

# 2023

## Development Activity Report

Prepared by the  
Morris County Planning Board

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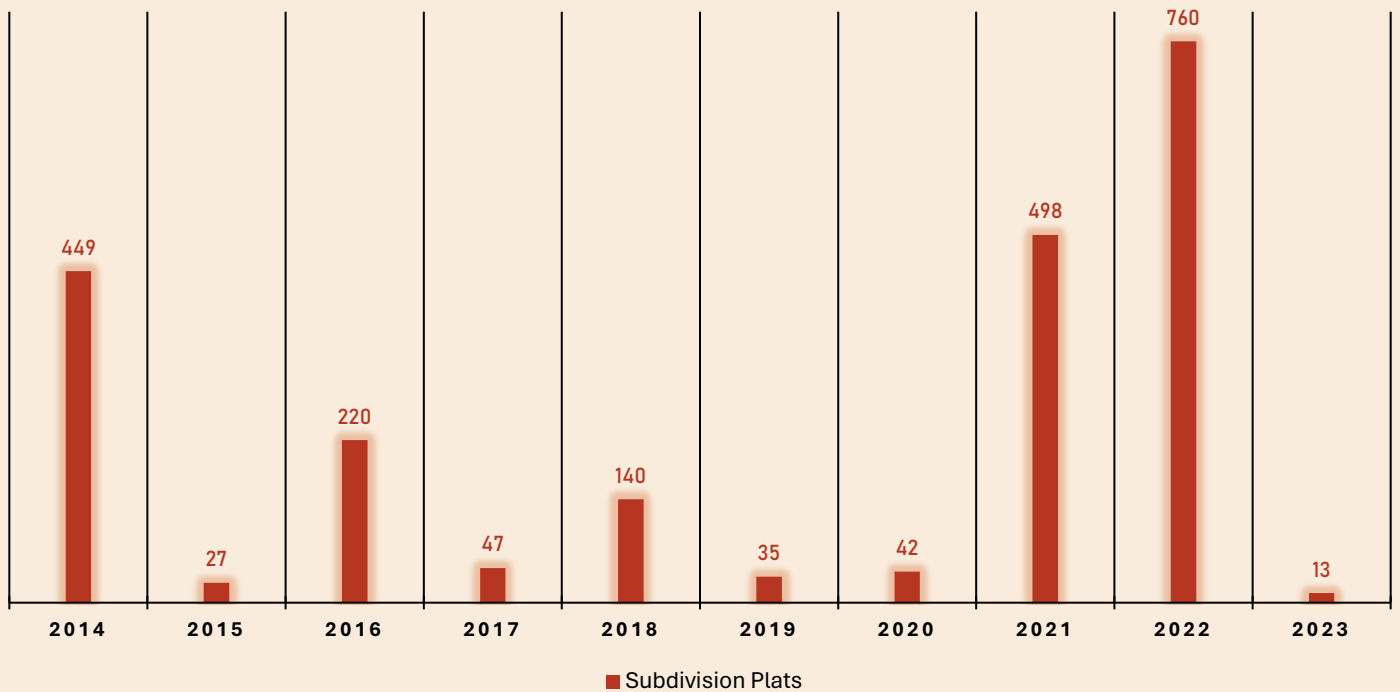
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# Summary

- The amount and type of applications received is similar to the levels received in 2022. A total of 310 applications were received by the Morris County Planning Board in 2023, which is slightly more than 2022. Exhibit A depicts the number of applications received from each municipality. The Township of Randolph had the highest number of submittals, 23, followed by the Township of Roxbury with 19, and the Township of Rockaway with 18.
- The Morris County Planning Board continues to review multiple multi-family residential developments as municipalities try to fulfill their affordable housing obligations. The cumulative number of new proposed units was 1,022 and the number of applications was 11.
- There has been a slight decrease from 2022 in submissions for new warehousing with office space reviewed at just over 2 million new square feet proposed in 2023. The Township of Mount Olive had the greatest amount of proposed area at 845,428 square feet. This was more than double the second highest amount in the Township of Parsippany (416,886 square feet). We continue to see a trend in proposed redevelopment of former office building sites to a mixed-use combination of residential/retail/office use and or warehousing.
- As has been discussed in past reports, except for large legacy projects, single-family detached residential lots created by major subdivisions are continuing to decline. This year marked a return to the downward trend seen in 2019 and 2020 after two 10-year highs in 2021 and 2022, which were predominately for townhomes with individual lots.
- Housing affordability continues to be an issue. In 2022, the median new single-family attached home sales price in Morris County was \$815,832, while the median sales price for new single-family detached homes was \$957,750. This information was obtained through NJDCA data from home warranty companies. This data is normally not available until the third quarter of the preceding year.
- New applications totaling 1,022 multi-family units were reviewed in 2023. Most of the proposed developments were luxury rentals that have projected rent levels higher than the median rent level for the County. The median rent for a two-bedroom apartment is \$1,923. Approximately 43% of renters in Morris County are paying 30% or more of their gross income for rent. As municipalities strive to meet their local affordable housing mandates, the Morris County Planning Board has begun to see the expected elevated amount of multi-family units submitted (3,232 units in 2020, 3,748 units in 2021, 1,900 units in 2022, and 1,023 units in 2023). The total number of units has decreased for the last two years, but the upward trend is expected to continue in the coming years with the next round of affordable housing obligations scheduled for 2025.

## CHART A NUMBER OF NEW RESIDENTIAL BUILDING LOTS FROM NEW PRELIMINARY SUBDIVISION PLATS 2014-2023

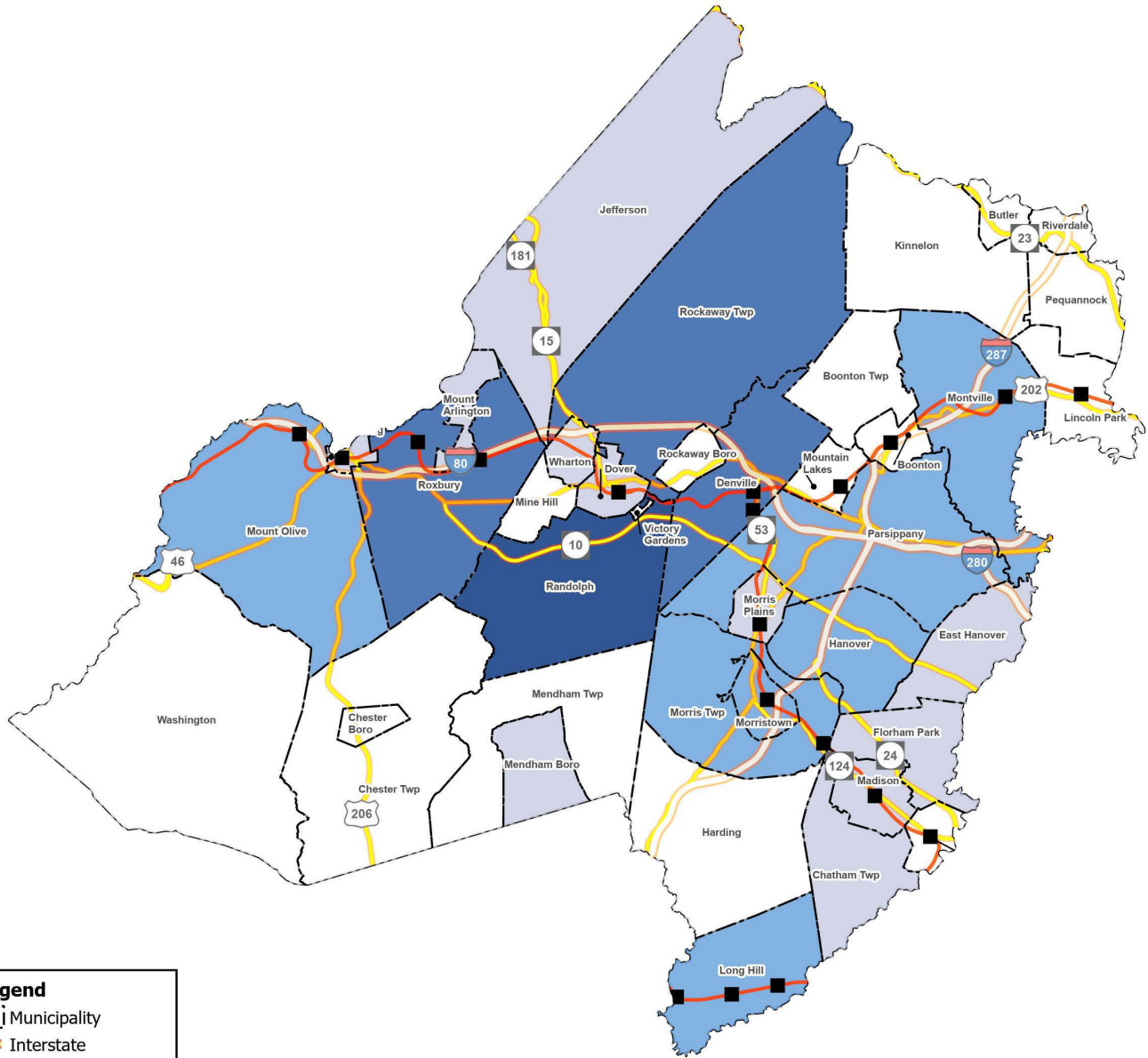


As shown in Chart A, there was a significant decrease in the number of new residential building lots proposed from major subdivisions from 2022 to 2023. The 13 lots proposed were generated from four projects. This was a return to the downward trend that has been seen for several years before 2021 and 2022.

Minor subdivisions exempt from County review created 44 new lots; this is a decrease of approximately 6% from 2022 exempt minor subdivisions lots. The amount of single-family house lots created from minor subdivisions and exempt minor subdivisions totaled 61 in 2023. This is a decrease of approximately 14% from 2022.

# Exhibit A

## 2023 Number of Submissions Reviewed by the Morris County Planning Board



**Legend**

- Municipality
- Interstate
- US Highway
- State Highway
- Railroad Station
- Rail Line

**Number of Submissions**

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25

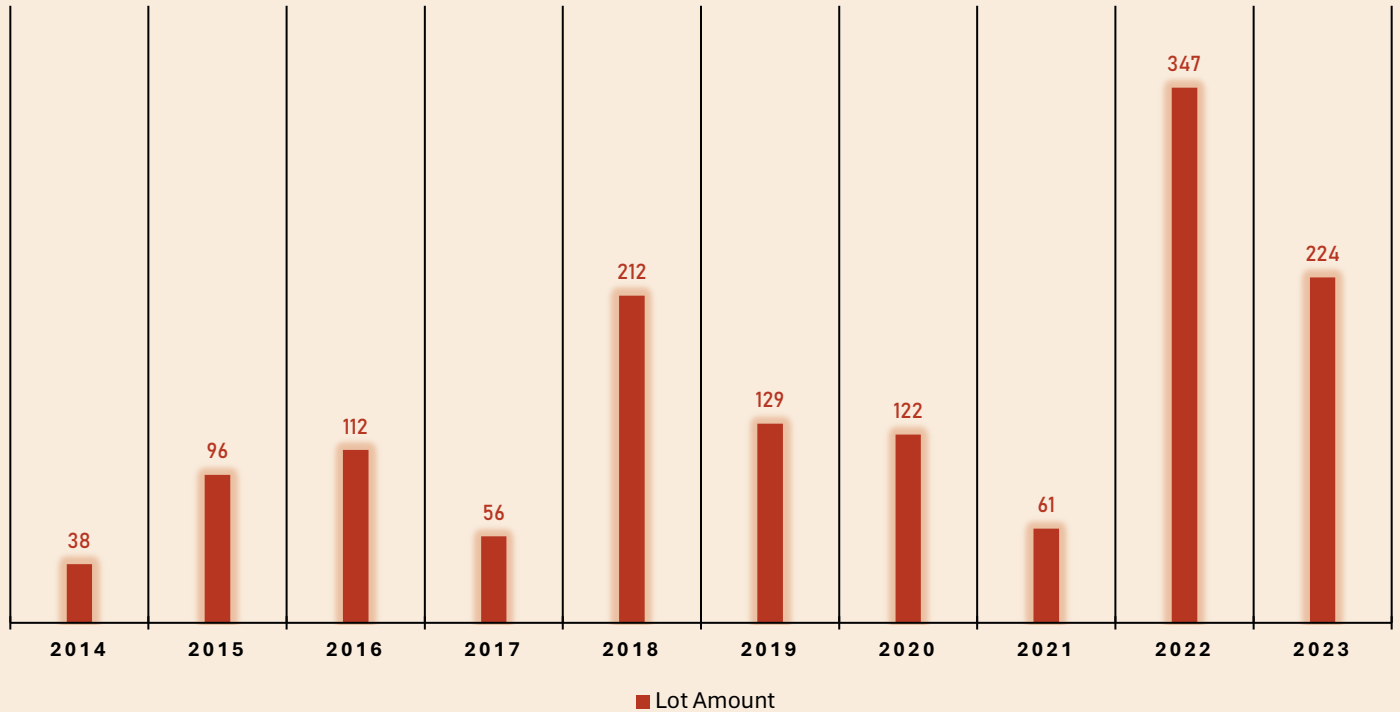


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 Land Development Review Section  
 A Division of the Morris County Planning Board  
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**CHART B**  
**NUMBER OF SINGLE FAMILY HOUSE LOTS FROM FINAL**  
**SUBDIVISION PLATS RECORDED AT THE OFFICE OF THE**  
**MORRIS COUNTY CLERK 2014-2023**



As shown in Chart B, there was a significant decrease in the number of single-family home lots from major subdivisions recorded at the Office of the Morris County Clerk in 2023 (-35.4%). The two largest of the eight projects (153 lots) recorded at the County Clerk’s Office in 2023 were Wharton Woods in Wharton (91 lots) and Hanover Towne Center in Hanover (62). The number of single-family home lots recorded from major subdivisions may continue to be elevated compared to recent years due to redevelopment sites constructing single-family attached townhomes. Of the 224 recorded residential lots filed by map at the Office of the Morris County Clerk, 71 (32%) were for single-family detached residential lots. Aside from the Villages at Roxbury Phase II filing (41 lots), the remaining five recorded plats were between four and seven lots. Townhome developments continued to account for the larger lot counts.



**CHART C**  
**NUMBER OF TOWNHOUSES AND MULTI-FAMILY UNITS**  
**FROM NEW SITE PLANS REVIEWED BY THE MCPB**  
**2014-2023**

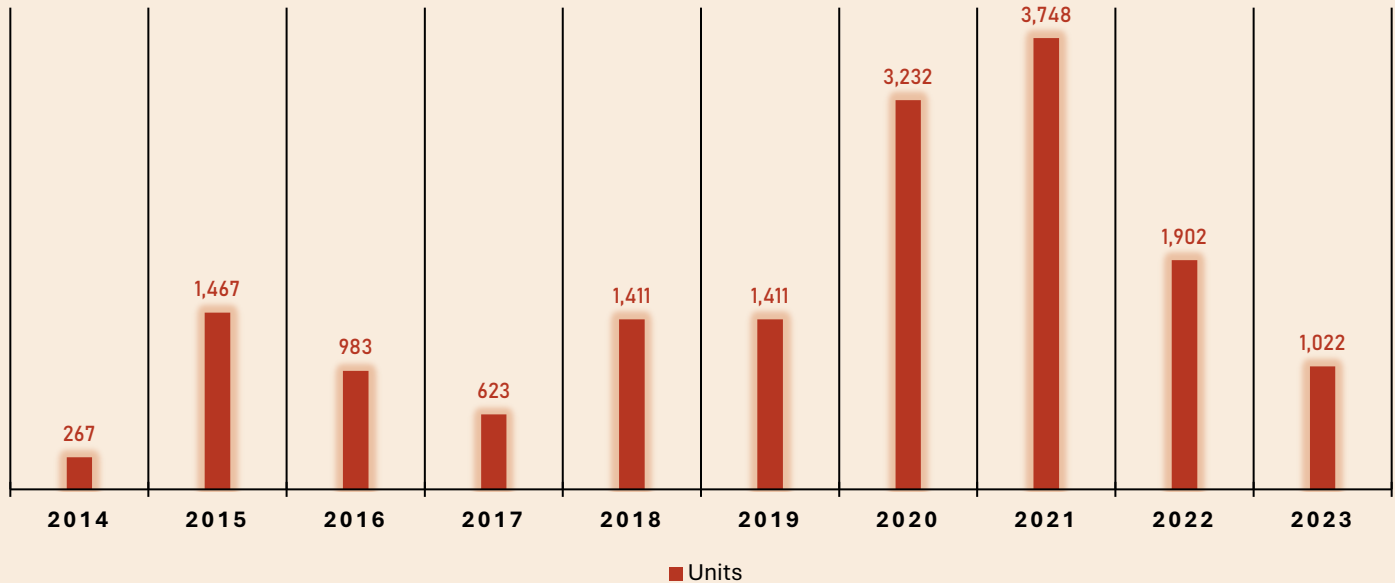


Chart C depicts ten years of historical data on the number of units contained in new multi-family site plan submittals. There continues to be many new proposed multi-family units in 2023 (1,022 units). Three developments (one in Harding, 250 units, one in Roxbury, 175 units, and one in Boonton Town, 162 units) account for 587 of the new units reviewed (57.4%). These three developments were the only site plans reviewed with 100 units or more proposed. Nearly 60% of the reviewed units were for age-restricted or assisted living facilities. The Morris County Planning Board expects to continue seeing high unit counts in this market as municipalities try to fulfill their affordable housing obligations and the market demand remains strong. The consumer preferences of the newly single demographic, millennial and baby boom generations are still driving the multi-family development market.

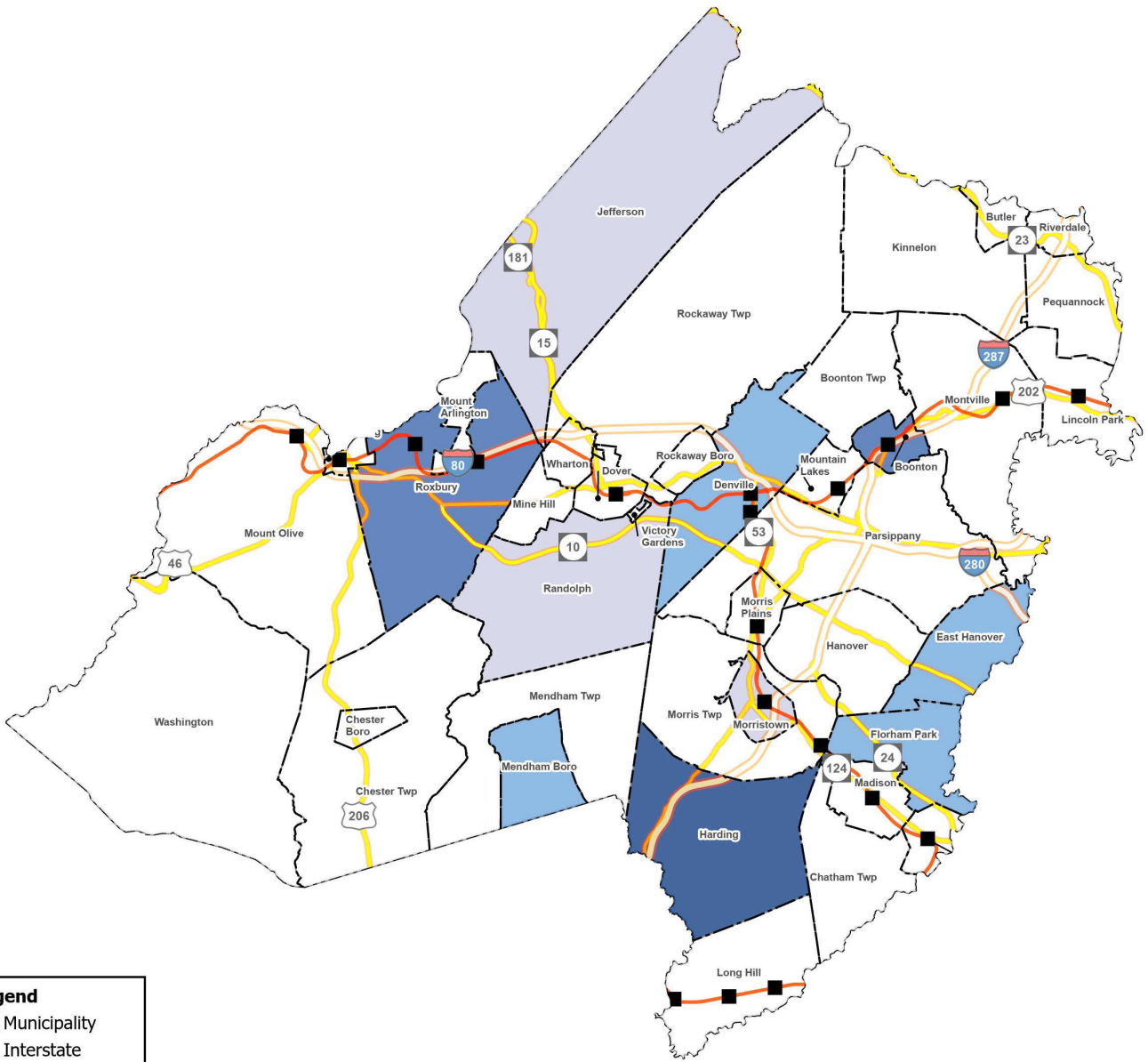
Exhibit B provides a breakdown of the amount of multi-family units, by municipality, reviewed by the Morris County Planning Board in 2023. New applications totaling 1,022 units were reviewed. Exhibit C provides a breakdown of the amount of multi-family units, by municipality, reviewed by the Morris County Planning Board between 2014 and 2023. New applications totaling 16,035 units were reviewed during that time. As is depicted, municipalities located along interstate highways and municipalities with access to commuter rail contained the highest amounts of proposed multi-family units. Parsippany had the highest unit total at 2,879.

In 2022, the median gross rent for a single bedroom apartment in Morris County was approximately \$1,565. The median gross rent for a two-bedroom unit was approximately \$1,923.<sup>1</sup> Based on continued market demand, the Morris County Planning Board expects the upward trend in rent levels to continue. Most of the new multi-family applications are being developed as luxury/high end units with 10% to 20% set aside as low/moderate income units. As stated in previous reports, while the development of multi-family housing once provided a lower cost alternative to single-family housing, the monthly rental rates of the luxury units is comparable to a monthly mortgage payment for a 3-bedroom detached single-family home.

<sup>1</sup>U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

# Exhibit B

## 2023 Multi-Family Units Reviewed by the Morris County Planning Board



**Legend**

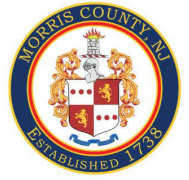
- Municipality
- Interstate
- US Highway
- State Highway
- Rail Line
- Railroad Station

**Number of Units**

- 0 - 25 units
- 26 - 50 units
- 51 - 100 units
- 101 - 200 units
- 201 - 250 units



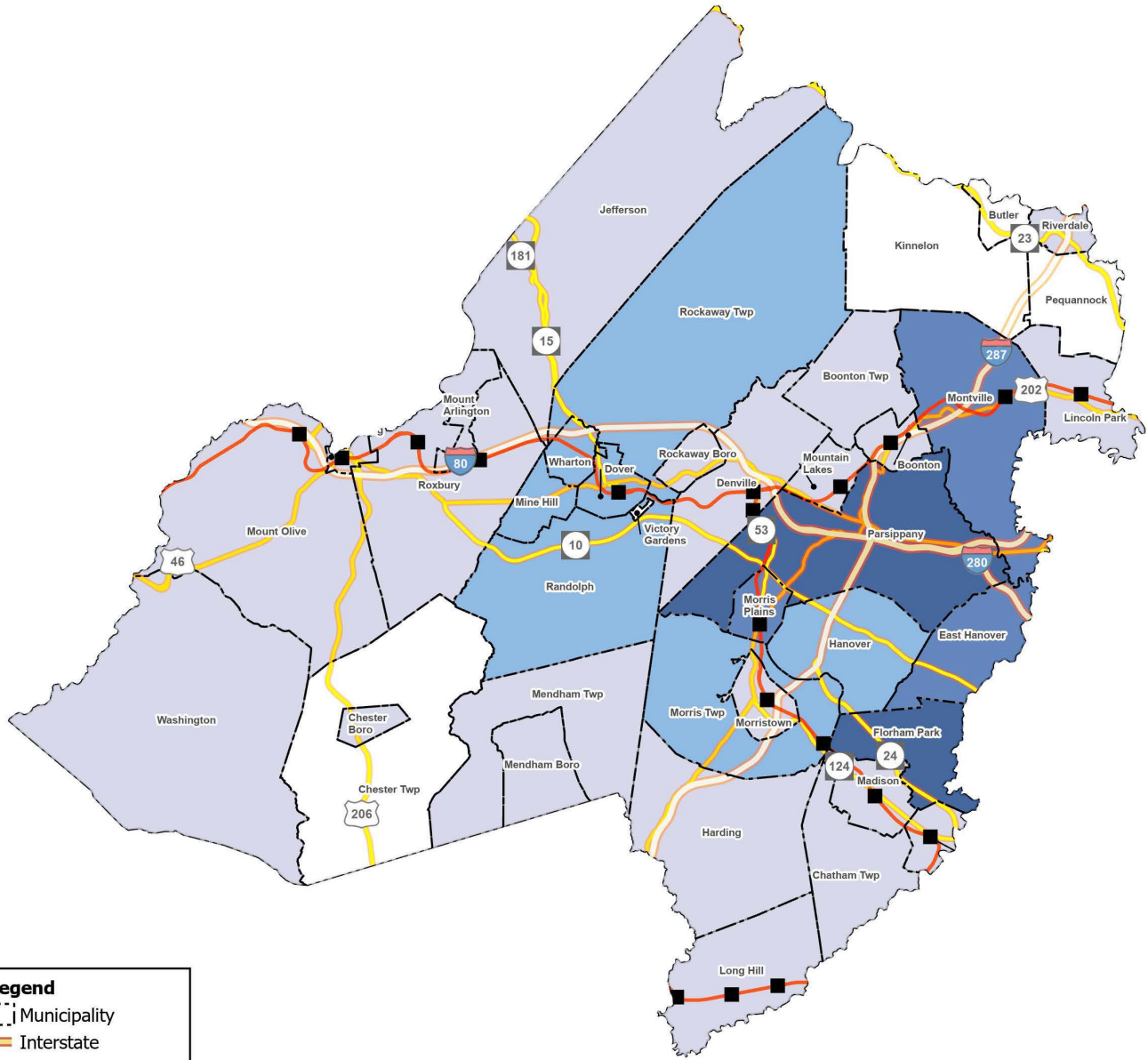
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# Exhibit C

## 2014-2023 Multi-Family Units Reviewed by the Morris County Planning Board



**Legend**

- Municipality
- Interstate
- US Highway
- State Highway
- Rail Line
- Railroad Station

**Number of Units**

- 0 - 10 units
- 11 - 375 units
- 376 - 750 units
- 751 - 1,500 units
- 1,500 - 3,000 units

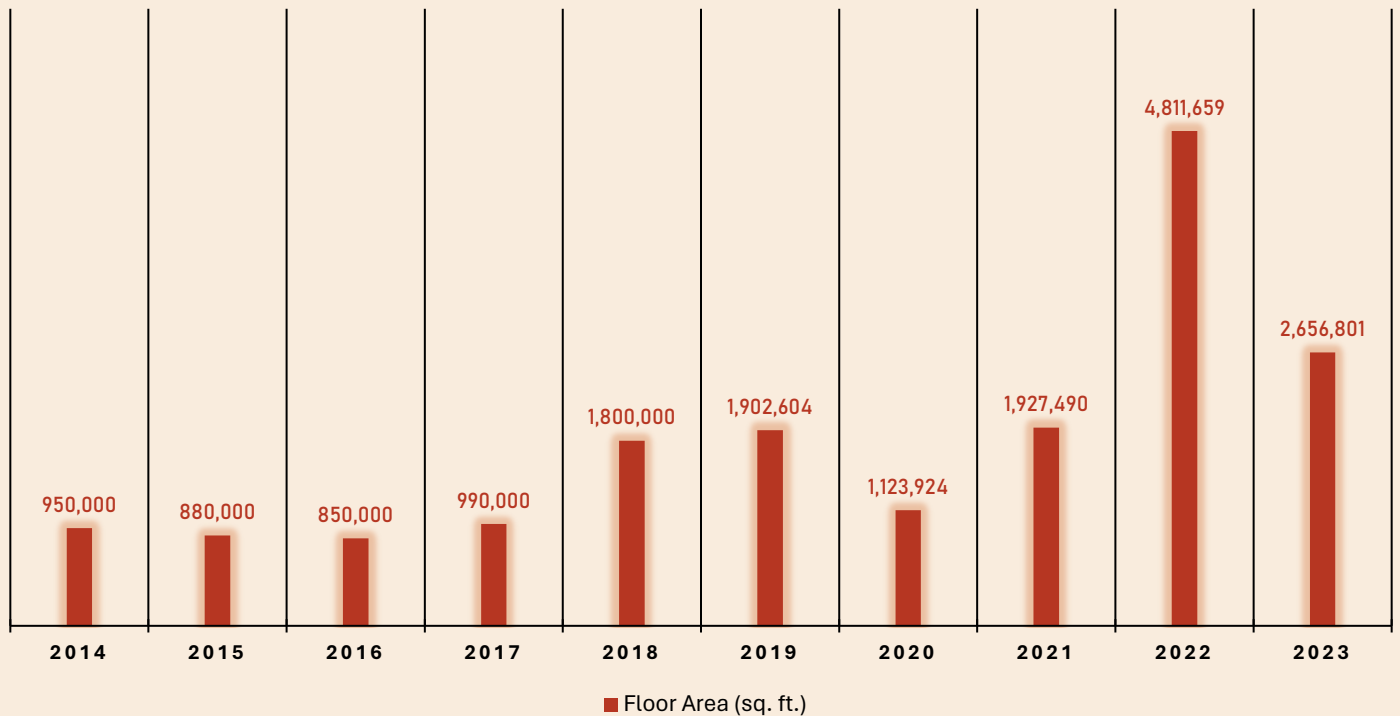


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**CHART D**  
**AMOUNT OF NEW FLOOR AREA FROM NEW NON-RESIDENTIAL SITE PLANS REVIEWED BY THE MCPB**  
**2014-2023**



Non-residential site plans submitted to the Morris County Planning Board can range from small building additions with a minimal amount of floor area to new office buildings, regional retail facilities, and industrial warehouses with several hundred thousand square feet of floor area. Industrial uses typically generate the largest buildings, especially those plans that include flex/warehouse facilities. The largest new development was for a 585,000 square foot warehouse redevelopment of the former BASF property on Continental Drive in Mount Olive. This accounts for over 22% of the total new square footage proposed. As shown in Table II (Section II) and Chart D, the Morris County Planning Board received 65 new non-residential site plans in 2023. This was a 22.6% increase in the number of applications received from 2022. Table VII (Section II) provides a list of site plans of 50,000 square feet and greater of new floor area. The list includes new and revised submissions reviewed in 2023. There was a significant increase in the amount of proposed square footage for developments over 50,000 square feet from 2022 (6,138,608 sf) to 2023 (8,440,501 sf). This is due in large part to the Roxbury Commerce Center (2,514,060 sf) development still under review.

# Campus Drive & Sylvan Way Redevelopment

The County of Morris continues to see major redevelopment of former corporate office campuses and industrial properties for other uses, such as warehousing and mixed-use residential/commercial. With a lack of vacant and suitable land for these large developments, developers must rely on the redevelopment of abandoned or underutilized properties for future development. Over the last few years, there has been an influx of redevelopment plans for the Campus Drive and Sylvan Way office campus in the Township of Parsippany. Several other redevelopments are planned for the campus soon. The large shift towards remote work since the beginning of the Covid-19 pandemic has driven an accelerated decline in occupancy of large office campuses. What began as a safety precaution has morphed into a standard operating procedure for many businesses. Some made the decision to forgo office space entirely, while others downsized their office spaces to accommodate hybrid schedules and employees that may want to work in the office without paying the excess overhead costs for unused space for remote workers. These office campuses had seen high occupancy rates until recent years. The decreased utilization of the various properties provided an opportunity for widespread redevelopment in the area.



FIGURE 1: PARKING LOT AT 4 CAMPUS DRIVE (3/7/2024).



FIGURE 2: AVAILABLE SPACE SIGNS PRESENT THROUGHOUT THE CAMPUS (3/8/2024)

Even with higher occupancy rates in the office complexes, these corridors experience severe traffic delays during weekday rush hours due to the increase in development throughout the region. While this redevelopment and revitalization of the area will undoubtedly have impacts on the surrounding traffic volumes, as discussed with the increase in work-from-home employment, the large quantity of residential units being developed may not have as significant of an impact as would be anticipated.

Figure 5 below shows the recently proposed and anticipated redevelopment projects for this area. Of the projects that have been reviewed or discussed with Morris County Office of Planning & Preservation staff, there are 690 multi-family residential units and at least 242,000 square feet of warehousing proposed. When expanding to the surrounding areas along Route 10, Route 202, and Route 287, recent proposed developments add an additional 1,555 multi-family residential units (including 370 for age-restricted and assisted living) and 416,886 square feet of warehousing.

Even with higher



FIGURE 3: DEMOLITION OF 2 CAMPUS DRIVE (1/26/2023)

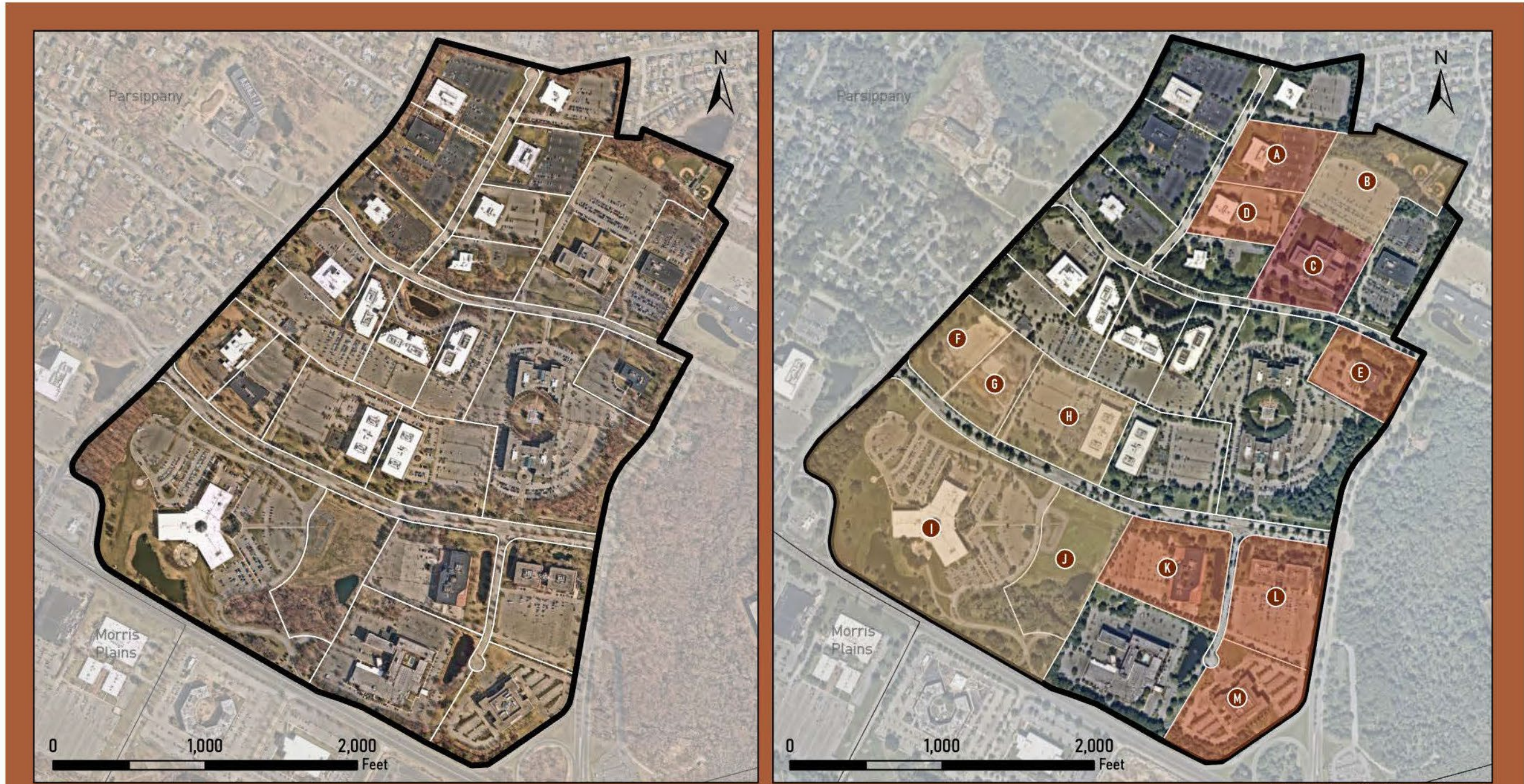
The impact of the warehousing uses on traffic volumes is highly dependent on the end use of each building. Additionally, as has been stated in this report and previous reports, there has been a widespread trend of warehouse redevelopment throughout the County. Areas with easy access to interstate highways Route 80 and 287, like the Townships of Denville, Mount Olive, and Roxbury have seen relatively similar quantities in warehouse applications. The warehouse market may become inundated with an excess supply of proposed projects, and it is possible that some may not be built or may be built on a much smaller scale than originally proposed. One downside to the sheer quantity of warehouse developments in the region being proposed simultaneously is that the traffic impact studies



for each cannot show an incremental or cumulative impact on the region. At a potential full build-out, while these uses may not have significant impacts on their surrounding areas, they will collectively impact the collector and arterial roadway networks of the region. There may be a future need for studies to monitor the progress of these uses to determine early on whether roadway improvements are necessary.

**FIGURE 4: 6 SYLVAN WAY TO BE REDEVELOPED TO A MULTI-FAMILY RESIDENTIAL STRUCTURE AND HEALTH CLUB  
(3/8/2024)**

FIGURE 5: PROPOSED REDEVELOPMENT IN PARSIPPANY (AS OF 3/2024).



Credits: Morris County Office of Planning and Preservation

	A	B	C	D	E	F	G	H	I	J	K	L	M
Existing Development	Office Buildings	Parking Lots & Baseball Field	Office Buildings	Office Buildings	Office Building	Office Building (now demolished)	Office Building (now demolished)	Office Building	Office Building & Parking Lots	Parking Lot & Stormwater Improvement	Vacant Office Building	Office Building	Office Building
Proposed Development	Zoning Change to OVL-8 (Warehousing)	Multi-Family Housing	Luxury Health and Fitness	Warehousing and Parking Configuration	Redevelopment for Warehousing	Redevelopment for 172 residential units		Overflow Parking	Redevelopment for 238 residential units		Warehousing	Warehousing	Warehousing

Fitness
  Multi-Family Housing
  Warehousing

# Table I

## 2023 NUMBER OF PLATS REVIEWED BY THE MORRIS COUNTY PLANNING BOARD

Municipality	Preliminary Subdivision	Final Subdivision	Minor Subdivision	Site Plan	Exempt Minor	Exempt Site Plan
(New/Revised/Total)						
Boonton	-	-	-	2/2/4	-	1
Boonton Twp.	-	-	-	0/2/2	1	1
Butler	-	-	-	1/2/3	1	1
Chatham	-	-	1/0/1	0/1/1	-	3
Chatham Twp.	0/1/1	0/1/1	1/1/2	-	2	1
Chester	-	-	-	1/0/1	-	2
Chester Twp.	-	-	-	-	-	2
Denville	1/2/3	1/2/3	1/0/1	3/2/5	1	4
Dover	-	-	-	2/1/3	3	4
East Hanover	-	-	-	2/4/6	1	3
Florham Park	-	-	-	4/2/6	-	-
Hanover	-	-	1/2/3	3/4/7	-	3
Harding	-	-	1/1/2	1/0/1	2	-
Jefferson	-	-	1/0/1	3/5/8	-	-
Kinnelon	-	-	-	-	-	3
Lincoln Park	1/0/1	1/0/1	-	-	-	-
Long Hill	1/0/1	1/0/1	0/1/1	3/4/7	-	1
Madison	-	-	1/0/1	1/2/3	-	3
Mendham	-	-	1/0/1	3/2/5	-	-
Mendham Twp.	-	-	-	-	1	-
Mine Hill	-	-	-	0/2/2	-	-
Montville	-	-	-	3/7/10	3	2
Morris Twp.	-	-	-	3/5/8	1	4
Morris Plains	-	-	0/1/1	1/1/2	2	1
Morristown	-	-	-	3/6/9	-	4
Mountain Lakes	-	-	0/1/1	4/0/4	-	-
Mt. Arlington	-	-	-	0/4/4	2	1
Mt. Olive	1/0/1	1/0/1	0/1/1	5/2/7	-	2
Netcong	1/0/1	1/0/1	-	1/1/2	1	3
Parsippany	-	-	-	5/3/8	2	3
Pequannock	-	-	2/0/2	0/1/1	-	-
Randolph	-	-	0/2/2	8/10/18	1	2
Riverdale	-	-	1/0/1	0/2/2	-	-
Rockaway	-	-	-	2/0/2	-	3
Rockaway Twp.	0/1/1	0/1/1	-	8/4/12	3	1
Roxbury	0/3/3	0/3/3	1/0/1	3/5/8	-	4
Victory Gardens	-	-	-	2/0/2	-	-
Washington	-	-	-	1/4/5	-	-
Wharton	-	-	0/1/1	1/4/5	-	1
<b>Total</b>	<b>5/7/12</b>	<b>5/7/12</b>	<b>12/11/23</b>	<b>79/94/173</b>	<b>27</b>	<b>63</b>

New Submissions = 101  
 Revised Submissions = 119  
 Exempt Submissions = 90  
 Total Submissions = 310

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



# Table II

## 2023 NEW SUBMISSIONS REVIEWED BY THE 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 / 162	1 / 1,250
Boonton Twp.	-	-	-	-
Butler	-	-	-	1 / 5,355
Chatham	-	-	-	-
Chatham Twp.	-	-	-	-
Chester	-	-	-	1 / 0
Chester Twp.	-	-	-	-
Denville	1 / 2	-	1 / 60	2 / 119,706
Dover	-	-	-	1 / 201,970
East Hanover	-	-	1 / 85	1 / 10,716
Florham Park	-	-	1 / 85	3 / 160,723
Hanover	-	-	-	3 / 175,760
Harding	-	-	1 / 250	-
Jefferson	-	-	1 / 50	-
Kinnelon	-	-	-	-
Lincoln Park	1 / 3	-	-	-
Long Hill	1 / 4	-	-	3 / 1,907
Madison	-	-	1 / 17	-
Mendham	-	-	1 / 75	2 / 0
Mendham Twp.	-	-	-	-
Mine Hill	-	-	-	-
Montville	-	-	-	3 / 20,091
Morris Twp.	-	-	-	3 / 12,109
Morris Plains	-	-	-	1 / 157,242
Morristown	-	-	1 / 28	2 / 90,369
Mountain Lakes	-	-	-	4 / 110,127
Mt. Arlington	-	-	-	-
Mt. Olive	-	1 / 7	-	5 / 864,731
Netcong	1 / 4	-	-	1 / 0
Parsippany	-	-	-	5 / 480,541
Pequannock	-	-	-	-
Randolph	-	-	1 / 35	7 / 117,410
Riverdale	-	-	-	-
Rockaway	-	-	-	2 / 1,000
Rockaway Twp.	-	-	-	8 / 32,651
Roxbury	-	-	1 / 175	2 / 782
Victory Gardens	-	-	-	2 / 0
Washington	-	-	-	1 / 0
Wharton	-	-	-	1 / 92,361
<b>Total</b>	<b>4 / 13</b>	<b>1 / 7</b>	<b>11 / 1,022</b>	<b>65 / 2,656,801</b>

(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

## 2023 Revised Submissions<sup>(1)</sup> Reviewed by the 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	-	-	1 / 16	1 / 11,392
Boonton Twp.	-	-	-	1 / 175
Butler	-	-	-	2 / 99,409
Chatham	-	-	1 / 18	-
Chatham Twp.	1 / 3	-	-	-
Chester	-	-	-	-
Chester Twp.	-	-	-	-
Denville	2 / 215	-	2 / 226	-
Dover	-	-	1 / 252	-
East Hanover	-	-	-	3 / 616,654
Florham Park	-	-	1 / 85	1 / 0
Hanover	-	-	-	3 / 160,268
Harding	-	-	-	-
Jefferson	-	-	3 / 30	-
Kinnelon	-	-	-	-
Lincoln Park	-	-	-	-
Long Hill	-	-	-	4 / 35,377
Madison	-	-	1 / 17	-
Mendham	-	-	-	1 / 0
Mendham Twp.	-	-	-	-
Mine Hill	-	-	1 / 390	1 / 374,500
Montville	-	-	2 / 336	3 / 169,030
Morris Twp.	-	-	-	3 / 11,960
Morris Plains	-	-	-	1 / 122,150
Morristown	-	-	-	4 / 94,704
Mountain Lakes	-	-	-	-
Mt. Arlington	-	-	-	2 / 3,360
Mt. Olive	-	-	-	1 / 0
Netcong	-	-	-	1 / 0
Parsippany	-	-	1 / 370	2 / 214,400
Pequannock	-	-	-	1 / 74,321
Randolph	-	-	1 / 35	4 / 64,912
Riverdale	-	-	-	1 / 990
Rockaway	-	-	-	-
Rockaway Twp.	1 / 8	-	-	3 / 1,078
Roxbury	-	1 / 4	-	3 / 2,515,860
Victory Gardens	-	-	-	-
Washington	-	-	-	2 / 8,916
Wharton	-	-	2 / 193	2 / 11,026
<b>Total</b>	<b>4 / 226</b>	<b>1 / 4</b>	<b>17 / 1,968</b>	<b>50 / 4,590,482</b>

- 1) Some revised submissions were received more than one time and are only counted once in this table.
- 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

## 2019-2023 Number of Single-Family House Lots from Major Subdivisions Recorded at the Office of the Morris County Clerk

Municipality	2019	2020	2021	2022	2023	5 Year Total
Boonton	-	-	-	-	-	-
Boonton Twp.	-	-	10	-	-	10
Butler	-	-	-	-	-	-
Chatham	-	-	-	-	-	-
Chatham Twp.	-	-	-	5	-	5
Chester	-	-	-	-	-	-
Chester Twp.	-	-	-	-	-	-
Denville	-	-	-	55	5	60
Dover	-	-	-	7	-	7
East Hanover	-	-	-	268	-	268
Florham Park	110	-	7	-	-	117
Hanover	-	-	9	-	62	71
Harding	-	-	-	-	-	-
Jefferson	-	-	-	-	-	-
Kinnelon	-	-	-	-	-	-
Lincoln Park	-	-	-	-	-	-
Long Hill	-	-	-	-	-	-
Madison	-	-	-	-	-	-
Mendham	-	-	-	-	-	-
Mendham Twp.	-	5	-	-	7	12
Mine Hill	-	-	-	-	-	-
Montville	7	8	-	3	7	25
Morris Twp.	4	-	-	-	-	4
Morris Plains	-	106	-	-	-	106
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	-	-	-	-	-
Mt. Olive	-	-	-	9	-	9
Netcong	8	-	-	-	4	12
Parsippany	-	-	10	-	-	10
Pequannock	-	-	-	-	-	-
Randolph	-	-	-	-	-	-
Riverdale	-	3	-	-	-	3
Rockaway	-	-	-	-	-	-
Rockaway Twp.	-	-	-	-	-	-
Roxbury	-	-	25	-	48	73
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	-	-	-
Wharton	-	-	-	-	91	91
<b>Total</b>	<b>129</b>	<b>122</b>	<b>61</b>	<b>347</b>	<b>224</b>	<b>883</b>

# Table V

## 2023 Preliminary Single-Family Residential Subdivision Plats Reviewed by the Morris County Planning Board

Municipality	Development Name	Locations	Total Lots
Chatham Township	River Rd	482 & 490 River Road	3 (R)
Denville	Estling Lake Rd	39 Estling Lake Road	2 (N)
Denville	Thurmont Rd	D-R-Hortun - Residential	94 (R)
Denville	Route 10	Pulte-Denville	121 (R)
Lincoln Park	Spring Grove Ln	Twins Residential	3 (N)
Long Hill	Delaware Ave	Parisi-Gillette	4 (N)
Netcong	Terrace St	Old Reservoir Road Subdivision	4 (N)
Rockaway Township	Teabo Rd	Mine Hill Properties	8 (R)

(N) New Sub.  
(R) Revised Sub.

# Table VI

## 2023 Proposed Townhouse & Multi-Family Site Plans of 20 Units or More Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Number of Units
Boonton	River Walk	Plane St	162 (N)
Denville	D-R-Hortun - Residential	Thurmont Rd	106 (R)
Denville	Pulte-Denville	Route 10	120 (R)
Denville	Station Village at Denville	Route 53	60 (N)
Dover	Proposed Residential Development	Blackwell St	252 (R)
East Hanover	Eagle Rock Avenue Apartments	Eagle Rock Ave	85 (N)
Florham Park	BPS Development	Columbia Tpke	85 (N)
Harding	Estates at Hurstmont	Mt Kemble Ave	250 (N)
Jefferson	Jefferson Apartments	Bowling Green Pkwy	50 (N)
Jefferson	Route 15 Properties Site Plan	Hellers Ln	27 (R)
Mendham	V-Fee Mendham Apartments, LLC - Residential	Main St	75 (N)
Mine Hill	KRE Mine Hill	Canfield Ave	390 (R)
Montville	Brookside	Main Road	266 (R)
Montville	Juve Group, LLC Proposed Multi-Family Development	Main Road	70 (R)
Morristown	161-163 Madison Ave	Madison Ave	28 (N)
Parsippany	Ballantine Greens	Littleton Rd	370 (R)
Randolph	1192 Sussex Turnpike-Residential	Sussex Tpke	35 (N)
Roxbury	Thrive Senior Living Community	Hillside Ave	175 (N)
Wharton	Wharton Investors II-Residential	Main St	182 (R)

(N) New Sub.  
(R) Revised Sub.

# Table VII

## 2023 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Land Use	New Sq. Ft.
Butler	Butler Self-Storage Facility	Route 23	C	94,054 (R)
Denville	Vanderhoof Warehouse	Vanderhoof Ave	W/I	119,706 (N)
Dover	Dover Tubular Alloys	Clinton St	W/I	201,970 (N)
East Hanover	R&O East Hanover	Ridgedale Ave	W/I	599,295 (R)
Florham Park	19 Vreeland Road	Vreeland Rd	W/I	155,553 (N)
Hanover	Hanover Towne Center-Commercial	Route 10	C	124,547 (R)
Hanover	Hartz Mountain-Hanover Square	Melanie Ln	W/I	175,000 (N)
Mine Hill	IV1 Logistics Acquisitions Warehouse	Iron Mountain Rd	W/I	374,500 (R)
Montville	Diversified Properties, LLC	Main Road	W/O	110,000 (R)
Montville	Pinto Business Park	River Rd	C	59,030 (R)
Morris Plains	High Line Marketplace	Littleton Rd	C	157,242 (N)
Morris Plains	M&M at Morris Plains	Tabor Rd	C	122,150 (R)
Morristown	One Lafayette Partnership	Lafayette Ave	C	87,765 (N)
Mountain Lakes	Tulfra Self-Storage	Route 46	C	77,238 (N)
Mt Olive	2000 International Drive	International Dr	W/I	196,748 (N)
Mt Olive	3000 Continental Drive	Continental Dr	W/I	585,000 (N)
Mt Olive	Morris Mount Olive Associates	Waterloo Valley Rd	W/I	63,680 (N)
Parsippany	2 Hilton Court	Hilton Ct	W/I	108,000 (R)
Parsippany	299 Jefferson Road	Jefferson Rd	W/I	106,400 (N)
Parsippany	5 Wood Hollow Road	Wood Hollow Rd	W/I	310,486 (N)
Parsippany	Shree Parsippany Development	Route 46	C	63,655 (N)
Pequannock	Hillview Med	Hillview Rd	M	74,321 (R)
Randolph	Drake Motor Partners	Franklin Rd	C	50,000 (N)
Roxbury	Roxbury Commerce Center	Howard Blvd	W/I	2,514,060 (R)
Wharton	100 E. Dewey Avenue	Dewey Ave	W/I	92,361 (N)

C – Commercial  
W – Warehouse  
I – Industrial  
O – Office  
M - Medical

(N) New Sub.  
(R) Revised Sub.