



2021

Development Activity Report

Prepared by
The Morris County Planning Board



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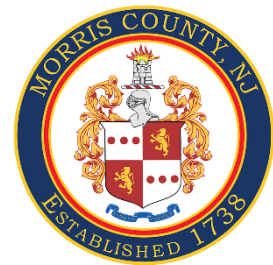


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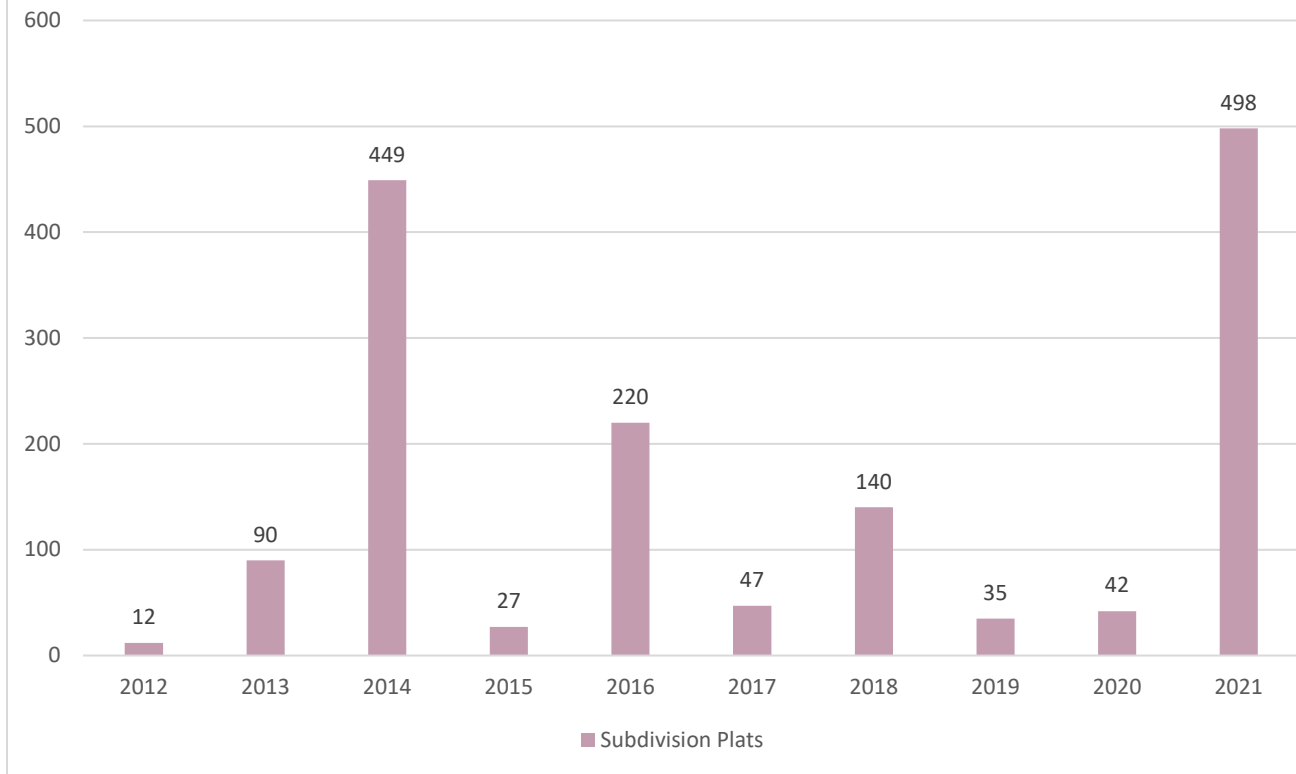
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Summary

- The amount and type of applications received is similar to the levels received in 2020. A total of 305 applications were received by the County Planning Board in 2021, which is slightly less than 2020. Exhibit A depicts the number of applications received from each municipality. The Townships of East Hanover, Montville and Parsippany-Troy Hills had the highest number of submittals (20, 22 & 27 respectively) in the County.
- Multi-family residential developments continue to increase as municipalities try to fulfill their affordable housing obligations. The cumulative number of new proposed units (3,748) and number of applications (29) is the highest it has been in the past ten years.
- There has been a marked increase in warehousing with limited office space with over 1.1 million new square feet proposed in 2021. 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, with the exception of large legacy projects, single-family lots created by major subdivision are continuing to decline. Though we saw a large number of single family lots proposed for major subdivisions, four projects totaling 476 lots were for townhomes with individual lots.
- Housing affordability continues to be an issue. In 2020, the median new single-family attached home sale price in Morris County was \$655,740, while the median home price for new single-family detached was \$815,000. This information was obtained from NJDCA data from home warranty companies. This data is normally not available until the third quarter of the preceding year.
- New applications totaling 3,748 multi-family units were reviewed in 2021. The vast majority 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 \$1,740. 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 County Planning Board has begun to see the expected increase in the amount of multi-family units submitted (1,411 units in 2019, 3,232 units in 2020 and 3,748 units in 2021).

Chart A
Number of New Residential Building Lots from New Preliminary
Subdivision Plats 2012-2021

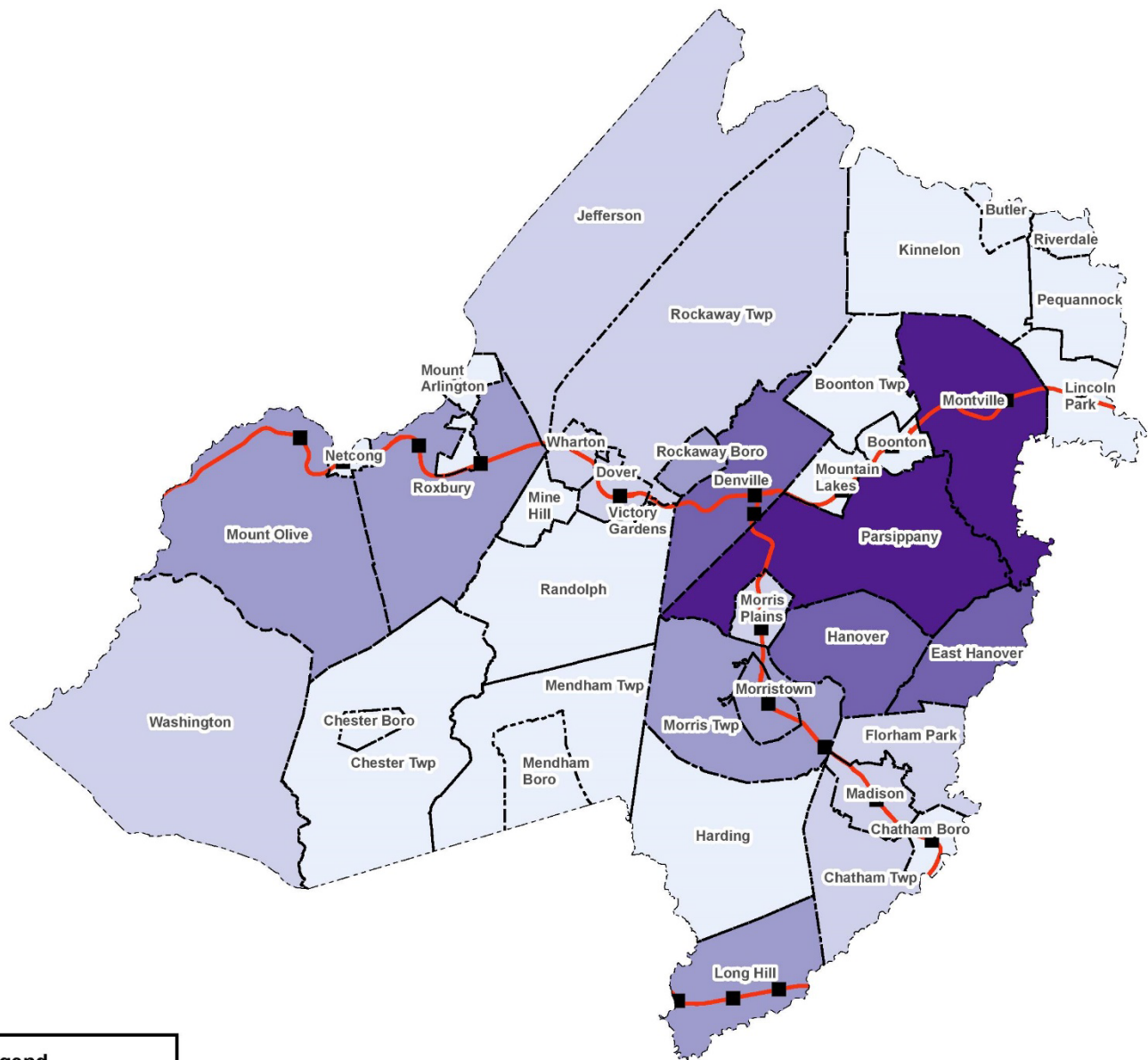


As shown in Chart A, there was a significant increase in the number of new residential building lots proposed from major subdivisions from 2020 to 2021. The 498 lots proposed were generated from seven projects. The largest of the major subdivisions, KRE Associates in East Hanover Township, consisted of 268 lots. Four of the new projects totaling 476 lots were for single-family attached townhomes on individual lots.

Due to the scarcity of available land, there will likely be few new large single-family subdivisions proposed in Morris County on land that was not previously developed. However, redevelopment sites have the potential to generate moderate to large lot yields as demonstrated by KRE Associates (268 lots), Wharton Woods (91 lots), and Hanover Towne Center (62 lots).

Minor subdivisions exempt from County review created 47 new lots; this is a decrease of approximately 22% from 2020 exempt minor subdivisions lots. The amount of single-family house lots created from minor subdivisions and exempt minor subdivisions totaled 66 in 2021. This is a reduction of approximately 23% from 2020.

Exhibit A



Legend

-  Municipalities
-  Railroad Stations
-  Rail Lines

Number of Submissions

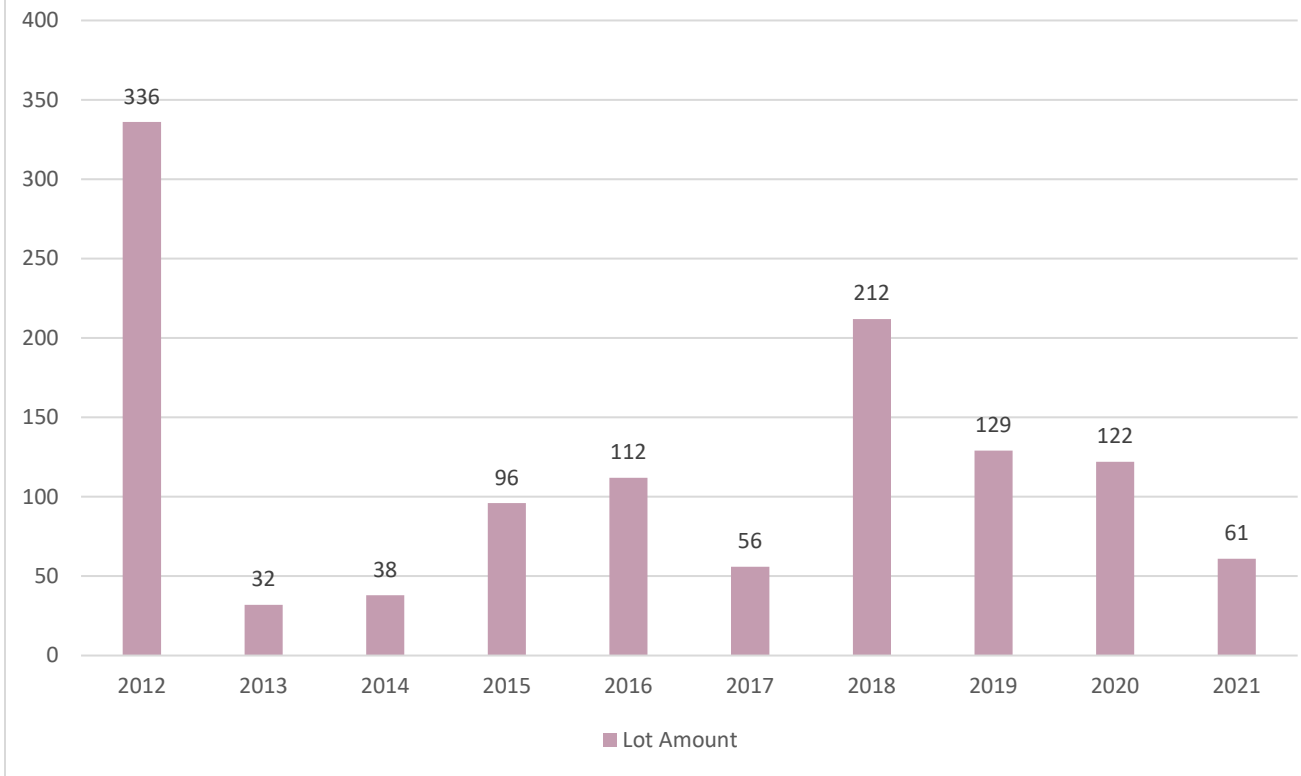
- 0 - 5
6 - 10
11 - 15
16 - 20
21 - 30

Prepared by the Morris County Office of
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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 2012-2021



As shown in Chart B, there was a significant decrease in the number of single-family house lots from major subdivisions recorded at the Office of the Morris County Clerk in 2021 (50%). Of the five projects recorded at the County Clerk's Office in 2021, the Villages at Roxbury Phase One totaled 25 lots. The number of single-family housing lots recorded from major subdivisions may increase dramatically due to redevelopment sites constructing single-family attached townhomes.

Chart C
Townhouses and Multi-Family Units from New Site Plans reviewed
by the MCPB 2012-2021

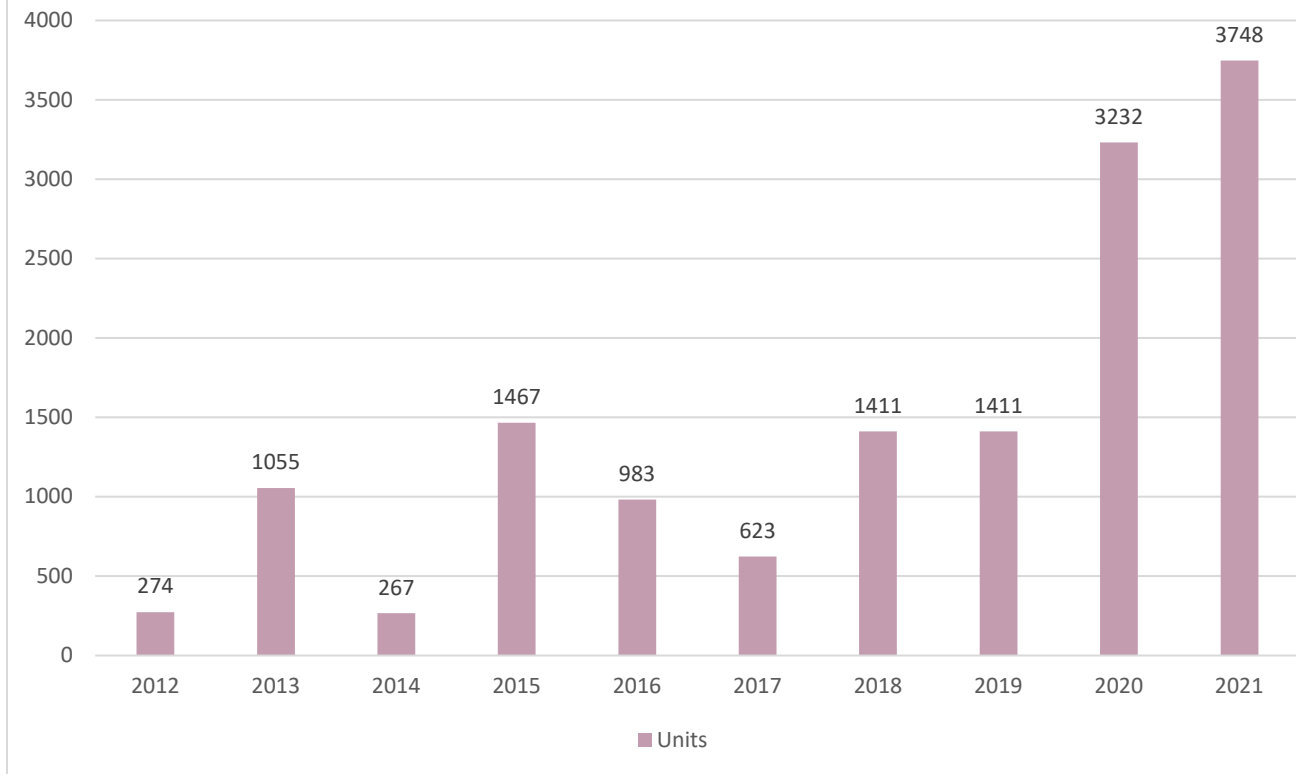


Chart C depicts ten years of historical data on the number of units contained in new multi-family site plan submittals. As shown, 2021 had the highest unit total in the past 10 years (3,748 units). Four developments (one in East Hanover, 548 units, one in Florham Park, 560 units and two in Parsippany, 370 units and 625 units) account for 2,103 of the new units reviewed. The County Planning Board expects to see 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.

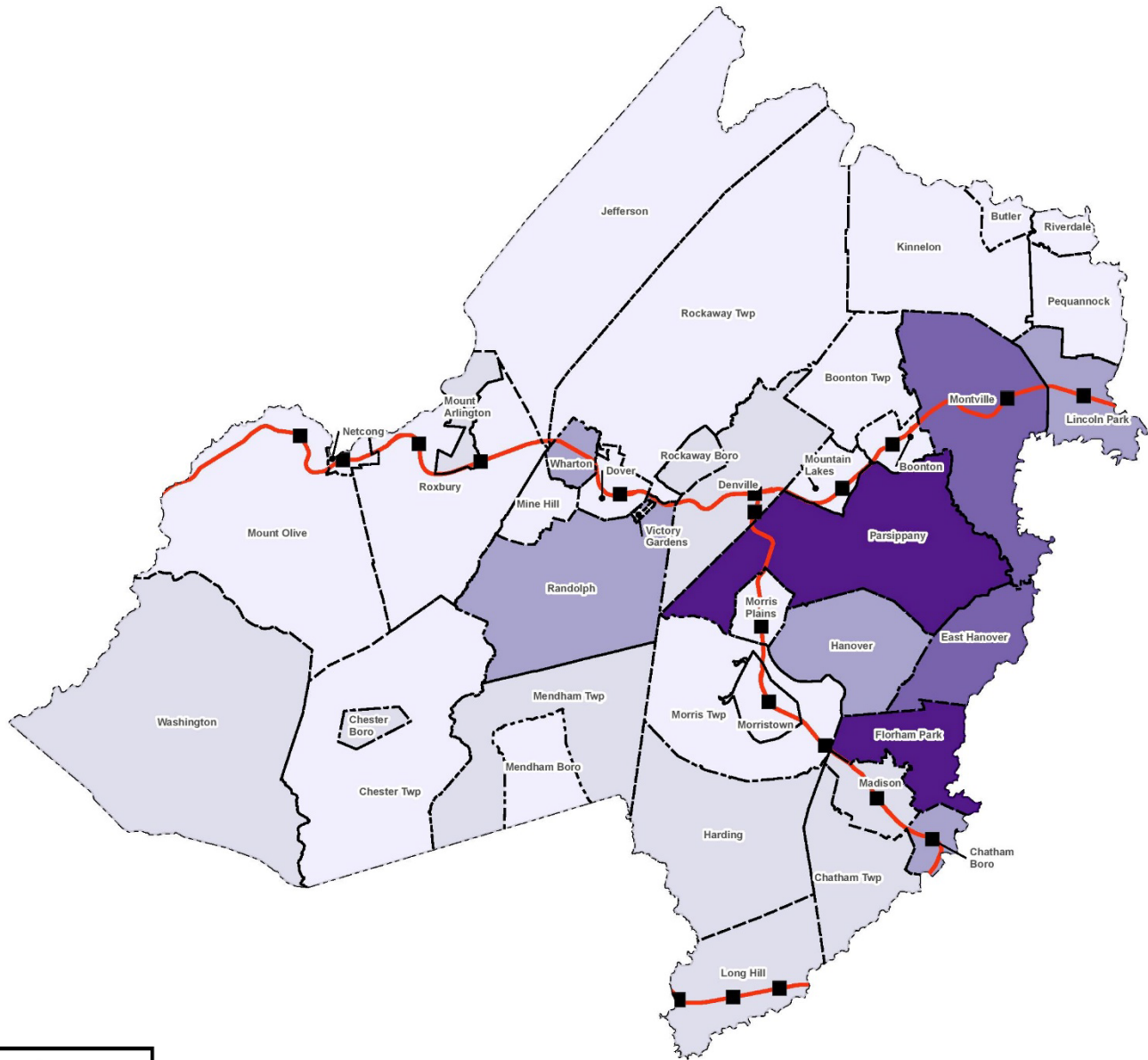
Exhibit B provides a breakdown of the amount of multi-family units, by municipality, reviewed by the Morris County Planning Board between 2012 and 2021. New applications totaling 16,454 units were reviewed during that time. As is depicted, municipalities located along interstate highways and municipalities with access to commuter rail contained the highest amounts of proposed multi-family units. Parsippany had the highest unit total at 1,895.

In 2019, the median gross rent for a single bedroom apartment in Morris County was approximately \$1,314. The median gross rent for a two bedroom unit was approximately \$1,740.¹ Based on continued market demand, the Morris County Planning Board expects the upward trend in rent levels to continue. The vast majority of the new multi-family application being developed as luxury/high end units with a 10% to 20% set aside as low/moderate income unit. 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.

¹US Census Bureau, 2015 Census and 2019 American Community Survey 5-Year Estimates

Exhibit B

2012-2021 Multi-Family Units Reviewed by the Morris County Planning Board



Legend

Municipalities
 Railroad Stations
 Rail Lines

Number of Units

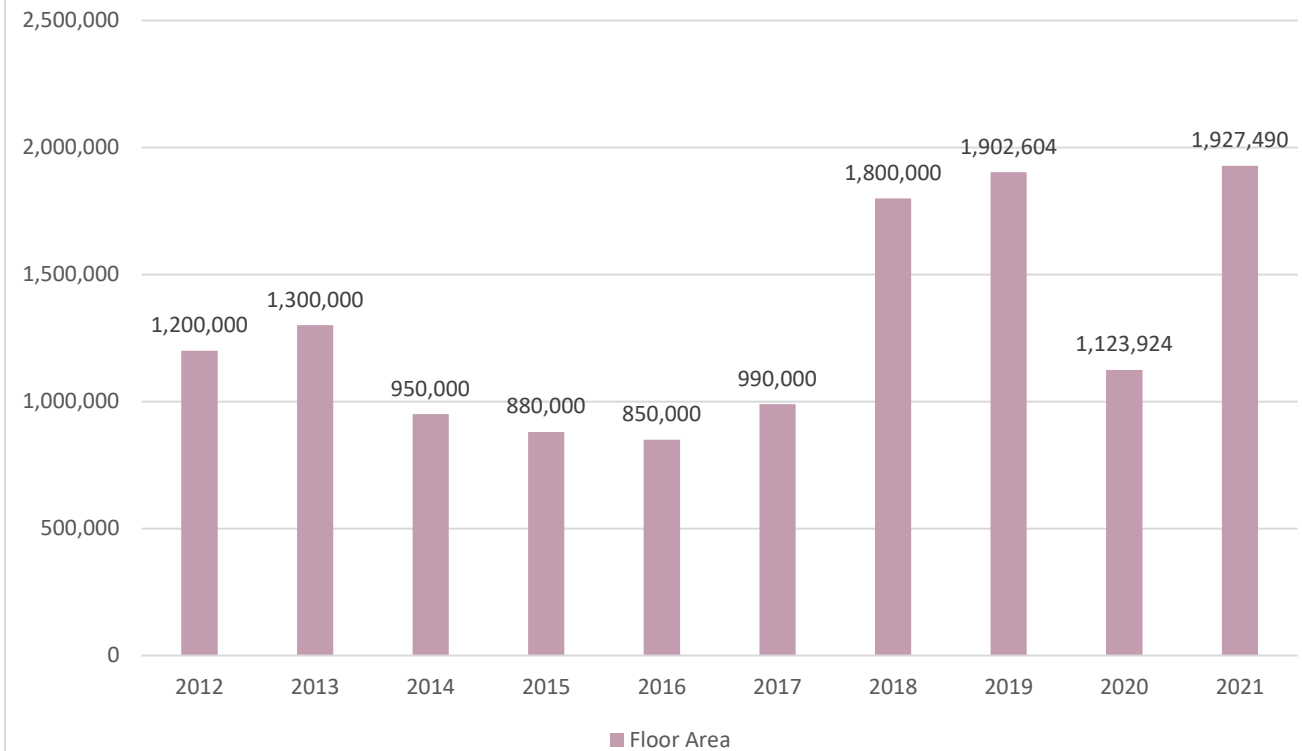
	0 - 10 units
	11 - 100 units
	101 - 500 units
	501 - 1000 units
	1001 - 2000 units

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Chart D
Amount of New Floor Area from New Non-Residential Site Plans
reviewed by the MCPB 2012-2021



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 an 826,800 square foot warehouse redevelopment of part of the Novartis campus in East Hanover Township. The redeveloped portion was recently subdivided from the main campus. This accounts for over 42% of the total new square footage proposed. As shown in Table II (Section II) and Chart D, the Morris County Planning Board received 57 new non-residential site plans in 2021. This was a 9% increase in the number of applications received from 2020. Table VII (Section II) provides a list of site plans of 50,000 square feet and greater of new floor area. There was a major increase (71%) in the amount of proposed square footage from 2020 (1,123,924 sf) to 2021 (1,927,490 sf).

Table I

2021 Number of Plats Reviewed Morris County Planning Board

Municipality	Preliminary Subdivision	Final Subdivision	Minor Subdivision	Site Plan	Exempt Minor	Exempt Site Plan
	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)		
Boonton	-	-	-	3/2/5		-
Boonton Twp.	-	-	-	-		-
Butler	-	-	-	-	-	3/0/3
Chatham	-	-	-	1/3/4		1/0/1
Chatham Twp.	1/1/2	1/1/2	-	3/0/3	-	-
Chester	-	-	-	3/1/4	-	-
Chester Twp.	-	-	-	-	-	1/0/1
Denville	1/1/2	1/1/2	1/0/1	2/1/3	3/0/3	4/1/5
Dover	-	-	-	2/1/3	1/0/1	4/0/4
East Hanover	2/1/3	2/1/3	2/1/3	5/2/7	1/0/1	3/0/3
Florham Park	1/0/1	1/1/2	0/1/1	2/4/6	-	-
Hanover	1/1/2	1/1/2	-	6/6/12	-	-
Harding	-	-	-	1/1/2	-	1/0/1
Jefferson	-	-	0/1/1	0/5/5	2/0/2	-
Kinnelon	-	-	-	-	1/0/1	2/0/2
Lincoln Park	-	-	-	1/2/3	-	1/0/1
Long Hill	0/1/1	0/1/1	1/2/3	3/2/5	-	4/0/4
Madison	-	-	-	1/0/1	1/0/1	4/0/4
Mendham	-	-	1/0/1	-	-	-
Mendham Twp.		-	-	1/0/1	-	2/0/2
Mine Hill	-	-	0/1/1	0/1/1	1/0/1	1/1/2
Montville	0/1/1	0/1/1	-	7/11/18	-	2/0/2
Morris Twp.	-	-	-	4/3/7	1/0/1	3/0/3
Morris Plains	-	-	-	3/0/3	4/0/4	1/0/1
Morristown	-	-	-	3/5/8	1/0/1	5/0/5
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	-	-	2/1/3	-	1/0/1
Mt. Olive	1/0/1	-	1/2/3	5/2/7	-	2/0/2
Netcong	-	-	-	1/0/1	-	1/0/1
Parsippany	0/2/2	0/2/2	0/2/2	8/9/17	2/0/2	2/0/2
Pequannock	-	0/1/1	-	3/0/3	-	1/0/1
Randolph	-	-	-	2/1/3	-	1/0/1
Riverdale	-	-	-	1/0/1	1/0/1	-
Rockaway	-	-	1/1/2	2/1/3	1/0/1	5/0/5
Rockaway Twp.	1/0/1	1/0/1	1/0/1	1/4/5	-	2/0/2
Roxbury	-	0/1/1	-	4/2/6	1/0/1	4/0/4
Victory Gardens	-	-	-	1/1/2	-	-
Washington	-	-	-	2/3/5	-	2/0/2
Wharton	1/0/1	1/0/1	1/1/2	3/2/5	-	-
Total	9/8/17	8/11/19	9/12/21	86/76/162	21/0/21	63/2/65

New Submissions = 112
Revised Submissions = 107
Exempt Submissions = 86
Total Submissions = 305

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

Table II

2021 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	-	-	2/18	1/11,392
Boonton Twp.	-	-	-	-
Butler	-	-	-	-
Chatham	-	-	1/245	-
Chatham Twp.	1/5	-	2/63	1/0
Chester	-	-	1/36	2/40,000
Chester Twp.	-	-	-	-
Denville	1/55	-	1/60	1/81,200
Dover	-	-	-	2/0
East Hanover	1/268	1/2	2/813	3/902,300
Florham Park	-	1/2	1/560	1/0
Hanover	1/62	-	2/270	4/201,141
Harding	-	-	1/96	-
Jefferson	-	-	-	-
Kinnelon	-	-	-	-
Lincoln Park	-	-	-	1/943
Long Hill	-	-	1/62	2/0
Madison	-	-	1/44	-
Mendham	-	-	-	-
Mendham Twp.	-	-	1/44	-
Mine Hill	-	-	-	-
Montville	-	-	1/178	6/134,307
Morris Twp.	-	-	-	4/55,022
Morris Plains	-	-	-	3/3,500
Morristown	-	-	-	3/0
Mountain Lakes	-	-	-	-
Mt. Arlington	-	-	1/71	1/3,360
Mt. Olive	1/9	-	-	5/259,084
Netcong	-	-	-	1/38,430
Parsippany	-	-	3/780	5/154,338
Pequannock	-	-	1/3	2/7,220
Randolph	-	-	1/199	1/18,737
Riverdale	-	-	-	1/1,380
Rockaway	-	-	1/70	1/0
Rockaway Twp.	1/8	-	-	1/0
Roxbury	-	-	1/2	3/15,136
Victory Gardens	-	-	-	1/0
Washington	-	-	1/32	1/0
Wharton	1/91	-	3/102	-
Total	7/498	2/4	29/3,748	57/1,927,490

(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

2021 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	-	-	-	2/13,254
Boonton Twp.	-	-	-	-
Butler	-	-	-	-
Chatham	-	-	1/245	-
Chatham Twp.	1/5	-	-	-
Chester	-	-	-	1/0
Chester Twp.	-	-	-	-
Denville	1/55	-	1/60	-
Dover	-	-	-	1/80
East Hanover	-	1/2	1/265	1/322,219
Florham Park	-	-	2/475	2/2,983
Hanover	1/62	-	2/270	4/313,775
Harding	-	-	1/96	-
Jefferson	-	-	-	2/9,372
Kinnelon	-	-	-	-
Lincoln Park	-	-	1/175	1/11,302
Long Hill	1/11	-	2/86	-
Madison	-	-	-	-
Mendham	-	-	-	-
Mendham Twp.	-	-	-	-
Mine Hill	-	-	-	1/6,875
Montville	1/3	-	2/644	5/22,727
Morris Twp.	-	-	-	3/27,752
Morris Plains	-	-	-	-
Morristown	-	-	-	4/389,263
Mountain Lakes	-	-	-	-
Mt. Arlington	-	-	-	1/3,360
Mt. Olive	-	-	-	1/0
Netcong	-	-	-	-
Parsippany	1/5	1/4	3/1,139	3/65,000
Pequannock	-	-	-	-
Randolph	-	-	1/0	-
Riverdale	-	-	-	-
Rockaway	-	-	1/70	-
Rockaway Twp.	-	-	-	2/575
Roxbury	-	-	-	2/470,044
Victory Gardens	-	-	-	1/0
Washington	-	-	-	3/11,113
Wharton	-	-	2/77	-
Total	6/141	2/6	20/3,602	40/1,669,694

- 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

2017-2021 Number of Single-Family House Lots from Major Subdivisions Recorded at the Office of the Morris County Clerk

Municipality	2017	2018	2019	2020	2021	5 Year Total
Boonton	-	-	-	-	--	-
Boonton Twp.	-	-	-	-	10	10
Butler	-	-	-	-	-	-
Chatham	-	-	-	-	-	-
Chatham Twp.	-	-	-	-	-	-
Chester	-	2	-	-	-	2
Chester Twp.	-	-	-	-	-	-
Denville	-	-	-	-	-	-
Dover	-	-	-	-	-	-
East Hanover	-	6	-	-	-	6
Florham Park	-	114	110	-	7	231
Hanover	-	-	-	-	9	9
Harding	-	-	-	-	-	-
Jefferson	-	-	-	-	-	-
Kinnelon	-	-	-	-	-	-
Lincoln Park	-	-	-	-	-	-
Long Hill	-	-	-	-	-	-
Madison	9	-	-	-	-	9
Mendham	-	3	-	-	-	3
Mendham Twp.	-	3	-	5	-	8
Mine Hill	-	4	-	-	-	4
Montville	15	-	7	8	-	30
Morris Twp.	-	3	4	-	-	7
Morris Plains	-	-	-	106	-	106
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	-	-	-	-	-
Mt. Olive	-	77	-	-	-	77
Netcong	-	-	8	-	-	8
Parsippany	32	-	-	-	10	42
Pequannock	-	-	-	-	-	-
Randolph	-	-	-	-	-	-
Riverdale	-	-	-	3	-	3
Rockaway	-	-	-	-	-	-
Rockaway Twp.	-	-	-	-	-	-
Roxbury	-	-	-	-	25	25
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	-	-	-
Wharton	-	-	-	-	-	-
Total	56	212	129	122	61	580

Table V

2021 Preliminary Single-Family Residential Subdivision Plats Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Total Lots
Chatham Twp.	Sun at Chatham	Fairmount Avenue	5 (N)
Denville	The Meadows	Franklin Road	55 (N)
East Hanover	KRE Acquisitions	River Road	268 (N)
Hanover	Hanover Towne Center	Mt. Pleasant Avenue	62 (N)
Long Hill	Mario Parisi	Delaware Avenue	11 (R)
Montville	83 Boonton Avenue	Boonton Avenue	3 (R)
Mt. Olive	Peacock Run at Flanders Village	Main Road	9 (N)
Rockaway Twp.	Mine Hill Properties	Teabo Road	8 (N)
Wharton	Wharton Woods	Old Irondale Road	91 (N)

(N) new sub.

(R) revised sub.

Table VI

2021 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
Chatham	Chatham River Road	Watchung Avenue	245 (N)
Chatham Twp.	Chatham Family Apartments	Southern Boulevard	63 (N)
Chester	Larison's Chester Town Center	Main Street	36 (N)
Denville	The Meadows	Franklin Road	60 (N)
East Hanover	KRE Acquisitions	River Road	548 (N)
East Hanover	72 Eagle Rock	Eagle Rock Avenue	265 (N)
Florham Park	Del Webb at Florham Park	Park Avenue	325 (R)
Florham Park	The Meadows at Florham Park	Columbia Turnpike	560 (N)
Florham Park	Sisters of Charity	Park Avenue	150 (R)
Hanover	Clarus at Park Avenue	Park Avenue	210 (N)
Hanover	Hanover Towne Center	Mt. Pleasant Avenue	60 (N)
Harding	S/K Mt. Kimble Residential	Mt. Kemble Avenue	96 (N)
Lincoln Park	115 Main Street	Main Street	175 (R)
Long Hill	Gillette Crossing	Valley Road	62 (N)
Long Hill	44 Plainfield Road	Plainfield Road	24 (R)
Madison	Madison Affordable Housing	Walnut Street	44 (N)
Mendham Twp,	Hillandale-St. John	St. John Drive	44 (N)
Montville	Avalon Bay Montville	Bloomfield Avenue	349 (R)
Montville	Modera Montville	Change Bridge Road	295 (R)
Montville	Stirling Montville	Main Road	178 (N)
Mt. Arlington	Station Square	Howard Boulevard	71 (N)
Parsippany	Ballantine Greens	Littleton Road	370 (N)
Parsippany	Parq Parsippany	Parsippany Road	625 (R)
Parsippany	The District at 15Fifteen	Route 10	498 (R)
Parsippany	2 Campus Drive	Campus Drive	172 (N)
Parsippany	3 Campus Drive	Campus Drive	238 (N)
Parsippany	169 Johnson Road	Johnson Road	87 (R)
Randolph	Canoe Brook	Dover-Chester Road	199 (N)
Rockaway	74 West Main Street	West Main Street	70 (N)
Washington	River Valley Apartments	Route 46	32 (N)
Wharton	Wharton Woods	Old Irondale Road	90 (N)
Wharton	10 North Main Street	North Main Street	66 (R)

(N) new sub.
(R) revised sub.

Table VII

2021 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.
Denville	Lock Up Denville	Route 46	C	81,200 (N)
East Hanover	R&O East Hanover	Ridgedale Avenue	W/O	826,800 (N)
East Hanover	11 Mt. Pleasant Avenue	Mt. Pleasant Avenue	W/O	322,219 (R)
East Hanover	30 Farinella Drive	Farinella Drive	W/O	75,500 (R)
Hanover	Hanover Towne Center	Route 10	C	161,581 (N)
Montville	Diversified Properties	Main Road	W/I/O	110,000 (N)
Morristown	M Station	Morris Street	O/C	382,200 (R)
Mt. Olive	650 International Drive	International Drive	W/O	90,748 (N)
Mt. Olive	700 International Drive	International Drive	W/O	121,672 (N)
Parsippany	Parq Parsippany	Parsippany Road	C	156,838 (R)
Parsippany	The District at 15Fifteen	Route 10	C	65,000 (R)
Parsippany	2 Hilton Court	Hilton Court	W/O	108,000 (N)
Roxbury	Adler Roxbury Warehouse	Route 46	W/O	470,044 (R)

(N) new sub.

(R) revised sub.