The Healthcare Center is a skilled nursing facility located on the Property. The abnormally shaped multi-story building is approximately 140,000-square feet in size. The building and associated parking areas are located near the northwest corner of Block 1901, Lot 1. The facility has 305 parking spaces in surface parking lots. Vehicular access to the Healthcare Center is obtained from multiple driveways that access Morris View Drive, which is a County-owned driveway and will not be included in the transaction.

The Healthcare Center is leased by the County to the Morris County Improvement Authority, which in turn subleases the facility to Morris View Management Co., LLC d/b/a Morris View Healthcare Center (the “Morris View Lease”). Under the Morris View Lease, the County is responsible for certain operations, capital costs, and maintenance obligations associated with the Healthcare Center.

Proposal:

Under the current proposal, the Property will be subdivided from Block 1901, Lot 1 and placed for competitive sale. This new lot containing the Healthcare Center and associated land and structures, including parking and associated drives, will be approximately 10 acres in size. Access to the Property will continue to be through existing County roads and drives abutting the site. No change in parking or access to the site is anticipated. Lot 1901, Lot 1 will be reduced in size from approximately 90 acres to approximately 80 acres upon completion of the subdivision. It will be specified in the deed that access easements will be placed on Morris View Drive to allow access to West Hanover Avenue and Raynor Road.

ADVANTAGES

1. Elimination of related operating and capital expenses – Annual County Costs currently \$1.6 million.
2. Elimination of County personnel costs associated with ongoing administration of the Morris View Lease.
3. Realization of compensation from the sale of the subject Property for use by the County.
4. Increase in property taxes to the Township of Morris.
5. Continued use of the Property as a skilled nursing facility in a highly populated area of the County at a time when County population aged 65 and over is increasing and demand for such facilities will likely rise. The Property will be deed restricted to allow only skilled healthcare and rehabilitation functions like those described in the Morris View Lease.
6. Continued private employment opportunities on site.
7. No change in use, environmental or other impacts on the newly subdivided site. E.g. no change in traffic, no increase in stormwater, no increase in needed sewer capacity, no increase in water usage, no impact on existing environmental conditions.

DISADVANTAGES

1. Reduction in County-owned land and ability to utilize the Property for another County use in the future.

2. Rezoning may be required by the Township of Morris. As the site will no longer be owned by the County, it will be subject to current zoning restrictions. A review of the current zoning indicates that privately-owned skilled nursing facilities are not included as permitted or conditional uses in the OS/GU zone. A change in local zoning might be required to address this use. However, the Township of Morris may deem it as an existing non-conforming use pursuant to the Township of Morris Land Use Ordinance with no further action being necessary.

ENVIRONMENTAL IMPACT

An environmental assessment of the Property was conducted using the New Jersey Department of Environmental Protection's ("NJDEP") NJ-Geoweb mapping system, the Highlands Region Interactive Environmental Resource Inventory, and additional best available spatial data:

- Block 1901, Lot 1 is approximately 61.8% 'Urban', 32.7% 'Forest', and 5.5% 'Wetlands', as designated by NJDEP's Land Use/Land Cover 2020 dataset. Block 1901, Lot 1 contains common trees, low-lying vegetation, turf, and broad-leaf weeds, but no significant plant life. The Property is located entirely within the 'Urban' portion of Block 1901, Lot 1.
- The Property is located within the Highlands Planning Area and is not subject to the rules and regulations of Highlands permitting and review.

Ecologically Sensitive Lands:

- Floodplain – The Property is not located within the 1% or 0.2% annual chance special flood hazard area.
- Wetlands – There are several small areas of deciduous wooded wetlands near the southern boundary of Block 1901, Lot 1. The Property is not located within or adjacent to these areas, and its sale will not adversely impact the areas.
- Steep Slopes – There are areas of severely constrained slopes (greater than 20%) on Block 1901, Lot 1. These areas are predominately located in the eastern portion and southwest corner of Block 1901, Lot 1. The Property is not adversely impacted by the presence of these areas.
- Farmland – There are no agriculturally significant or preserved lands on the Property.

Water Resources:

- The Property is not located above a Well Head Protection Area.
- The Property does not contain any Category One waters or other environmentally significant waterways.
- The Property is located within the Butterworth Sewage Treatment Plant Sewer Service Area. The sale of the Property will not adversely impact the treatment capacity of the plant. There will be no change to the amount of flow generated from the facility.
- The Property receives public water from Southeast Morris County Municipal Utilities Authority.

Wildlife and Habitat:

- The Property does not serve as habitat for State Threatened or Endangered or Federally Listed species. A portion of Property has been categorized as potential habitat for *Cordulegaster erronea* (tiger spiketail), a dragonfly species of “Special Concern”, as designated by NJDEP and “Least Concern”, as designated by the International Union for Conservation of Nature. There are no vernal pools or habitats on the Property. The sale of the Property will not adversely impact the presence of tiger spiketail, as there are no tiger spiketail within the immediate vicinity of the Property.

Environmental Hazards:

- Known Contaminated Sites – There are two sites identified on NJDEP’s Known Contaminated Site List. The sites are ranked as a ‘1’ on the Site Remediation Program (“SRP”) Site Stressor Score (0-3 with 3 being sites of greatest environmental concern). Neither site is an SRP case of Immediate Environmental Concern (as defined in N.J.A.C. 7:26E-1.8):
 1. The Healthcare Center – The Healthcare Center is identified on the Known Contaminated Sites List. Upon information and belief, remediation for a former underground storage tank has been completed; however, this has not been independently verified, and NJDEP’s publicly available records do not currently reflect a case closure.
 2. New Jersey Pollutant Discharge Elimination System (“NJPDES”) – There are no NJPDES regulated facilities or discharge points on the Property.

Historical and Cultural Resources:

- The Property is located within the Morris County Alms House and Hospital Historic District (the “District”), but it is not listed as a historic property in the District. No archeological resources have been identified on the Property.

The Healthcare Center will continue its use as a skilled healthcare or rehabilitation facility. There will be no change in building square footage, building footprint, impervious cover, or site disturbance. The amount of traffic to and from the site and use of existing access drives will remain unchanged so there will be no impact traffic patterns or associated increase in traffic. The only change will be the subdivision and creation of a new lot and the transfer of ownership of the Property from the County to the new owner.

Concerning the remaining Block 1901, Lot 1, the subdivision will not cause any change to conditions, environmental or otherwise, with the exception of the reduction in size due to the proposed subdivision.

RECREATIONAL IMPACT

Morris View and its immediate surrounding lands are not utilized by the public as a formal recreational facility. There is a recreational field along the eastern boundary of Block 1901, Lot 1 on Ketch Road that will not be adversely impacted by the sale of the Property. There will be no impact on recreational use of this site as the use is not recreational now and is not intended to be such in the future.

ECONOMIC VALUE

The Healthcare Center will continue operations as a skilled healthcare or rehabilitation facility with no change in use. Because the current and proposed uses are identical, the economic value of the Property is not anticipated to change.