

Plans, Master Plans and Amendments

Report to the Board September 9, 2021 through November 22, 2021

Municipality	Morris Township
Documents	Amendment to the Land Use Plan Element of the Township of Morris Master Plan RE: OL-40/PUD Zone
Public Hearing	11/29/2021
Summary	Amendment to the Land Use Element regarding the OL-40/PUD zone and former Honeywell corporate headquarters property on Columbia Turnpike.

- The Township of Morris Land Use Amendment relates to the 147-acre former Honeywell corporate headquarters located at the intersection of Columbia Road and Park Avenue. In 2012, the Land Use Element was amended to include a planned unit development option for this property allowing for a combination of residential townhouse and office/research use. Subsequently, zoning was amended that would allow up to 235 townhouses and 900,000 square feet of office space through a series of overlay districts. The amendment also required that prior to the grant of any subdivision or site plan approval, a developer seeking to build a planned unit development would obtain General Development Plan approval.
- Approval was subsequently granted for 235 townhouses, a 134,000 square foot office building and 185,000 square feet of office/lab space. To date, only the residential component has been constructed, with all townhomes marketed and sold. All former Honeywell office structures have been demolished.
- In the six years since the developer received approval for the construction of new and renovated office/laboratory space, efforts to perfect these approvals have proven “futile” due to market changes, further exasperated by the pandemic. In the meantime, an opportunity has arisen to utilize the 81-acre office/lab overlay district area with a state-of-the-art athletic training facility, which if constructed, would complete the build-out of the former Honeywell campus.
- The Amendment to the Land Use Element would permit athletic training facility use as a development option/alternative to office/research/laboratory use. Such facilities would be for professional, academy and youth sports teams and include such facilities as outdoor fields, an indoor athletic field, buildings used for administrative and business offices, gymnasiums and/or field houses, athletic training and fitness, classrooms, dormitories, physical therapy, food service operations and other ancillary facilities. Additional protections related to lighting, building, parking outdoor field setbacks and buffering would be added with respect to surrounding properties and residences.
- The Amendment notes that these changes would reduce the number of anticipated vehicular trips relative to office use, reduce the impact on nearby intersections, reduce total buildable floor area, reduce impervious cover and continue to preserve open space and buffers along Columbia Turnpike.