



2007 Development Activity Report

Prepared by the Morris County Planning Board

On The Cover

Featured on the cover is the face of change embodied in the architectural rendering of 40 Park (Epstein's Rehabilitation Area A) on the site of the former Epstein's Department Store on the Green in the Town of Morristown. Woodmont Properties & Roseland Property Company have joined together to develop a large mixed use project of upscale retail stores, offices, luxurious condominiums and apartments and parking garage on a 3.45 acre site. "It will provide Morristown's first "green" building. The building will use renewable energy sources - geothermal heating and cooling and solar - potentially recycle water for cleaning and irrigation of a rooftop garden...Its developers aspire to national voluntary planning and construction standards called LEED - Leadership in Energy and Environmental Design."

Sunday Daily Record Press Release, December 23, 2007

LIST OF CREDITS:

The Architect:

Barton Partners
700 East Main Street
Norristown, PA 19401-4122
610-930-2800
info@bartonpartners.com

The Developers:

Woodmont Properties
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

Roseland Property Company
233 Canoe Brook Road
Short Hills, NJ 07078

Cover Photo Credit:

North Jersey Historic Center
The Morristown & Morris Township Library
One Miller Road, Morristown, NJ 07960
(Curtis Collection – Epstein's night photo)

2008

Board of Chosen Freeholders

Margaret Nordstrom, Director
Gene F. Feyl, Deputy Director
Douglas R. Cabana
William J. Chegwiddden
John J. Murphy
James Murray
Jack J. Schrier

County Administrator

John Bonanni

Morris County Department of Planning, Development and Technology

Walter P. Krich, Jr., Director

Morris County Planning Board

Joseph Falkoski, Chairman
Matthew Sprung, Vice-Chairman
Steve Rattner, Secretary
Stephen Hammond, County Engineer
Stu Klatzman
Margaret Nordstrom, Freeholder Director
Isobel W. Olcott
Everton Scott
Jack J. Schrier, Freeholder
ALTERNATES:
James Murray, Freeholder
Ted Eppel
Edward McCarthy
Raymond Zabihach, Director
Barry Marell, Attorney

Land Development Review Staff

Arne Goytil, Assistant Director
Gregory Perry, Principal Planner
Joseph Barilla, Senior Planner
Lauren Thomas, Data Control Clerk
Gene Cass, Supervising Cartographer
Carol Morgan, Principal Planning Technician

Table of Contents

| Section 1 | Page |
|---|------|
| Introduction | 1 |
| General Trends | 3 |
| Development Data..... | 6 |
| New Submissions..... | 6 |
| Revised Submissions..... | 6 |
| A Closer Look | 9 |
| Single Family Housing..... | 8 |
| Attached and Multi-Family Housing | 9 |
| Commercial, Industrial and Office..... | 10 |
| Chart A: Total Submissions Reviewed, 1998-2007..... | 6 |
| Chart B: New Subdivision Plats Reviewed, 1998-2007 | 7 |
| Chart C: Number of New Residential Building Lots from Subdivision Plats, 1998-2007..... | 7 |
| Chart D: Townhouses & Multi-Family Units from New Site Plans Reviewed, 1998-2007 | 7 |
| Chart E: New Site Plans Reviewed, 1998-2007..... | 8 |
| Chart F: Amount of New Floor Area from New Non-Residential Site Plans Reviewed, 1998-2007..... | 8 |
| Chart G: Single Family Building Lots from Major Subdivisions Recorded at the Morris County Clerk's Office, 1998-2007 | 9 |

| | |
|---|----|
| Table 1: 2007 Number of Plats Reviewed..... | 14 |
| Table 2: 2007 New Submissions | 15 |
| Table 3: 2007 Revised Submissions | 16 |
| Table 4: 2007 Final Plats Approved - Residential detached Dwelling Units | 17 |
| Table 5: 2003-2007 Number of Single Family House Lots from Major Subdivisions..... | 18 |
| Table 6: 2007 Proposed Single Family Residential Subdivision - Plats of 20 Lots or More | 19 |
| Table 7: 2007 Proposed Townhouse & Multi-Family Site Plans | 20 |
| Table 8: 2007 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area | 21 |
| Map A: 2007 Number of Single Family House Lots from Major Subdivisions..... | 22 |
| Map B: 2003-2007 Total Number of Single Family House Lots from Major Subdivisions | 23 |
| Map C: New Jersey Highlands within Morris County | 24 |

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 Enabling Act provides for the review and approval of many types of development applications by the County Planning Board. All subdivision applications must 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 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 giving a preview of formal plans that are likely to be submitted in the future. They also give an opportunity for possible design changes to be suggested before detailed engineering is undertaken.

Preliminary Plat

A 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 such as an office building, retail store or condominium housing.

General Trends

There was a noticeable decline in the number of new residential subdivision projects submitted for County review from the year before. Except for a very few subdivision projects, most yielded a small number of lots but the total number of lots submitted for approval was about the same as 2006. It should be noted that no new preliminary plats for subdivision projects were submitted to the County Planning Board from the N.J. Highlands Preservation Areas of Morris County. Preliminary plats for subdivisions which received municipal approvals 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 new approved residential units over the prior ten years. The absence of new residential subdivision projects in the Highlands Preservation Areas, the diminishing supply of approved lots, and the downturn in the housing market, all contributed to the low number of 152 lots recorded at the Office of the County Clerk for Morris County. This low number of recorded lots was noticeably higher than the record low number of 124 lots recorded in 2006. As for minor subdivision activity, it was minimal throughout the Highlands Preservation Areas. According to Highlands Applicability Determination Applications received from the N.J. Department of Environmental Protection, exemptions were approved for lot line changes and for new home construction on existing lots and approved subdivision lots. The number of those applications received for new home construction in 2007 was substantially lower than 2006.

Also, new site plan activity within the Highlands Preservation Areas decreased substantially from the year before which accounts for the lower number of Highlands exemption applications received from the

N.J. Department of Environmental Protection. According to Highlands Applicability Determination Application exemptions received from the N.J. Department of Environmental Protection, site plans were approved with conditions. For example, an exemption was granted for redevelopment of JCC Metrowest's Camp Deeny Riback (25.6 acres) in Mt. Olive Township. Redevelopment of the existing camp grounds included clearing, grading, new buildings, and expansion of existing buildings. Also, Riad Development Company received an exemption to reconstruct the existing Village Mall on Route 206 in Mt. Olive Township. The reconstruction provides a new 3,700 sq. ft. addition

within an area of existing asphalt pavement on the site. The Village Mall currently contains 48,830 sq. ft. of retail space and a free freestanding car wash. Jersey Central Power & Light Company (JCP&L) was granted an exemption to maintain and upgrade its existing public utility electrical system along an existing 34 mile right-of-way from Knowlton Township, Warren County to JCP&L's Greystone Substation in Denville Town-

ship, Morris County. The project will include replacement of three existing, aging and deteriorating 230 KV wires (conductors) which are attached to existing steel transmission towers along the established right-of-way. Other exemptions from the N.J. Department of Environmental Protection involved the Jefferson Township Board of Education application for the replacement of an existing sewage treatment plant with an expanded facility located at the Arthur Stanlick School site, the Kinnelon Borough Board of Education application for the three-story addition to the Kinnelon High School and parking lot expansion, and the Washington Township M.U.A. application for an elevated water tank on the Cucinella School site. Lastly, cell phone companies who co-located on existing towers received exemptions.

Of the twelve municipalities within the Highlands Preservation Areas, Washington Township (13) and Mt. Olive Township (10) had the most exemptions given



by the N.J.D.E.P. followed by Jefferson Township (9), Borough of Kinnelon (8), Rockaway Township (4) and Montville Township (1). Overall, 141 exemptions were granted by N.J.D.E.P., whereas 2007 produced only 45 exemptions. We are of the opinion that the downturn in the housing market during 2007 had an affect on residential construction on existing lots and approved subdivision lots within the Highlands Preservation Areas.. Overall, development activity within the Highlands Preservation Areas slowed substantially. Map C (Section 11) highlights the New Jersey Highlands within Morris County.

Since 2004, new residential subdivisions submitted from municipalities within the Highlands Planning Area continued to be predominantly small. With the exception of the 31 lot Parkside Gardens, Sec. 4 in Parsippany-Troy Hills Township, all other residential subdivisions submitted in 2007 were well under fourteen 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 the homes and usually constructed short cul-de-sac roads to municipal and county roads. But in 2007, there was less new street construction involving small subdivision activity which tended to primarily straddle existing roads. Usually, lot sizes met the minimum square footage of the residential zone and were generally small with existing sewer and water infrastructure in place. This created unique situations to control storm drainage (dry well systems, rain gardens etc.) so that surrounding residential properties would not be unduly affected.

There was a general decline in minor subdivision activity from what occurred in 2006. Tear downs of older homes by developers seeking a two and three lot subdivision to construct large expansive homes, often out of scale with homes in the neighborhood, continued to occur throughout Morris County but at a much slower pace than what occurred in 2006.

As a result of a weakening housing market, new homes and especially home re-sales slowed to create a glut of

housing on the market in 2007. People, who could not sell, looked for opportunities to use their home for other uses. For example, an existing home on Main Street, Mendham Borough within the historic district came before the municipal zoning board for a use variance for conversion to a real estate brokerage office with a new parking area. This intensification of use only compounded the problem of traffic safety at the driveway entrances due to limited sight distance. Others sought to convert homes to two and three family apartments, or lease them as rentals. It appears that people who could not move up into a larger home chose to add 1st and 2nd story additions. In the multi-family housing sector which includes, apartments, townhouses, age restricted and senior and assisted living housing, there was a steep drop in the number of dwelling units proposed from the prior year which reverses a three year

trend starting in 2004. The steepest decline occurred for apartments and townhouse development.

One casualty of the weakening housing market which became more severe towards the end of 2007 was the collapse of the 360 age restricted housing unit



development called Greenbriar Riverview proposed by U.S. Homes Corporation on Schooleys Mountain Road in Washington Township. According to the November 30, 2007 article in the Morris County Daily Record, this housing development was “expected to generate \$370,000 a year in local tax revenue and satisfy part of the township’s affordable housing obligations.”

While there was some growth with age restricted housing projects, it was less intense than what had occurred in prior years. A large 160 unit senior living facility project located in Hanover Township/Morris Plains was submitted late in the year. It will provide 120 independent units and 40 assisted living units. 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.

This became more evident in 2007 with the submission of three nursing home redevelopment projects. Pine Acres Rehabilitation and Health Care Center located on Madison Avenue in the Borough of Madison submitted

site plans for a new 120 bed long term care facility at their current site. The old nursing facility will be razed. In Montville Township, Hill Top Care Center submitted site plans for a 120 nursing bed and 60 residential health care bed nursing facility on the site of a burned out nursing home. Lastly, in Hanover Township, Care One at Crestwood nursing home will construct and renovate existing buildings to provide long term care, sub-acute care, assisted living and a new 64 bed Alzheimer's wing.

New non-residential development which includes office, commercial, industrial and institutional uses was sluggish in 2007 compared to 2006 but remains above the 2001 recession level of 1.33 million square feet. Future growth in the above sectors will depend on financial markets recovering to finance new projects. Also, it will depend on the availability of vacant land and other commercial and industrial properties with redevelopment potential. In 2006, former municipal landfill sites were targeted for new redevelopment projects but this trend did not develop further in 2007.

During 2007, existing office/commercial/industrial parks were targeted for more development activity. Vacant lots, newly subdivided lots and redevelopment of old building sites were earmarked for large (flex) office/warehouse buildings, office buildings, and training facility for the Red Bulls professional soccer team. A trend is developing to utilize existing industrial parks for other types of uses. This may become more important in the coming year(s) as municipalities try to figure out how to increase their ratable base to meet the municipal tax burden.

One approach would be for the conversion of free stranding building sites to other uses by means of municipal zoning changes. For example, Morris Township approved a zone change (Star Ledger, 10/19/07) to transform the former 23 acre Verizon Wireless office building site into a 92 market unit townhouse development. Other municipalities will be challenged as well to expand commercially zoned areas into residential zones in order to assemble properties for redevelopment along major roadways and intersections. Like the previous two years, school site plans for building additions and renovations continued to be submitted to the County

Planning Board for engineering review of utility connections within County roads.

Another related trend to watch is the conversion of vacant office/warehouse buildings for places of worship for non-profit religious organizations. For example, Yogi Divine Society of New Jersey received approval in Parsippany-Troy Hills Township to convert and enlarge an existing light industrial building (86,742 sq. ft.) into a temple. In the Borough of Rockaway, the Islamic Center of Morris County received approval to convert an existing 14,800 sq. ft. one-story building into a Mosque and community center.

Lastly, the development of upscale strip malls (also known as life style center) may become more prominent throughout Morris County. It is a twist on the traditional strip mall. It provides stores commonly found in regional malls but with strip mall convenience. An example

is the Shoppes at Union Hill on Route 10 in Denville Township which is considered to be the first life style center (built in 2001). In 2007, it expanded by 4,000 sq. ft., Chester Commons (opened

in 2006) on Route 206, Borough of Chester became the second life style center. Others are expected to follow.

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. They handle 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 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 497 subdivision plats and site plans (including revisions) were submitted to the Morris County Planning Board in 2007. Of those applications submitted, 308 were reviewed and reports issued to the municipal planning boards and boards of adjustment. Another 189 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 2007 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 16 revised preliminary subdivision plats (residential and non-residential) were submitted from the prior calendar year 2006 for 97 building lots. Thirteen (13) revised residential site plans for 1,081 units were resubmitted in 2007. Also, 48 revised site plans for non-residential development were resubmitted in 2007 for 1,270,609 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.

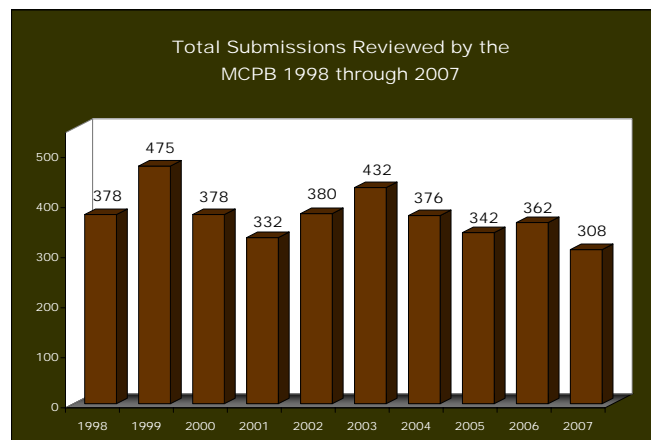


Chart A

As seen in Chart A, the total number of submissions reviewed was less than in 2006 which is at the lowest level not seen since the low of 2001. Table 1 (Section II) shows that a total of 41 preliminary plats and 34 final plats (including revisions) were reviewed in 2007, compared to 71 preliminary plats and 55 final plats (including revisions) reviewed in 2006 (Please refer to the 2006 Development Activity Report). Minor subdivisions not affecting County roads and not affecting County drainage facilities were deemed exempt from formal review.

Also, 193 site plans (including revisions) were reviewed by the County in 2007. This same number of site plans (including revisions) was reviewed in 2006. (Please refer to the 2006 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.

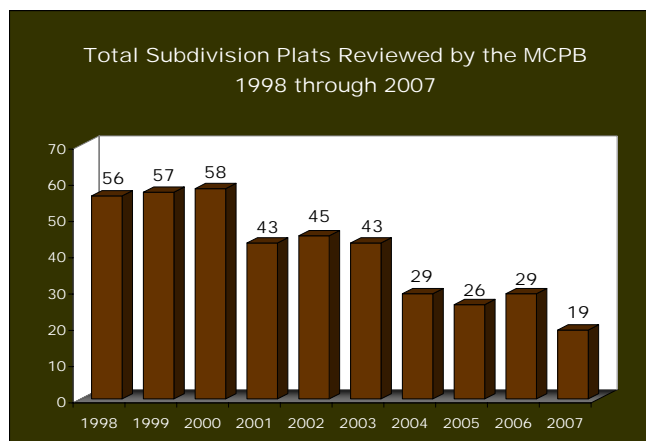


Chart B

As seen in Chart B, the total number of new residential subdivision plats submitted decreased from 2006. Residential activity still remained sluggish for 2007. New development activity for the year is presented in Table II (Section II). The County Planning Board received 19 new preliminary subdivision plats for 137 lots compared to 29 new preliminary plats for 144 lots submitted in 2006. This lower number is an indication of the scarcity of developable land which has become more difficult to find due to ever present environmental constraints. Small residential subdivisions continued to be common in 2007. 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).

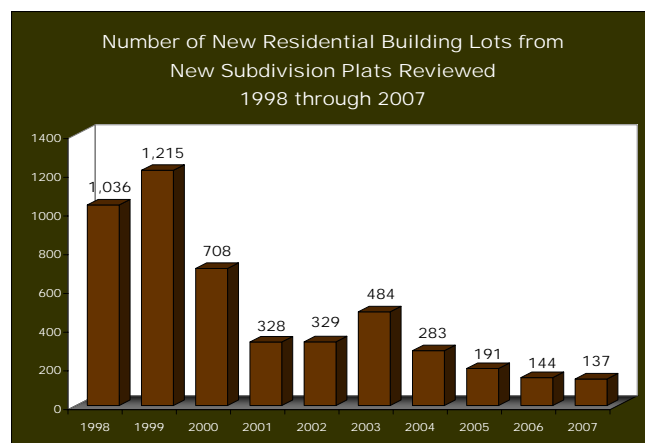


Chart C

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 2007 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 and 2006 into 2007.

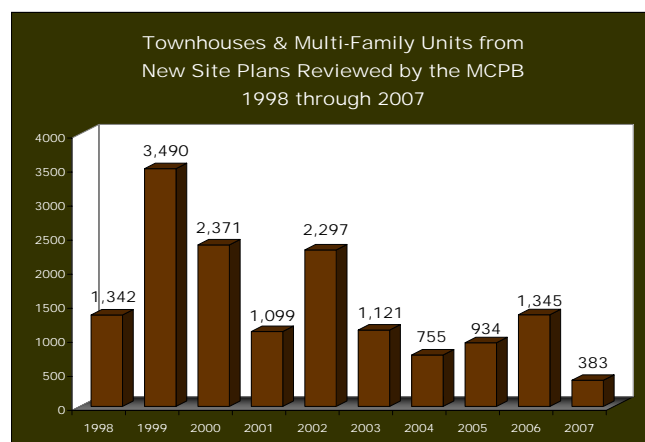


Chart D

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 9 new residential site plans for 388 dwelling units were submitted during 2007 compared to 13 new residential site plans for 1,345 dwelling units submitted in 2006. This steep drop in the number of residential units reverses a three year trend starting in 2004. The cause is contributed to smaller residential developments and a downturn in the housing market. Chart D shows this trend reversal.

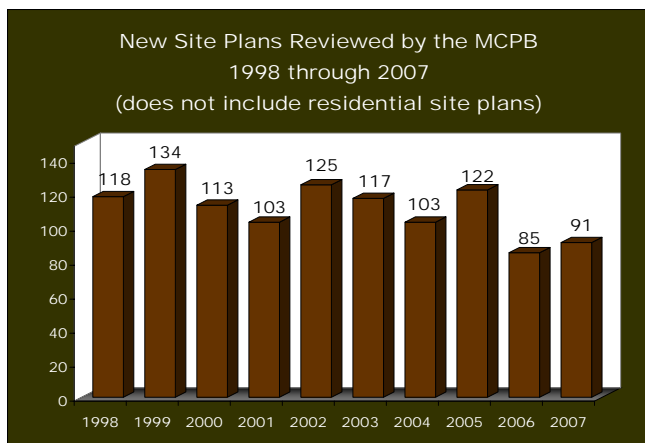


Chart E

As seen in Chart E, the total number of new non-residential site plans submitted for 2007 increased slightly from 2006. New development activity for the year is presented in Table II (Section II). The Morris County Planning Board received 91 new non-residential site plans in 2007 compared to 85 new non-residential site plans submitted in 2006.

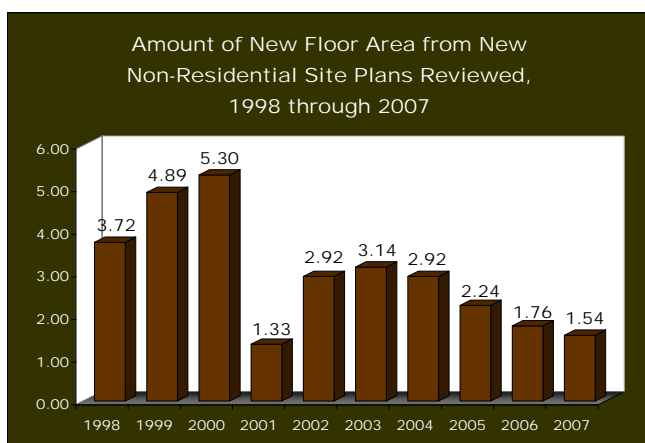


Chart F

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 1.54 million square feet for 2007 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

Sixteen (16) final subdivision plats consisting of 78 lots were approved by the Morris County Planning Board in 2007. 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 Tables IV, final subdivision plats covered a total land area of 212.09 acres including new street area and area set aside within developments for open space. The total linear feet of new street was 4,217 or .8 miles. There were 4.02 acres dedicated for open space. The average lot size was 108,984 sq. ft. and the median lot size was 21,689 sq. ft. The median lot size in 2006 was 20,560 sq. ft.

The largest average subdivision lot size occurred in Harding Township at 482,712 sq. ft. and the smallest average lot size is found in Florham Park at 15,391 sq. ft. The median subdivision lot size for Morris County occurred in Hanover Township at 21,689 sq. ft.

Hanover Township led the County with the most lots at 24 followed by Harding Township with 13 lots and Montville Township with 12 lots. Municipalities in which final plat subdivisions occupy the greatest amount of area are Harding Township (149.60 acres), Montville Township (23.32 acres), and Hanover Township (18.79 acres), includes 4.02 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 fifty two (152) lots were filed at the Office of the County Clerk during 2007, an 18% increase from the 124 lots recorded in 2006.

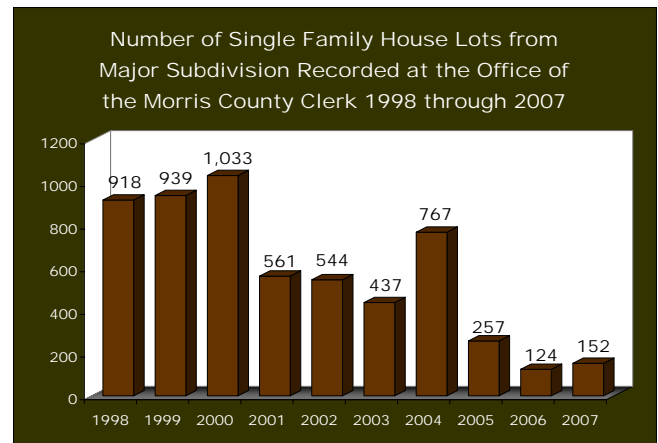


Chart G

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 residentially 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 his 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 these recordings occurred during the first seven months of 2007. The month of August is significant because the housing market took a downturn which became more severe towards the end of 2007.

The slow down of residential activity throughout the New Jersey Highlands Preservation Area of Morris County continues to be a contributing factor in keeping the number of recorded residential lots down for single family detached homes.

Elsewhere, new residential subdivisions (excluding minor subdivisions) were relatively small in the range of 2 (technical major subdivision) to 14 lots. Many subdivision developments occurred as infill development in established neighborhoods. Of the sixteen final subdivisions approved by the County Planning Board in 2007, ten had frontage only on existing municipal and county roads. The remainder created only 4,217 linear feet or .8 mile of new street.

Table VI (Section II) notes one new residential subdivision of 31 lots was received in 2007. All others were under fourteen lots. The largest (acreage) residential subdivision was the Frelinghuysen subdivision of 13 lots in Harding Township. The distribution of residential activity in Morris County for the year 2007 and during a five year period from 2003 to 2007 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 II) is a list of proposed residential site plans received by the Morris County Planning Board which includes apartments, townhouses, age-restricted and senior and assisted living housing. Eight (8) residential site plans were reviewed in 2007 for 581 units compared to nine residential site plans in 2006 for 1,260 units. The effects of the downturn in the housing market in 2007 stalled several large redevelopment projects approved in 2006. For 2007, large residential redevelopment projects were less numerous than the year before and tended to be not as large in scope.

One bright spot was the continued growth in the age-restricted adult (55 and older) housing sector. Within the Highlands Planning Area of Mt. Olive Township, Mt. Olive Center Associates proposes an age-restricted townhouse project (Mt. Olive Mews) on a 62.7 acre site located on Route 46 near Interstate Route 80. The project consists of 224 townhouse units and 56 Mt. Laurel (COAH) units with 895 parking spaces. Also, a 7,300 sq. ft. clubhouse with pool and two bocce courts are proposed. For the Mt. Laurel units, a playground will be provided.

Also, within the Highlands Planning Area of Washington Township, Toll Land Corporation No. 10 proposes

a 45 lot age-restricted townhouse project (Regency at Long Valley) on a 27.83 acre site located on Fairview Avenue in Long Valley. Formerly, the site was occupied by the Welsh Farm milk processing plant. In Parsippany Troy Hills Township, 700 Mountain Way, LLC proposes 38 age restricted townhouse units with clubhouse and pool on a 9.36 acre site located on Mountain Way at its intersection with Old Dover Road. Two large residential homes would be razed for this project. There was limited growth in apartment projects for 2007. Two projects that stand out were received from built-up communities. In the Borough of Madison, Rose City Property Group, LLC will partially demolish and refurbish an existing retail structure (formerly old Savoy Theater building) located on Central Avenue and Elmer Street. They will attach a 12 unit four-story apartment building with 23 parking spaces underneath at street level. The building will be architecturally treated to match the characteristics of the old Savoy Theater building and other buildings within the historic district. In the Borough of Rockaway, Rockaway 50 Associates, LLC proposes a 3 ½ story apartment building with 42 units, a detached garage building and 101 total parking spaces on a 6.2 acre site. The project is unique because it is sensitive to the steep slopes of an existing ridge line by reducing the project's disturbance, impervious coverage and disturbance to steep slopes.

Sunrise Development, Inc. submitted a site plan for a 160 unit senior living facility on 23.88 acres in Hanover Township/Borough of Morris Plains with access to The American Road (Borough of Morris Plains) north of West Hanover Avenue. The project consists of 120 independent units and 40 assisted living units with 125 parking spaces under the building and 29 surface parking spaces. Also, a 13.59 acre parcel will be dedicated to Hanover Township for a municipal park. It will include a lighted pedestrian walkway along the east shoreline of a pond with access to the senior living facility and to a proposed twenty one space municipal parking lot.

Commercial, Industrial and Office

Site plans can include small building additions with 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 VII (Section

II) provides a list of the more significant site plans of non-residential development with floor areas. Only site plans of 50,000 square feet and greater are included.

Like the previous two years, redevelopment projects took center stage in 2007. Also, there was more development occurring on vacant in-fill/subdivided properties within several existing commercial/industrial/office parks.

Within the Mack-Cali Business Campus (formerly Prudential Business Campus) in Parsippany Troy Hills Township, Parsippany Campus Realty Associates submitted Phase I and Phase II development plans for two three story office buildings totaling 452,358 sq. ft. with 1,797 parking spaces on a vacant 46.16 acre tract located on Sylvan Way. Four existing vacant lots will be assembled into two lots for the project.

Within the International Trade Zone of Mt. Olive Township, Mt. Olive Industrial Realty Company proposes a 62,400 sq. ft. flex-space (warehouse/office/assembly) building with 101 parking spaces on a vacant 11.13 acre site located on International Drive. Down the road, New Jersey Foreign Trade Zone Venture proposes a 65,532 sq. ft. flex unit(5) building for office/warehouse/distribution with 116 parking spaces on a 6.2 acre site subdivided from the Quest International Flavor & Fragrances building site. To the north on Continental Drive North, MTO Realty Holdings proposes redevelopment of the former Corporate Headquarters of BASF, Inc. for future tenants. Two new entrances to the building, two new parking areas for 210 parking spaces, construction of a third parking garage structure for 886 parking spaces and completion of a loop road to enhance traffic circulation are proposed for this office complex. Similarly at Southgate Corporate Office Center off South Street in Morris Township, Advance Realty Group received approval to redevelop their 445 Southgate Parkway building site. The 312,446 sq. ft. 3-story office building has been redesigned for Class A multi-tenant occupancy with substantial renovation of the existing parking lot to enhance traffic circulation.

Within the American Enterprise Park off Hanover Avenue in Morris Plains, Commercial Property Managers, Inc. will construct 69,300 sq. ft. of flex office warehouse with 133 parking spaces on a 6.3 acre site (former Route 24 Extension right-of-way). In Hanover Township, the Red Bulls professional soccer training facility will be constructed on 45.65 acres off Melanie Lane within Hartz Mountain Industrial Park. This is a good example of adaptation of use of vacant properties within existing industrial parks.

In Roxbury Township, Blue Vista Consulting submitted development plans for the new Roxbury-Route 80 Commercial Park located at Route 206 and Mountain Road adjacent to Route 80. The project consists of two medical office buildings, a 62,400 sq. ft. flex office/warehouse building, and a 225 seat restaurant with 552 total parking spaces on a 62.28 acre tract. This commercial/office park is the first new one since the year 2001.

In Randolph Township, Grecco Realty's redevelopment project proposes a 103,721 sq. ft. retail shopping center (The Shoppes at Randolph) with 415 parking spaces on an 11.57 acre site located between Route 10 and Quaker Church Road, east of Center Grove Road. Several commercial and residential structures will be razed for this project.

In downtown Denville, Lerner-Heidenberg Properties submitted redevelopment plans to remodel an old (1950s) retail shopping center on a 3.68 acre site at West Main Street and Diamond Spring Road. The new Denville Square anchor store will be a Walgreens with drive thru window. Other tenant space will be used for retail-food, retail-non-food, a restaurant and a bank. Parking and traffic circulation will be improved. The new façade and landscaping will give a Downtown Main Street/"Lifestyle Center" conceptual approach to compliment the look of Main Street in downtown Denville.

Like the previous two years, small sites throughout the County are being redeveloped commercially for new retail stores, churches of worship, medical office buildings, boat yard, used car dealership, coffee shop and mini golf course, etc.

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

Section II

Table I

2007 Number of Plats Reviewed, Morris County Planning Board, New/Revised/Total

| Municipality | Preliminary Subdivision | Final Subdivision | Minor Subdivision | Site Plan |
|-----------------|----------------------------|----------------------|----------------------|-------------------|
| Boonton | 1/1/2 | - | - | 2/2/4 |
| Boonton Twp. | 1/0/1 | - | - | 0/1/1 |
| Butler | - | - | - | 1/1/2 |
| Chatham | - | - | - | - |
| Chatham Twp. | 0/1/1 | 0/1/1 | 1/3/4 | 0/1/1 |
| Chester | 1/0/1 | 1/0/1 | - | 1/3/4 |
| Chester Twp. | - | - | 1/1/2 | 0/1/1 |
| Denville | 1/2/3 | 1/2/3 | 1/0/1 | 1/0/1 |
| Dover | - | - | - | 2/0/2 |
| East Hanover | 0/1/1 | 0/1/1 | - | 2/2/4 |
| Florham Park | 2/0/2 | 2/0/2 | 1/1/2 | 5/9/14 |
| Hanover | 1/2/3 | 3/4/7 | 2/2/4 | 4/3/7 |
| Harding | 2/1/3 | 2/1/3 | 1/1/2 | 2/1/3 |
| Jefferson | 0/1/1 | 1/0/1 | - | 3/3/6 |
| Kinnelon | - | - | 1/0/1 | 1/0/1 |
| Lincoln Park | - | - | 1/2/3 | 4/3/7 |
| Long Hill | 0/1/1 | 0/1/1 | - | 4/1/5 |
| Madison | 1/1/2 | 1/1/2 | 1/0/1 | 4/1/5 |
| Mendham | - | - | - | 7/2/9 |
| Mendham Twp. | 1/0/1 | - | - | 1/0/1 |
| Mine Hill | - | - | - | 0/2/2 |
| Montville | 4/1/5 | 1/3/4 | 2/1/3 | 6/5/11 |
| Morris Twp. | 0/1/1 | - | - | 2/3/5 |
| Morris Plains | - | - | 0/1/1 | 2/3/5 |
| Morristown | - | 1/0/1 | - | 2/3/5 |
| Mountain Lakes | 1/1/2 | - | - | 0/1/1 |
| Mt. Arlington | - | - | - | - |
| Mt. Olive | - | 0/1/1 | 1/0/1 | 6/5/11 |
| Netcong | - | - | - | 0/1/1 |
| Par-Troy | 1/1/2 | 1/2/3 | 1/1/2 | 6/10/16 |
| Pequannock | - | - | 0/1/1 | 3/1/4 |
| Randolph | 0/2/2 | 1/0/1 | - | 7/4/11 |
| Riverdale | 1/0/1 | - | - | - |
| Rockaway | 1/0/1 | - | 1/0/1 | 4/4/8 |
| Rockaway Twp. | 2/0/2 | - | - | 12/7/19 |
| Roxbury | 1/2/3 | 0/1/1 | 2/1/3 | 4/2/6 |
| Victory Gardens | - | - | - | - |
| Washington | - | 1/0/1 | 1/1/2 | 0/3/3 |
| Wharton | - | - | 3/3/6 | 3/4/7 |
| Total | 22/19/41 | 16/18/34 | 21/19/40 | 101/92/193 |

New Submissions = 160

Revised Submissions = 148

Total Submissions = 308

In addition, 189 minor subdivision plats and site plans not fronting on County Roads were reviewed and exempted.

Table II

2007 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 | 1/6 | - | - | 2/5,582 |
| Boonton Twp. | 1/3 | - | - | - |
| Butler | - | - | 1/3 | - |
| Chatham | - | - | - | - |
| Chatham Twp. | - | - | - | - |
| Chester | - | 1/0 | - | 1/360 |
| Chester Twp. | - | - | - | - |
| Denville | 1/5 | - | - | 1/0 |
| Dover | - | - | - | 2/0 |
| East Hanover | - | - | - | 2/2,016 |
| Florham Park | 1/3 | 1/3 | - | 5/27,547 |
| Hanover | 1/4 | - | - | 4/127,553 |
| Harding | 2/17 | - | - | 2/8,253 |
| Jefferson | - | - | - | 3/50,407 |
| Kinnelon | - | - | - | 1/4,000 |
| Lincoln Park | - | - | 1/1 | 3/70 |
| Long Hill | - | - | 1/0 | 3/9,000 |
| Madison | 1/3 | - | 1/12 | 3/81,064 |
| Mendham | - | - | - | 7/1,065 |
| Mendham Twp. | 1/3 | - | - | 1/0 |
| Mine Hill | - | - | - | - |
| Montville | 4/24 | - | - | 6/82,936 |
| Morris Twp. | - | - | - | 1/39,100 |
| Morris Plains | - | - | - | 2/69,300 |
| Morristown | - | - | - | 2/245 |
| Mountain Lakes | 1/4 | - | - | - |
| Mt. Arlington | - | - | - | - |
| Mt. Olive | - | - | 1/280 | 5/127,932 |
| Netcong | - | - | - | - |
| Par-Troy | 1/31 | - | 1/38 | 5/498,405 |
| Pequannock | - | - | - | 3/6,634 |
| Randolph | - | - | - | 7/183,952 |
| Riverdale | 1/4 | - | - | - |
| Rockaway | - | - | 1/42 | 3/175 |
| Rockaway Twp. | 2/26 | - | 2/12 | 10/25,037 |
| Roxbury | 1/4 | - | - | 4/166,228 |
| Victory Gardens | - | - | - | - |
| Washington | - | - | - | - |
| Wharton | - | - | - | 3/27,902 |
| Total | 19/137 | 2/3 | 9/388 | 91/1,544,763 |

(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

2007 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 | 1/7 | - | - | - |
| Boonton Twp. | - | - | - | 1/25,167 |
| Butler | - | - | - | - |
| Chatham | - | - | - | - |
| Chatham Twp. | 1/4 | - | - | 1/2,558 |
| Chester | - | - | - | 2/3,000 |
| Chester Twp. | - | - | - | 1/2,666 |
| Denville | 2/10 | - | - | - |
| Dover | - | - | - | - |
| East Hanover | 1/3 | - | - | 2/0 |
| Florham Park | - | - | 2/69 | 6/165,665 |
| Hanover | 2/18 | - | - | 1/20,297 |
| Harding | - | - | - | - |
| Jefferson | - | 1/5 | - | 1/5,341 |
| Kinnelon | - | - | - | - |
| Lincoln Park | - | - | - | 1/47,124 |
| Long Hill | 1/7 | - | - | 1/8,122 |
| Madison | - | - | - | - |
| Mendham | - | - | - | 1/0 |
| Mendham Twp. | - | - | - | - |
| Mine Hill | - | - | 2/103 | - |
| Montville | 1/6 | - | - | 5/86,955 |
| Morris Twp. | 1/3 | - | 2/262 | - |
| Morris Plains | - | - | - | 2/8,456 |
| Morristown | - | - | 3/238 | - |
| Mountain Lakes | - | - | 1/44 | - |
| Mt. Arlington | - | - | - | - |
| Mt. Olive | - | - | - | 2/20,400 |
| Netcong | - | - | - | 1/0 |
| Par-Troy | 1/7 | - | - | 9/407,244 |
| Pequannock | - | - | - | - |
| Randolph | 2/9 | - | - | 2/20,600 |
| Riverdale | - | - | - | - |
| Rockaway | - | - | 1/4 | - |
| Rockaway Twp. | - | - | 1/1 | 4/224,500 |
| Roxbury | 2/18 | - | - | 2/37,930 |
| Victory Gardens | - | - | - | - |
| Washington | - | - | 1/360 | 2/176,584 |
| Wharton | - | - | - | 1/8,000 |
| Total | 15/92 | 1/5 | 13/1,081 | 48/1,270,609 |

(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

2007 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 |
|--------------|-----------------|----------------|-------------------|---------------------|-------------------|--------------------|----------------------------|---------------------------|
| Chatham Twp. | 1 | 4 | 4.50 | 4.20 | 0.00 | 0.30 | 45,738 | 0 |
| Denville | 2 | 4 | 2.85 | 2.60 | 0.00 | 0.26 | 28,314 | 385 |
| East Hanover | 1 | 3 | 2.78 | 2.48 | 0.00 | 0.30 | 36,010 | 0 |
| Florham Park | 1 | 3 | 1.26 | 1.06 | 0.00 | 0.20 | 15,391 | 0 |
| Hanover | 4 | 24 | 18.79 | 11.95 | 4.02 | 2.82 | 21,689 | 0 |
| Harding | 1 | 13 | 149.60 | 144.06 | 0.00 | 5.54 | 482,712 | 2,326 |
| Long Hill | 1 | 2 | 3.23 | 2.68 | 0.00 | 0.55 | 58,370 | 290 |
| Montville | 3 | 12 | 23.32 | 21.33 | 0.00 | 1.99 | 77,428 | 896 |
| Par-Troy | 1 | 7 | 3.10 | 2.50 | 0.00 | 0.60 | 15,557 | 320 |
| Randolph | 1 | 6 | 2.66 | 2.29 | 0.00 | 0.37 | 16,625 | 0 |
| Total | 16 | 78 | 212.09 | 195.15 | 4.02 | 12.93 | - | 4,217 |

Average Lot Size = 108,984

Median Lot Size = 21,689

Table V

2003-2007 Number of Single Family House Lots from Major Subdivisions Recorded at the
Office of the Morris County Clerk

| Municipality | 2003 | 2004 | 2005 | 2006 | 2007 | 5 Year Total |
|-----------------|------------|------------|------------|------------|------------|--------------|
| Boonton | 2 | 2 | - | 2 | - | 6 |
| Boonton Twp. | 14 | 12 | - | - | - | 26 |
| Butler | - | 2 | - | 3 | - | 5 |
| Chatham | - | - | - | - | - | - |
| Chatham Twp. | 2 | - | 2 | - | 3 | 7 |
| Chester | 7 | - | 17 | - | - | 24 |
| Chester Twp. | 8 | 22 | 3 | 26 | - | 59 |
| Denville | 60 | - | 93 | 33 | 5 | 191 |
| Dover | 1 | - | - | - | 3 | 4 |
| East Hanover | 20 | 4 | - | 4 | 3 | 31 |
| Florham Park | 1 | 10 | - | - | - | 11 |
| Hanover | - | 35 | - | - | 16 | 51 |
| Harding | 4 | 5 | 6 | 12 | - | 27 |
| Jefferson | 88 | 127 | 10 | - | - | 225 |
| Kinnelon | 67 | - | 5 | 6 | - | 78 |
| Lincoln Park | 2 | 4 | - | 6 | - | 12 |
| Long Hill | - | - | - | - | 1 | 1 |
| Madison | - | - | - | - | - | - |
| Mendham | - | - | - | 1 | - | 1 |
| Mendham Twp. | 1 | - | 23 | - | 12 | 36 |
| Mine Hill | - | - | - | - | 5 | 5 |
| Montville | 33 | 28 | 23 | 6 | 11 | 101 |
| Morris Twp. | - | 6 | 3 | - | - | 9 |
| Morris Plains | 3 | - | - | - | - | 3 |
| Morristown | - | - | - | - | - | - |
| Mountain Lakes | - | - | - | - | - | - |
| Mt. Arlington | 2 | - | - | - | - | 2 |
| Mt. Olive | 61 | 405 | 24 | - | - | 490 |
| Netcong | - | - | - | - | - | - |
| Par-Troy | 12 | - | 9 | 20 | 7 | 48 |
| Pequannock | 4 | - | - | 1 | - | 5 |
| Randolph | - | 32 | - | - | 6 | 38 |
| Riverdale | 31 | - | 4 | - | - | 35 |
| Rockaway | - | 3 | 4 | 3 | - | 10 |
| Rockaway Twp. | 11 | 39 | - | - | 8 | 58 |
| Roxbury | - | 13 | 7 | 1 | 3 | 24 |
| Victory Gardens | - | - | - | - | - | - |
| Washington | 3 | 18 | 24 | - | 69 | 114 |
| Wharton | - | - | - | - | - | - |
| Total | 437 | 767 | 257 | 124 | 152 | 1737 |

Table VI

2007 Proposed Single Family Residential Subdivision Plats of 20 Lots or More Reviewed by Morris County Planning Board

| Municipality | Development Name | Location | Total Lots |
|--------------|-------------------------|------------|------------|
| Parsippany | Parkside Gardens Sec. 4 | Smith Road | 31 |

Table VII

2007 Proposed Townhouse & Multi-Family Site Plans Reviewed by Morris County Planning Board

| Municipality | Development Name | Location | Number of Units |
|--------------|------------------------|-------------------|-----------------|
| Butler | King Cole Variance | Kiel Avenue | 3 |
| Hanover | Sunrise-Hanover | The American Road | 160 (1) |
| Lincoln Park | Antoniou Apt. Addition | Boonton Turnpike | 1 |
| Madison | Madison Residential | Central Avenue | 12 |
| Mt. Olive | Mt. Olive Mews | Route 46 | 280 (2) |
| Parsippany | 700 Mountain Way | Mountain Way | 38 |
| Rockaway | Ridgeview at Rockaway | Hillside Avenue | 42 |
| Washington | Regency at Long Valley | Fairview Avenue | 45 |

Senior independent units including 40 assisted living

Includes 56 Mt. Laurel (COAH) units

Table VIII

2007 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area, Reviewed by Morris County Planning Board

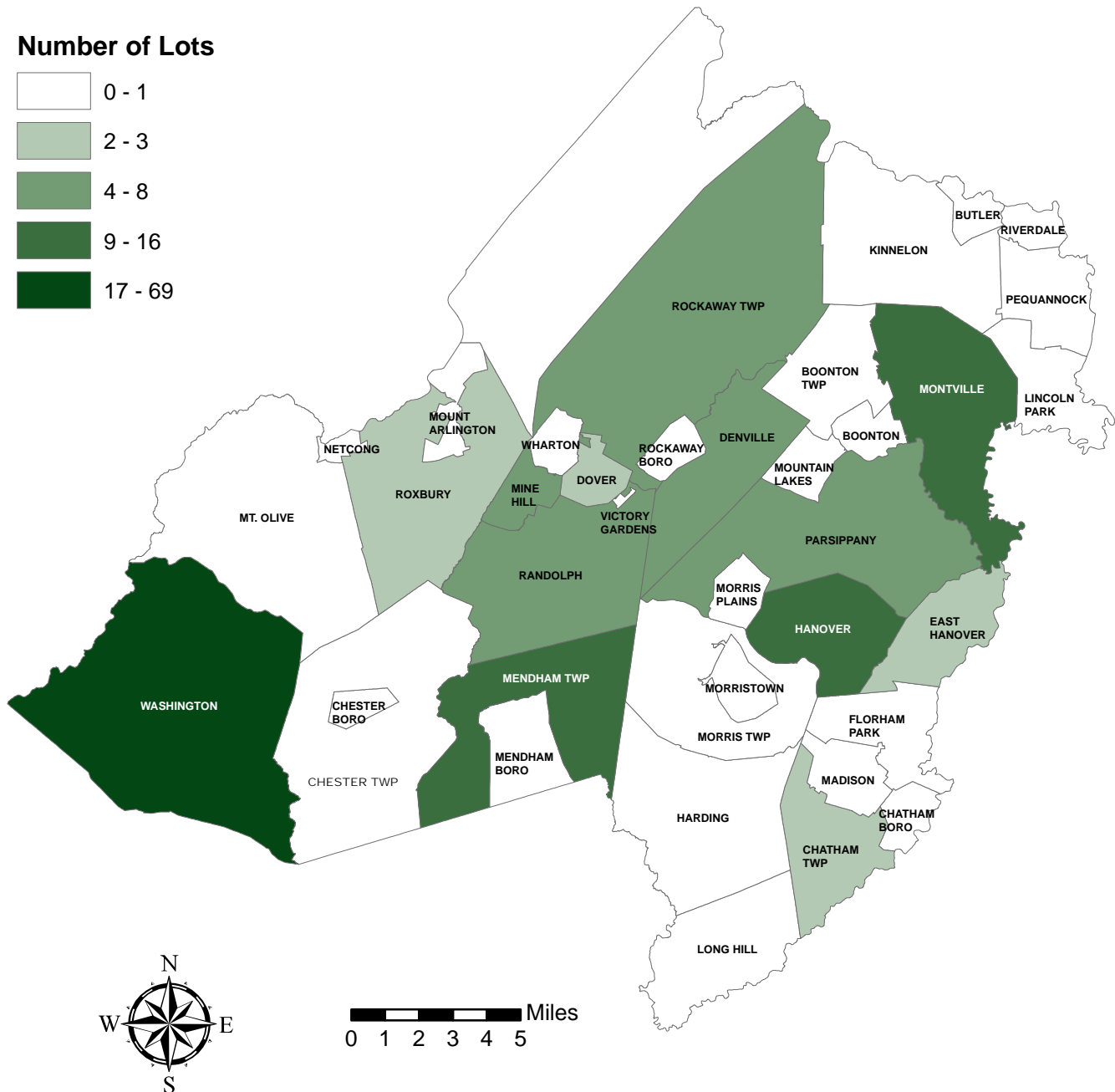
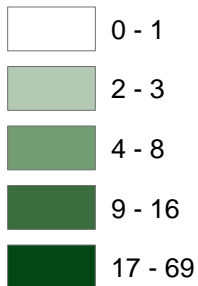
| Municipality | Development Name | Location | Land Use | New Sq. Ft. |
|---------------|----------------------------|---------------------|----------|-------------|
| Madison | Drew University Dorm. | Madison Avenue | Inst. | 54,858 |
| Montville | Hook Mt. Rd. Care Center | Hook Mountain Road | Inst | 80,336 |
| Morris Plains | 900 American Road | American Road | Ind. | 69,300 |
| Mt. Olive | 700 International Drive | International Drive | Ind. | 62,400 |
| Mt. Olive | ITC-West Bl. 103, Lot 2.05 | International Drive | Ind. | 65,532 |
| Parsippany | Mack-Cali | Sylvan Way | Off. | 452,358 |
| Randolph | Shoppes at Randolph | Route 10 | Comm. | 103,720 |
| Roxbury | Roxbury 80 Comm. Park | Mountain Road | Comm. | 132,477 |

Map A

2007 Number of Single Family House Lots from Major Subdivisions

Legend

Number of Lots



Recorded at the Office of the Morris County Clerk

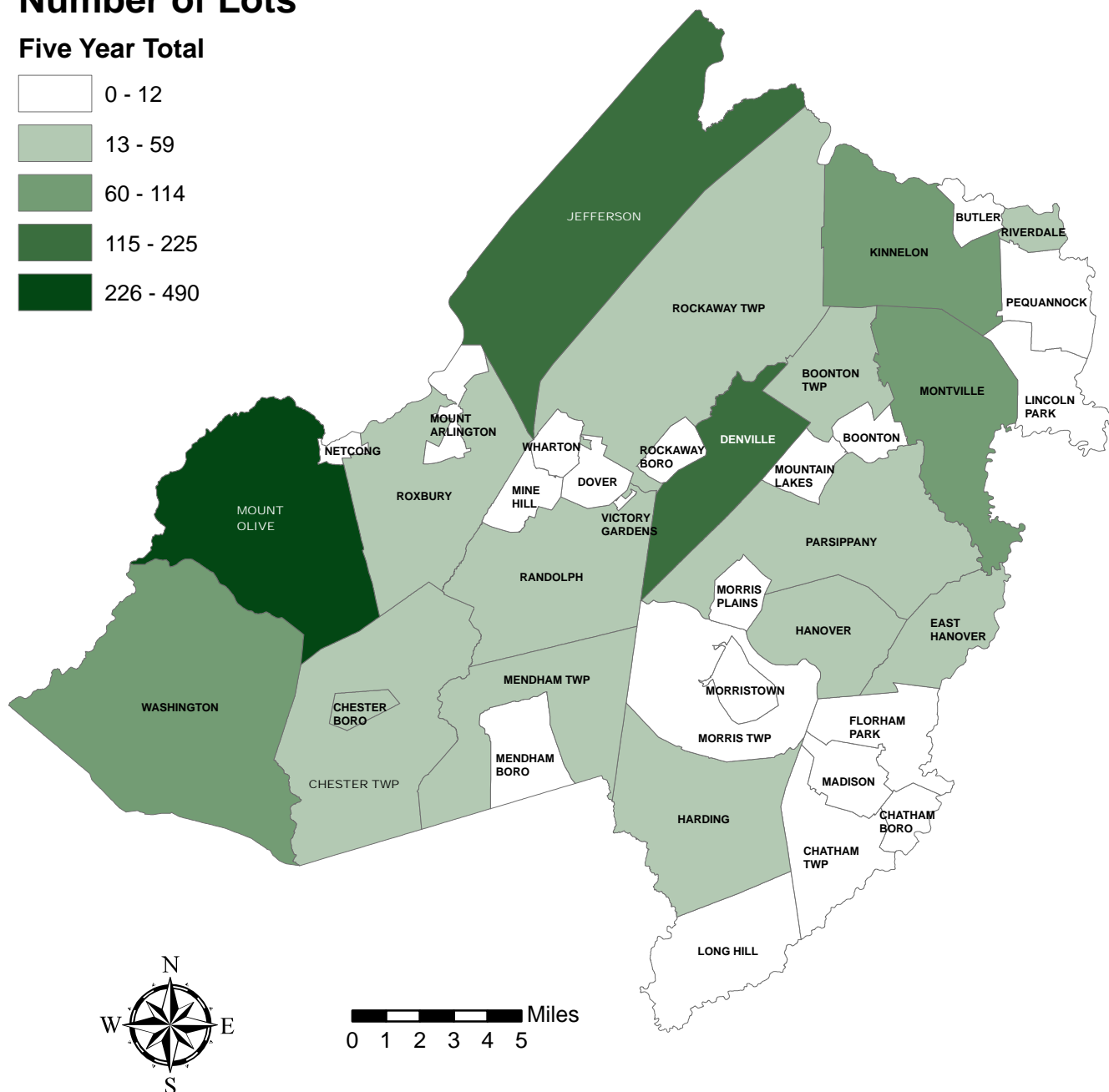
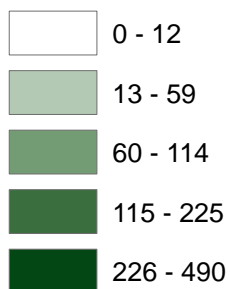
Map B

2003-2007 Total Number of Single Family House Lots from Major Subdivisions

Legend

Number of Lots

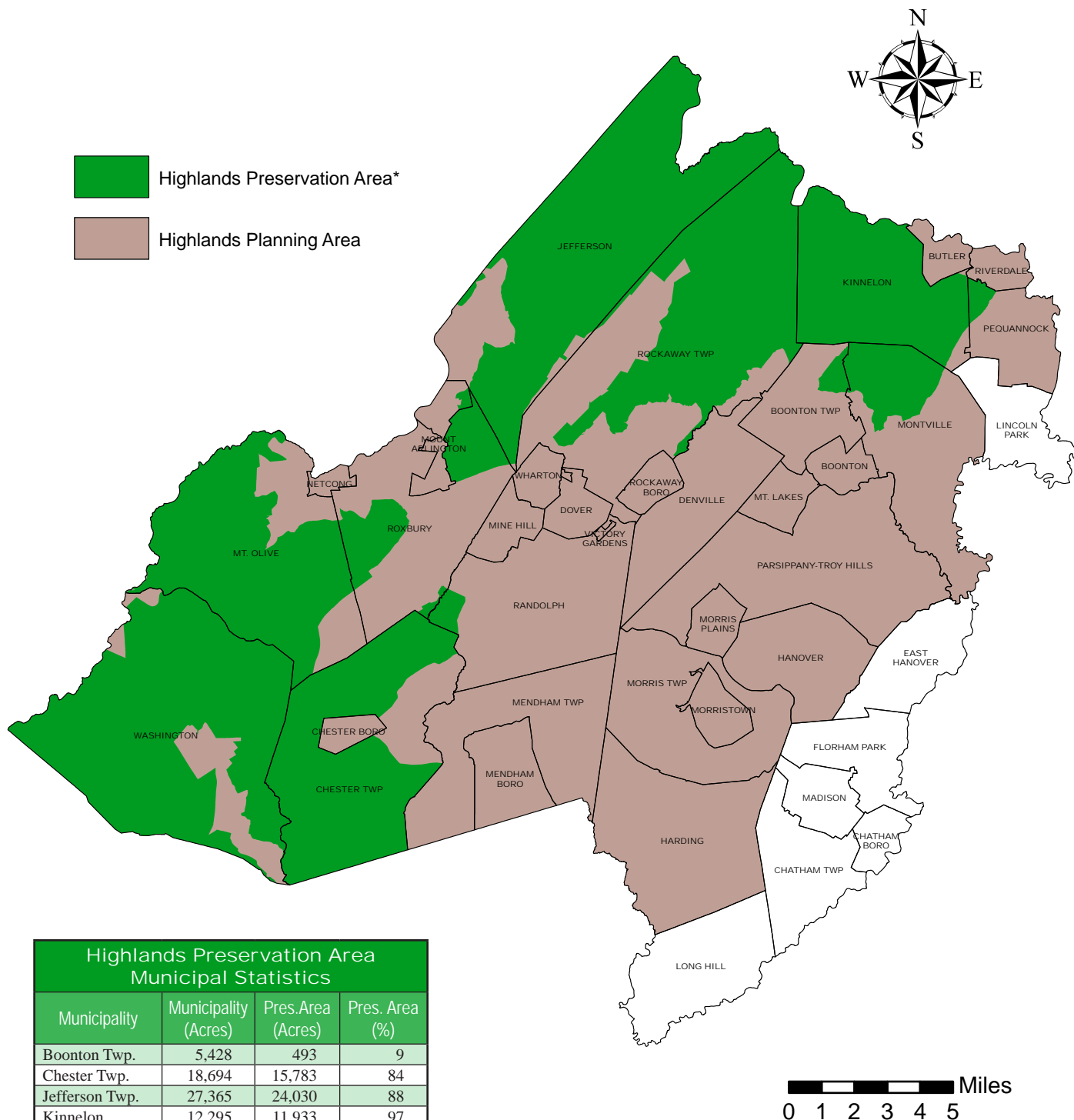
Five Year Total



Recorded at the Office of the Morris County Clerk

Map C

New Jersey Highlands within Morris County



| 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 |
| Kinnelon | 12,295 | 11,933 | 97 |
| Montville | 12,233 | 3,425 | 28 |
| Mt. Arlington | 1,783 | 132 | 7 |
| Mt. Olive | 19,996 | 15,847 | 79 |
| Pequannock | 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.