

STATE OF THE COUNTY REPORT

2013



MORRIS COUNTY
PLANNING BOARD



VISION STATEMENT

Vision Statement – Morris County Planning Board

Vision:

Achievement of a superior quality of life for the people of Morris County through cooperative planning.

Mission:

The facilitation of regional land use decisions, consonant with the protection of natural resources, mindful of our cultural heritage, and pertinent to the needs of the residential and business communities.

Values:

- ♦ **P**romote equitable policies and procedures.
 - ♦ **R**espect the opinions of board members and staff.
 - ♦ **O**ffer technical resources to planning partners.
 - ♦ **G**ive information and advice to municipalities and the general public.
 - ♦ **R**evue pending legislation for comment and input.
 - ♦ **E**ncourage cooperation from other agencies and organizations.
 - ♦ **S**upport our vision and mission through the Morris County master plan.
 - ♦ **S**erve the public with integrity and goodwill.
-



ACKNOWLEDGEMENTS



ACKNOWLEDGEMENTS

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1. INTRODUCTION



INTRODUCTION

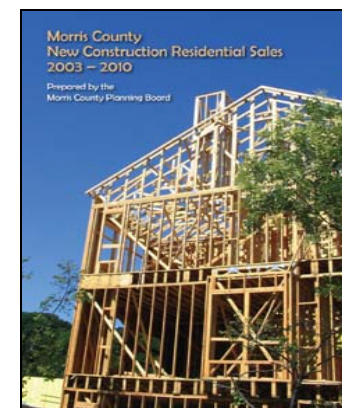
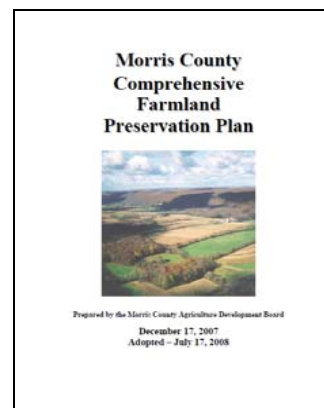
A Foundation for Planning

The *County Planning Act* (N.J.S.A. 40:27-1 et seq.) requires that County Planning Boards “make and adopt a master plan for the physical development of the county.” Morris County’s Master Plan is formed by a collection of individual plan elements, which together comprise the Morris County Master Plan. The Morris County Master Plan is comprised of the following elements:

- ◆ Future Land Use Element
- ◆ Historic Preservation Element
- ◆ Wastewater Management Element
- ◆ Open Space Element
- ◆ Circulation Element
- ◆ Water Supply Element
- ◆ Bicycle & Pedestrian Element
- ◆ Comprehensive Farmland Preservation Element

The Morris County Department of Planning and Development has also prepared various documents, reports and tools to help advance county and local planning and provide greater public information on planning issues. Examples include:

- ◆ Annual County Development Review Activity Report
- ◆ Transportation Bulletins
- ◆ Municipal Guide for Freight Planning
- ◆ New Construction Residential Sales Report 2003-2010
- ◆ 2010-2014 Five Year Consolidated Plan (Community Development)
- ◆ MCGIS Public Resource Mapping Applications (MCPRIMA)
- ◆ Preservation Trust Cultural Resource Inventory
- ◆ Legislative Action Reports, Municipal Zoning Reports, Master Plan Summaries (Monthly)



Other data is regularly collected and disseminated by the Department, which includes, but is not limited to, information obtained from the United States Census Bureau, the New Jersey Department of Labor and Workforce Development and other regional, state and federal agencies. As new and updated data becomes available, it is compiled and incorporated into the Department of Planning and Development’s website (morrisplanning.org). This website also includes links to all Department of Planning and Development publications, and links to Division websites; i.e. Morris County Division of Transportation, Morris County Preservation Trust and Morris County GIS, affording instant access to local governments and citizens.



INTRODUCTION

State of the County 2013

While County Master Plan Elements and other planning documents are collectively far-reaching in scope, these documents typically address individual topic areas, e.g. Farmland Preservation, Circulation, etc. The plans were developed at different times, and therefore, the dates of the information included in the various plans and reports differ.

The State of the County Report compiles, updates and summarizes existing and various planning conditions and trends into a single comprehensive document that may be used by the Morris County Planning Board, municipal planning boards, businesses and non-profit organizations to identify major planning-related issues in Morris County. Topics in the Report include population and housing characteristics; land use and development regulations; wastewater treatment and water supply; circulation; open space and farmland preservation; employment, employers and income; historic preservation; and educational and cultural facilities.

The last State of the County Report was published in 2007 and includes data from the 2000 Census, the 2005 American Community Survey and other similarly dated information from local, state and federal sources. Since then, 2010 Census data was released and other new demographic and economic data have been published. In addition, the 2007 Report was released just prior to the Great Recession of 2007-2009. The economic downturn affected (and still impacts) many aspects of life in Morris County, e.g. new housing construction, housing prices, land development, employment, income, and overall economic growth, and these topics are addressed in the new Report.

The information in the 2013 State of the County Report reflects recent events, their impact on the County of Morris, and other planning-related changes and data updates. The report provides an examination of existing conditions, current trends and potential issues that can help inform municipal and county policy analysis and decision making.





2. POPULATION, HOUSING AND HOUSEHOLDS

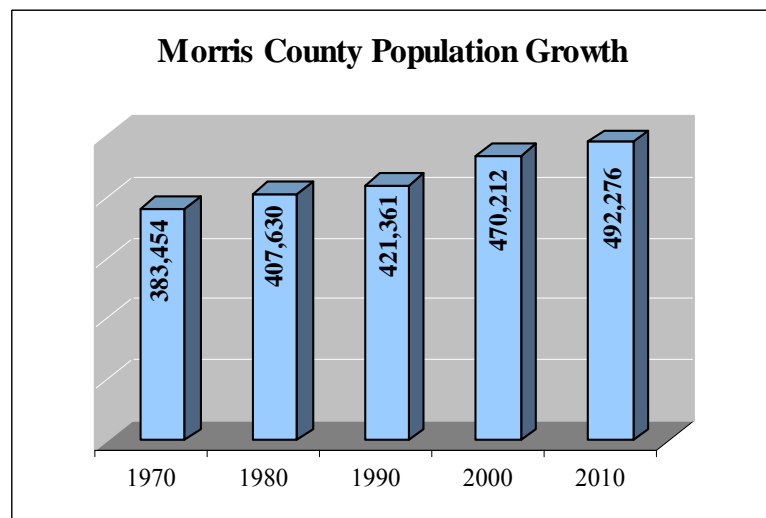


POPULATION, HOUSING AND HOUSEHOLDS

Population

Population Growth

Morris County's population rose 4.7% over the last decade, from 470,212 in 2000 to 492,276 in 2010. This rate of growth is only slightly higher than the State of New Jersey for the same period (4.5%). Morris County's 4.7% rate of growth represents a significant change from the previous decade, when its population grew by 11.6%. The current rate of growth more closely matches the rate of growth experienced between 1980 and 1990 (3.4%) and between 1970 and 1980 (6.3%).¹



Source: U.S. Census Bureau, Decennial Census

Over the last decade, new regulations, new economic realities, and changing conditions influenced the rate of population growth and will continue to influence population growth moving forward. Examples include:

- ♦ Enactment of the Highlands Act in 2004 and subsequent adoption of related NJDEP regulations. These actions substantially reduced the development capacity in much of Morris County, 89% of which is in the Highlands Region. The addition of Highlands-specific environmental restrictions further reduces the development potential of lands in Morris County.
- ♦ The bursting of the housing bubble and the onset of the Great Recession resulted in a dramatic reduction in residential subdivision and construction. For example, there were 708 new residential building lots created by subdivision in Morris County in 2000. In 2010, only 24 new residential building lots were created.
- ♦ Continued support for open space and farmland preservation programs, while providing significant benefits, further reduce the availability of land for residential development and subsequent population growth.
- ♦ Demographic trends continue to influence overall population growth. The number of households with children has been declining, while the number of non-family and one person households has been rising. In addition, the local population continues to age. A continuation of these trends may suppress future rates of population increase.
- ♦ Finally, as discussed later in this document, the amount of land available for new residential subdivision is shrinking. While redevelopment has the potential to provide significant new

¹ U.S. Census Bureau, Decennial Census



POPULATION, HOUSING AND HOUSEHOLDS

housing and subsequent population growth, this option is limited by local regulations and the availability of necessary infrastructure.

Consistent with these trends and conditions, Morris County's population is currently forecast to reach about 501,523 persons by 2020, representing a growth rate of only 1.9% for the years 2010 to 2020.²

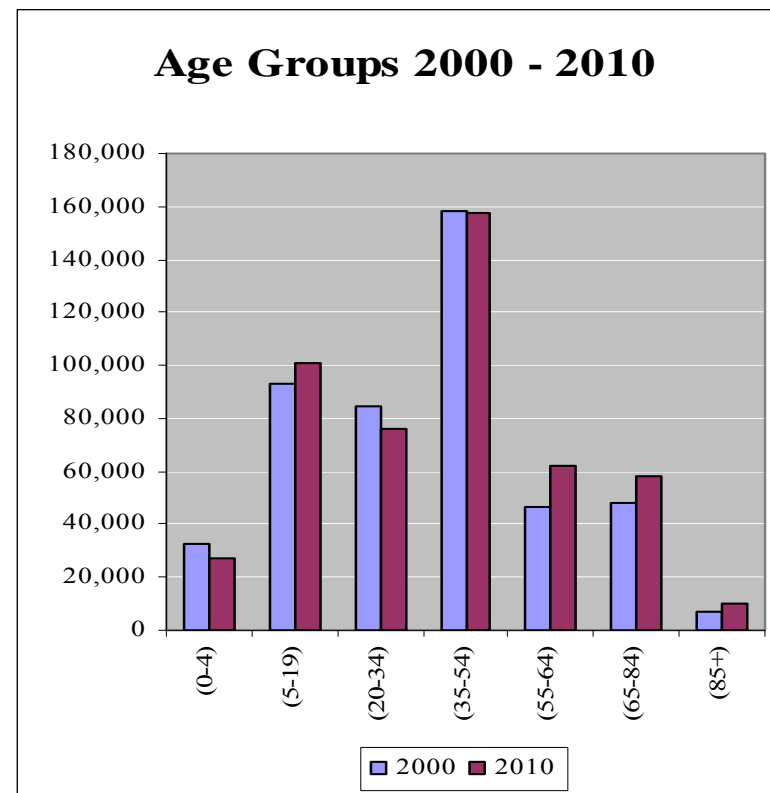
Age Groups

The past decade saw a drop in the number of younger children and a significant increase in the population aged 55 years and older. Much of the increase in the 55 and over population can be attributed to the advancement of the "Baby-Boom" generation.³ Over time, this group of residents will increase the ranks of those 55 and over in Morris County.

By group, children aged four (4) and under dropped by almost 17% during the past decade while school age children (ages 5 to 19) increased by 8.5%. Young adults aged 20 to 34 dropped by about 10% while those between the ages of 35 and 54 declined by a just half of one percent. The number of persons aged 55 to 64 rose by almost a third and the number of persons aged 65 to 84 rose by 20.7%. While still making up a very small proportion of the overall population (2%), those aged 85 and over increased by 55.6% over year 2000 figures.

County median age reflects these trends. According to the U.S. Census, in 2000 the median age of county residents was 37.8

years old. By 2010 the median age was 41.3 years. For comparison, 39 was the median age for New Jersey in 2010.⁴



Source: U.S. Census Bureau, Decennial Census

² North Jersey Transportation Planning Authority draft forecasts as of 4/26/2012.

³ Born between 1946 and 1964

⁴ U.S. Census, Decennial Census

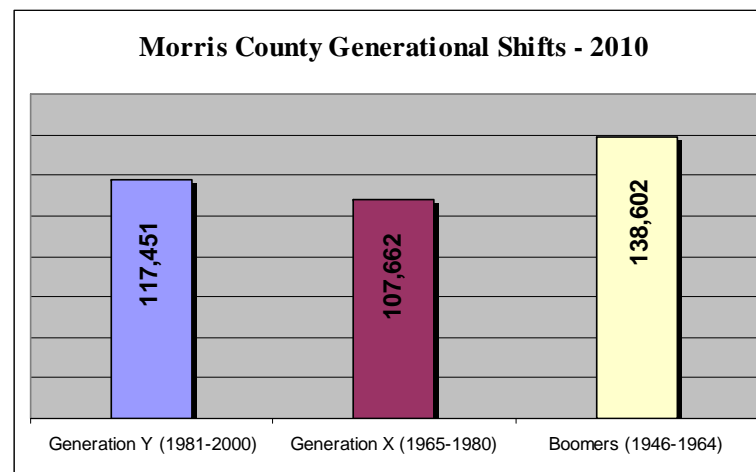


POPULATION, HOUSING AND HOUSEHOLDS

Generational Shifts

A demographic shift is taking place in Morris County consistent with nationwide trends. The Baby Boom generation, born between 1946 and 1964, is described as America's demographic tidal wave⁵ and included about 77 million persons in 2010.⁶ Following this group is "Generation X," generally defined as including those born between 1965 and 1980⁷ and, at 66.5 million persons in 2010, is much smaller than the boomers who precede them. Finally, there is "Generation Y" (a.k.a. Millennials or Echo Boomers). While definitions vary, this group may be defined as those born between 1981 and 2000. Nationally, this group constitutes about 85.4 million persons as of the 2010 Census and so have the numbers to eventually replace (and surpass) current "boomer" households.

These generational shifts are also present within Morris County; it's "boomer" population is roughly 22% greater than the Gen X population following. While other factors such as migration and birth rates come into play, the characteristics and preferences of these different generations will influence future population growth and housing needs as these groups move through their different life stages.



Source: Census Bureau, Morris County Department of Planning and Development

Trends/Issues

- ♦ A slowing rate of population growth, limited residential development opportunities and the aging of the existing population will affect housing demand and various segments of the local economy, including demand for local goods and services.
- ♦ In 2010, the Baby Boom generation, then aged between 46 and 64, made up just over 27% of Morris County's population. This group is now entering retirement. The number of persons aged 65 years and older will continue to grow as the leading edge of the baby boom population moves forward. This expansion may lead to an increase in demand for senior housing, services and amenities, even as some retiring boomers choose to migrate out

⁵ Hughes, James; Seneca, Joseph, "Demographics, Economics and Housing Demand, Issue Paper No. 29, :Edward J. Bloustein School of Planning and Public Policy April 2012.

⁶ As of the 2010 Decennial Census.

⁷ Generation X definitions vary. Suggested endings of the period range from 1976 to 1982.



POPULATION, HOUSING AND HOUSEHOLDS

of the county to areas with warmer climates and/or lower costs of living.



*40 Park Luxury Condominiums, Morristown
(Redeveloped site of the former Epsteins Department Store)*

Substantially growing minorities include persons of Asian descent, rising from 6.2% of the total in 2000 to 8.9% in 2010 and Hispanic or Latino, increasing from 7.8% of the county in 2000 to 11.5% in 2010. The Asian and Hispanic / Latino populations rose significantly during this period. The Black population has remained relatively stable, increasing from 2.7% of the total to 2.9% while the White population decreased from 82% of the total to 75.1% during this timeframe.

Race & Hispanic Origin	2000	2010¹⁰
Non Hispanic or Latino:		
White	82.0%	75.1%
Black or African American	2.7%	2.9%
American Indian and Alaska Native	0.1%	0.1%
Asian	6.2%	8.9%
Native Hawaiian and Other Pacific Islander ¹¹	0.0%	0.0%
Some other race	0.1%	0.2%
Two or more races	1.1%	1.4%
Hispanic or Latino (may be of any race)	7.8%	11.5%

Source: US Census Bureau, Decennial Census

Racial and Ethnic Diversity

Morris County has been growing more diverse for several decades and the last decade represents a continuation of this trend. In 1990, racial and ethnic minorities made up about 11.6% of the population.⁸ Racial minorities increased from 18% of the population in 2000 to almost 25% in 2010. For comparison, the minority population for New Jersey as a whole was about 41% in 2010.⁹

⁸ U.S Census Bureau, 1990 Decennial Census

⁹ U.S. Census Bureau, 2000, 2010 Decennial Census

¹⁰ Figures may not add to 100% due to rounding.

¹¹ Native Hawaiian /and Other Pacific Islander make up less than one tenth of one percent.



POPULATION, HOUSING AND HOUSEHOLDS

Housing and Households

Housing Units

Over the last decade, the number of housing units in Morris County increased 8.9%, from 174,379 in 2000 to 189,842 in 2010. Mount Olive Township added the greatest number of housing units (1,933), while Riverdale Borough experienced the greatest percentage increase, up 76.3% during this time. Chatham Borough, Mendham Borough, Mine Hill Township and Victory Gardens Borough were the only municipalities experiencing a decline in housing units during this period.¹²

Municipality	Housing Units 2000	Housing Units 2010	Change	Percent (%) Change
Boonton Town	3,352	3,398	46	1.4
Boonton Township	1,510	1,647	137	9.1
Butler Borough	2,923	3,169	246	8.4
Chatham Borough	3,232	3,210	-22	-0.7
Chatham Township	4,019	4,128	109	2.7
Chester Borough	627	647	20	3.2
Chester Township	2,377	2,697	320	13.5
Denville Township	6,178	6,734	556	9.0
Dover Town	5,568	5,783	215	3.9
E. Hanover Township	3,895	3,976	81	2.1
Florham Park Borough	3,342	4,201	859	25.7
Hanover Township	4,818	5,526	708	14.7
Harding Township	1,243	1,610	367	29.5
Jefferson Township	7,527	8,597	1,070	14.2
Kinnelon Borough	3,123	3,600	477	15.3
Lincoln Park Borough	4,110	4,145	35	0.9

Municipality	Housing Units 2000	Housing Units 2010	Change	Percent (%) Change
Long Hill Township	3,206	3,226	20	0.6
Madison Borough	5,641	5,775	134	2.4
Mendham Borough	1,828	1,798	-30	-1.6
Mendham Township	1,849	2,062	213	11.5
Mine Hill Township	1,388	1,380	-8	-0.6
Montville Township	7,541	7,823	282	3.7
Morris Township	8,298	8,502	204	2.5
Morris Plains Borough	1,994	2,197	203	10.2
Morristown Town	7,615	8,172	557	7.3
Mountain Lakes Borough	1,357	1,363	6	0.4
Mount Arlington Borough	2,039	2,545	506	24.8
Mount Olive Township	9,311	11,244	1,933	20.8
Netcong Borough	1,422	1,449	27	1.9
Parsippany-Troy Hills Township	20,066	21,274	1,208	6.0
Pequannock Township	5,097	6,794	1,697	33.3
Randolph Township	8,903	9,343	440	4.9
Riverdale Borough	940	1,657	717	76.3
Rockaway Borough	2,491	2,521	30	1.2
Rockaway Township	8,506	9,587	1,081	12.7
Roxbury Township	8,171	8,582	411	5.0
Victory Gardens Borough	588	566	-22	-3.7
Washington Township	5,890	6,488	598	10.2
Wharton Borough	2,394	2,426	32	1.3
Morris County	174,379	189,842	15,463	8.9

Source: US Census Bureau, Decennial Census

¹² U.S. Census, Decennial Census

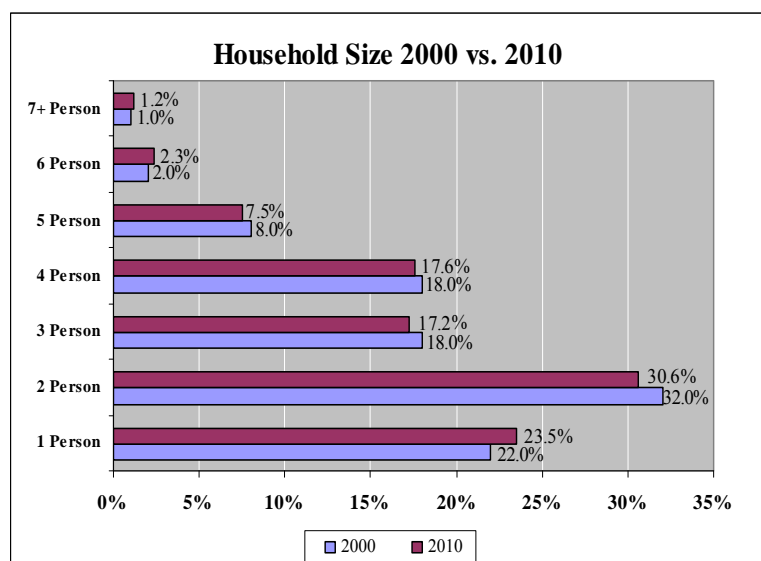


POPULATION, HOUSING AND HOUSEHOLDS

Persons Per Household

The number of households in Morris County rose 6% during the past decade, from 169,711 in 2000 to 180,534 in 2010.¹³ The average household size in the county declined slightly from 2.72 persons per household to 2.68 during this period, now equaling the average household size for New Jersey. This leveling out comes after a long trend of declining household sizes. In 1970, the county average was 3.4 persons per household.¹⁴ Prior to 2010, the average household size in Morris County was larger than the state average household size.

As a percentage of all households, one person households increased from 22% in 2000 to 23.5% in 2010. Interestingly, the proportion of two person households declined, dropping from 32% of the total in 2000 to 30.6% in 2010, a reversal of earlier trends. The percentage of three, four, and five person households all declined, while there were slight increases in the percentage of six and seven or more person households. Despite average household size remaining flat, the number of one person households grew faster than all others, up 16% in Morris County between 2000 and 2010.



Source: U.S. Census Bureau, Decennial Census

Household Size	2000	2010	% Change
1 Person	36,555	42,424	16%
2 Person	53,911	55,285	3%
3 Person	29,923	31,085	4%
4 Person	30,012	31,741	6%
5 Person	13,173	13,606	3%
6 Person	3,987	4,216	6%
7+ Person	2,150	2,177	1%
Total Households	169,711	180,534	6%

¹³ As per Census definitions, a household includes all persons who occupy a housing unit.
http://factfinder2.census.gov/help/en/american_factfinder_help.htm#glossary/glossary.htm

¹⁴ U.S. Census, Decennial Census

POPULATION, HOUSING AND HOUSEHOLDS

Trends/Issues

- ♦ As the population continues to age, the number of smaller sized households can be expected to increase, particularly if empty nesters decide to age in place.
- ♦ The increase in one person households during the past decade may also reflect changing social patterns in which single persons and seniors make up a greater part of the population. An increase in one person households may result in demand for smaller housing units with less maintenance responsibilities.
- ♦ The trend in smaller households may be identified as alternately the cause, or effect of increases in townhomes and multi-family dwellings, which are making up a rising proportion of new residential construction.



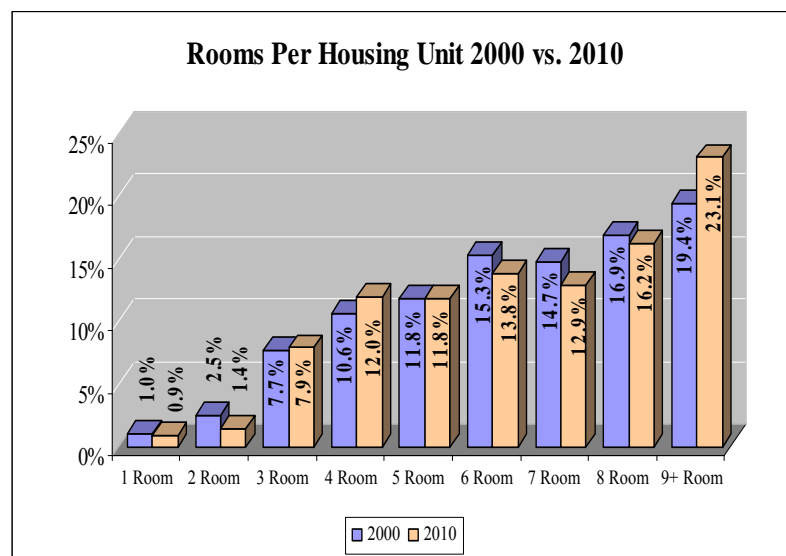
Construction of Morristown Square townhomes, Morristown.



POPULATION, HOUSING AND HOUSEHOLDS

Rooms Per Housing Unit

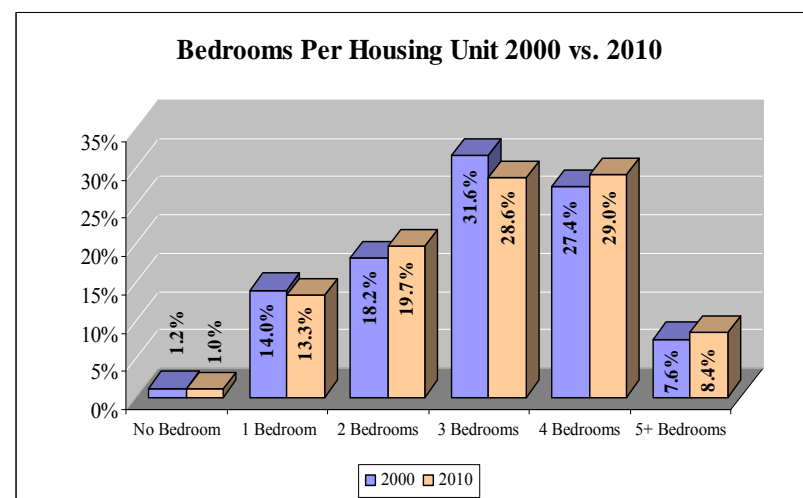
The U.S. Census Bureau defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied or intended to be occupied as separate living quarters. During the past decade, the percentage of one room housing units declined slightly, from 1.0% of total housing units in 2000 to 0.9% in 2010. Two room units dropped from 2.4% of all units to 1.4%. Six, seven and eight room units all declined as a percentage of the total but units with nine rooms or more increased from 19.4% in 2000 to 23.1% in 2010.¹⁵



Source: U.S. Census Bureau

Bedrooms Per Housing Unit

While statistics on rooms per housing unit provide a measure of housing size, a more descriptive characteristic may be the number of bedrooms per housing unit, since it has a direct influence on occupancy. The percentage of housing units with no bedroom (e.g. one-room efficiency apartments) declined slightly, from 1.2% of the total housing units in 2000 to 1.0% in 2010. One bedroom units dropped from 14.0% of all units to 13.3%. Two bedroom units rose from 18.2% to 19.7%. Three bedroom units continue to represent the largest percentage of housing units in Morris County; however they have dropped from 31.6% of all units to 28.6% during this period. Four bedroom units increased from 27.4% of the total in 2000 to 29.0% of the total in 2010 while units with five bedrooms or more increased from 7.6% to 8.4% during the same period.¹⁶



Source: U.S. Census Bureau

¹⁵ U.S. Census, Decennial Census

¹⁶ U.S. Census, Decennial Census



POPULATION, HOUSING AND HOUSEHOLDS

Trends/Issues

- There has been a decades long trend toward larger single family homes, even as average household size has declined. The trend toward larger homes is more likely a result of specific market demands and increasing land and construction costs than it is a need to accommodate larger households.
- The increase in size of single family dwellings may also be partially attributed to the expansion of existing dwellings and teardown/rebuilds. Large lot size requirements in many communities also support the construction of larger single family detached housing.

Housing Types

Single family detached dwellings remain the dominant housing type in the county, despite a decline as a proportion of total new housing construction in recent years. Concurrently, the proportion of all units that are single family attached housing (e.g. townhouses) and/or multi-family housing has risen.¹⁷ Some of this increase may be attributed to the growth in specialized housing (such as senior and assisted living) or increases in smaller households / persons living alone. Other factors influencing townhome and multi-family development include the recent housing downturn and current economic conditions.

¹⁷ U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Housing Type	2000	Percent	2010	Percent
1 Unit, Detached	120,885	69.3	127,692	67.2
1 Unit, Attached	11,952	6.9	15,572	8.2
2 Units	7,315	4.2	7,625	4.0
3 and 4 Units	6,353	3.6	4,289	2.3
5 or More Units	27,307	15.7	34,330	18.1
Mobile Home and Other	567	0.3	420	0.2
Total	174,379	100.0	189,928	100.0

Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Regarding specialized housing for seniors, as of March 2012, a total of 12,069 senior housing units were built, under construction or proposed in 108 age-restricted development projects indicating the relative strength of this specialized housing type.¹⁸

Trends/Issues

- As vacant land zoned for residential development becomes increasingly scarce, residential growth through redevelopment will become increasingly important. This trend is already evident in the Boroughs of Butler and Netcong, the Town of Dover and Morristown, where residential redevelopment in the form of higher density attached and multi-family housing is occurring or has been proposed. Continued redevelopment will depend on infrastructure availability and community preference regarding acceptable residential densities.

¹⁸ Morris County Department of Planning and Development. Excludes most nursing facilities.



POPULATION, HOUSING AND HOUSEHOLDS



New Townhome Redevelopment, Morristown (Morristown Square)

Housing Tenure

Over the last decade, owner occupied units declined slightly as a percentage of all occupied units, falling from 76% of all occupied units in 2000 to 75% in 2010. While a small decline, this represents an end to previous trends in which owner occupied housing units represented an ever increasing proportion of all occupied housing units in Morris County. Although the number of owner occupied units rose by 4.9%, renter occupied units grew at more than twice this rate, at 11.2%.

Housing Unit Tenure	2000		2010		% Change
OCCUPIED					
Owner Occupied	129,039	76%	135,316	75%	4.9%
Renter Occupied	40,672	24%	45,218	25%	11.2%
Total Occupied	169,711	100%	180,534	100%	6.4%
VACANT					
Vacant for Sale	727	38%	1,721	35%	136.7%
Vacant for Rent	1,209	62%	3,249	65%	168.7%
Total Vacant	1,936	100%	4,970	100%	156.7%
OTHER¹⁹	5,464		8,676		58.7%
TOTAL	174,379		189,842		8.9%

Source: U.S. Census Bureau, Decennial Census

During this same time, the amount of vacant units for sale or rent rose by approximately 157%. In 2010, approximately two-thirds of vacant units were rental and one-third were available for sale.²⁰

Trends/Issues

- ♦ The increase in “vacant for sale” units recorded in 2010 marks the lingering effect of the recent recession. Increases in the “vacant, for rent” category may in part be linked to single family housing units put on the market during the subsequent slowdown in housing sales. Recent improvements in the economy and the housing sector may reverse this trend.

¹⁹ Other include units rented or sold, but not currently occupied, units for seasonal, recreational or occasional use, migrant worker housing, and other tenure.

²⁰ U.S. Census Bureau, Decennial Census



POPULATION, HOUSING AND HOUSEHOLDS

- Substantial increases in the amount of rental housing available in Morris County are anticipated within the next few years. The Morris County Planning Board recently identified 23 new multi-family rental projects, which if constructed as proposed, would generate a total of 6,434 new units of rental housing, primarily along major highways and transit routes. This surge in proposed rental housing coincides with recent increases in demand for rental housing alternatives by younger workers and others negatively affected by the recent housing bust and subsequent recession. Continued economic concerns and tightened mortgage lending standards have also influenced the demand for rental housing.

Housing Conditions

Overall, Morris County's housing structures are in good condition. The U.S. Census Bureau identifies housing units lacking complete plumbing facilities, housing units lacking complete kitchen facilities and occupants per room as indicators of overall housing conditions. Occupied housing units with more than one person per room are considered crowded and units with over 1.5 persons per room are considered severely crowded.²¹

Overcrowding in the county is typically lower than that found in the state overall, and is rare in owner occupied units (0.4%). In renter occupied units, far more units are considered to be crowded, albeit still a low percentage. Of note is the drop in the percentage of severely crowded rental units in the county during the past decade, declining from 3.8% of rental units in 2000 to just 0.7% of rental units in 2010.

²¹ Occupant per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit.

Relatively few units in the county are without complete plumbing or kitchen facilities, owner occupied or rental. In all cases these percentages are lower than corresponding state figures.²²

Conditions of <u>Owner Occupied</u> Housing Units		
2010 Census ACS Characteristics-	Morris County (percent of total)	New Jersey (percent of total)
1.01 to 1.5 persons per room (<i>crowded</i>)	0.4	0.9
1.51 or more persons per room (<i>severely crowded</i>)	0.2	0.5
Lacking complete plumbing facilities ²³	0.2	0.3
Lacking complete kitchen facilities ²⁴	0.2	0.3
Conditions of <u>Renter Occupied</u> Housing Units		
2010 Census ACS Characteristics -	Morris County (percent of total)	New Jersey (percent of total)
1.01 to 1.5 persons per room (<i>crowded</i>)	2.9	3.9
1.51 or more persons per room (<i>severely crowded</i>)	0.7	4.4
Lacking complete plumbing facilities	0.2	0.9
Lacking complete kitchen facilities	1.6	1.9

Source: US Census Bureau, 2010 American Community Survey

²² U.S. Census Bureau, 2010 American Community Survey

²³ Complete plumbing facilities include: hot and cold piped water, a flush toilet and a bathtub or shower.

²⁴ Complete kitchen facilities include a sink with piped water; a range or cook top and oven; and a refrigerator.



POPULATION, HOUSING AND HOUSEHOLDS

Housing Values and Affordability

Median home prices in Morris County rose 73% between 2000 and 2010 as reported by the Census Bureau.²⁵ Rents in the county rose as well, but at a slower overall pace than for-sale dwellings.²⁶

Housing Unit Value	2000	2010	% Change
Owner Occupied Median Value²⁷	\$257,400	\$444,100	73%
Renter Occupied Contract Rent²⁸	\$813	\$1,159	43%

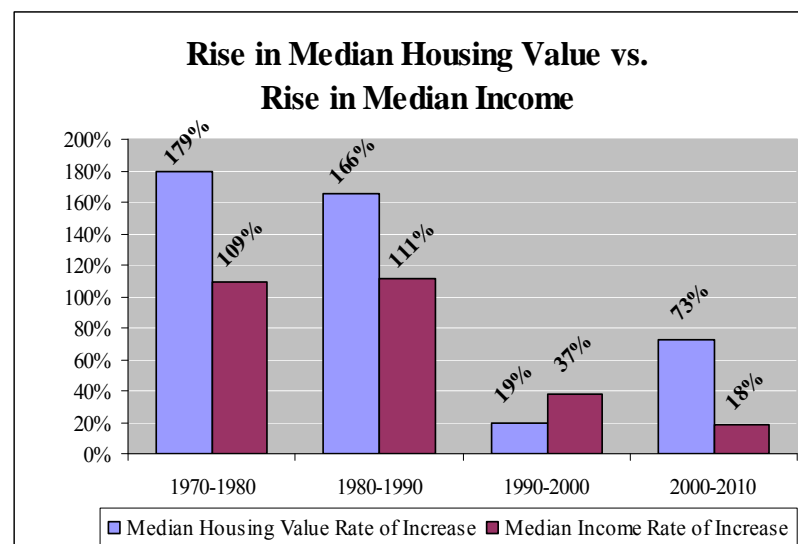
Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

At \$444,100, Morris County's owner occupied median value in 2010 was significantly higher than the median values for owner occupied homes for New Jersey, which was \$339,200 in 2010. However, New Jersey's median housing value grew by 98.59% between 2000 and 2010, outpacing Morris County.²⁹ The lower percentage growth may reflect the fact that Morris County's housing values are typically higher than the State and that homes in this region may better hold their value during years in which statewide housing prices decline.

While stable and/or rising housing values indicate economic strength and market desirability, as the price of housing rises, the

ability to meet the housing needs of middle and lower wage earners becomes increasingly difficult, particularly in an environment where income has not kept pace with housing costs.

Whereas median home values went up 73% from 2000 to 2010, median household income went up only 18% during that same period. Proportionally, median income households are paying much more for median price homes. As a result, homes have become significantly less affordable in relation to household income.



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

This general trend may also be illustrated as follows: the median housing value in 2000 of \$257,400 was about three and one-third times the median household income. This ratio is already above the once prevalent "rule-of-thumb" guideline estimating home affordability at about two and one half to three times annual

²⁵ Home values as reported by the Census Bureau are as estimated by respondents and may not be based on actual sales or purchase.

²⁶ U.S. Census Bureau, Decennial Census and 2010 American Community Survey

²⁷ Such units are occupied by the owner (s) of a property. The median value is the middle value, i.e. one half of recorded housing values fall below this value and one half of recorded housing values fall above this value.

²⁸ Contract rent is the median monthly rent agreed to or contracted for, regardless of any furnishings, utilities or other services that may be included in the rental contract.

²⁹ U.S. Census Bureau, 2000 Decennial Census and 2010 American Community Survey

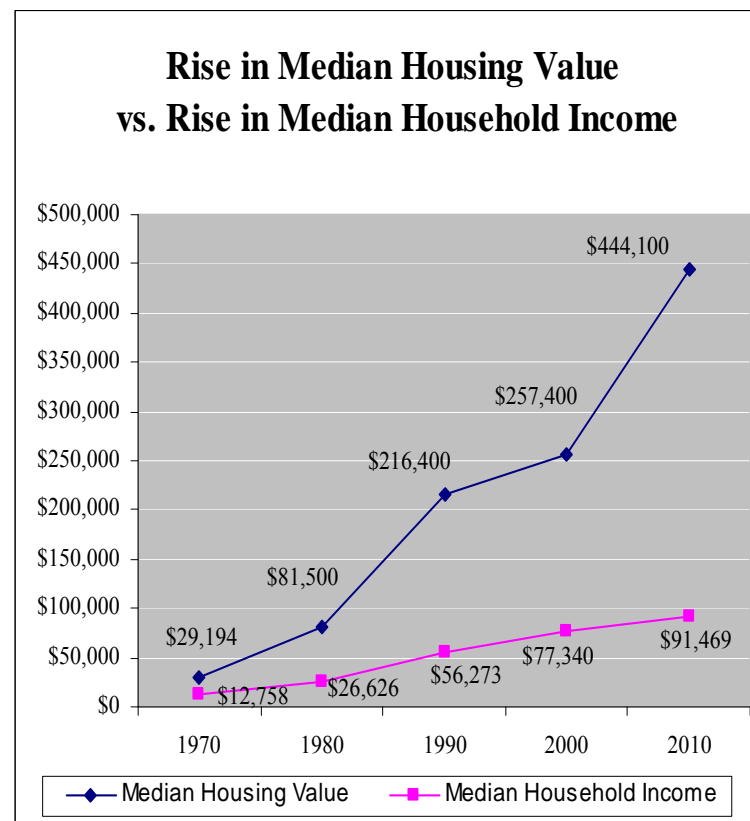


POPULATION, HOUSING AND HOUSEHOLDS

income.³⁰ By 2010, a median income household would have to devote nearly five times its annual income to obtain a median valued home.³¹

	Median Housing Value ³²	Median Household Income	Ratio of Value to Income (rounded)
1970	\$29,194	\$12,758	2.3 to 1
1980	\$81,500	\$26,626	3.1 to 1
1990	\$216,400	\$56,273	3.8 to 1
2000	\$257,400	\$77,340	3.3 to 1
2010	\$444,100	\$91,469	4.9 to 1

Although useful for comparing past values and incomes, home values reported by the Census Bureau are not based on actual sales prices, but on survey respondents' estimates of their housing values. For comparison, a review of the New Jersey Association of Realtors Quarterly Reports for 2010 placed the median sales price for homes sold in Morris County between a \$416,000 and \$464,900.³³ Although not far from the Census Bureau's estimate of \$444,100, the Realtors' data is for single family homes only, while the Census estimates are for all homes.



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Affordability is typically defined in terms of percentage of gross family or household income paid annually for housing, usually identified as being between 28% and 30% of annual income.³⁴

³⁰ Affordability "rule-of-thumb" guidelines vary significantly and provide only a greatly simplified estimate of what is typically a more complicated assessment.

³¹ U.S. Census Bureau, Decennial Census and 2010 American Community Survey

³² U.S. Census Bureau defines this value as the respondent's estimate of how much a property (housing unit and lot) would sell for if it were for sale. Includes all types of owner occupied housing.

³³ New Jersey Association of Realtors, New Jersey Home Sales Reports, 2010 Quarterly Reports (Fourth Quarter, Third Quarter) <http://www.njar.com/story/198/>

³⁴ According to the U.S. Department of Housing and Urban Development, households that pay more than 30 percent of their annual income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. <http://www.hud.gov/offices/cpd/affordablehousing/>



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Using the 28% to 30% guideline, it is estimated that it would take a household income of between \$101,760 and \$109,029 to afford a home with the 2010 value of \$444,100,³⁵ whereas the 2010 median household income is \$91,469.³⁶

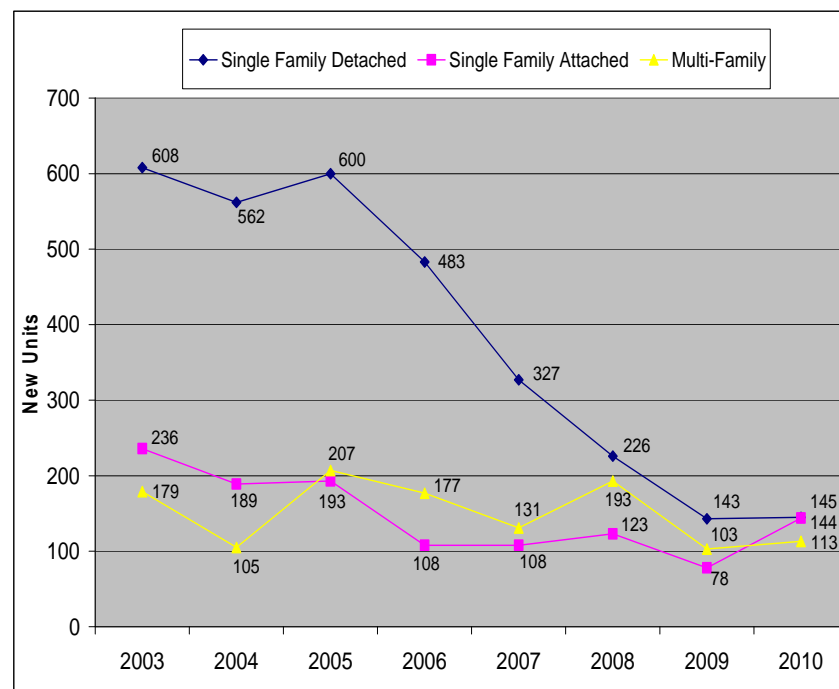
Data just released from the U.S. Census Bureau shows a decrease in county home values and an increase in median household income. In 2012, reported median household income in the county rose to \$95,294, while the median reported home value fell to \$418,100, putting the housing value-to-income at 4.39 to 1.³⁷ More recent reports of rising home values may be reflected in 2013 one-year survey data, which should become available at the end of 2014.

Recent Residential Construction

A total of 5,481 newly constructed residential housing units were sold in Morris County between 2003 and 2010,³⁸ but the number of newly constructed housing units sold yearly has declined sharply during this period, from a high of 1,023 in 2003 to 402 new unit sales in 2010. Most notable is the change in the composition of new units sold. In 2003, traditional single family detached housing made up 59% of all new housing sold that year. By 2010, this type of housing made up only 36% of all new housing sold for the year. Over this same period, single family attached housing (i.e. townhomes) and multi-family housing grew

as a proportion of all new units sold. By 2010, new single family detached and attached housing units were sold in similar numbers.

Sales of New Residential Units 2003 – 2010



Source: New Jersey Department of Community Affairs, , Morris County Dept. Planning and Development New Construction Residential Sales 2003-2010.

Concerning price, the median new construction residential sales price for all units rose from \$415,715 in 2003 to a peak of \$649,551 in 2006 and ended the period at \$447,500, coming close to the \$444,100 median housing value reported for all dwelling units as per the 2010 Census. However, there were significant variations in the new housing price by type.

³⁵ \$444,100 – \$88,820 (20% down) = \$355,280 mortgage. Principal and interest @ 4% and 30 year fixed = \$1,696 month. Average general tax rate in Morris County in 2010 = \$2.29 per \$100 of assessed value = \$848 /month. $(\$1,696 + \$848) = \$2,544 \times 12 = \$30,528 / .30 = \$101,760$. $\$30,528 / .28 = \$109,029$. This assumption does not address variations down payments, creditworthiness which would impact mortgage amounts and mortgage rates.

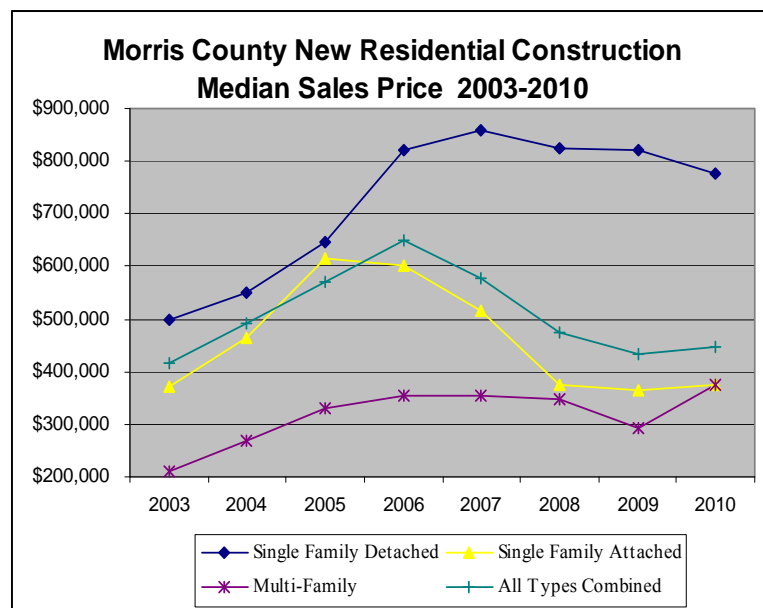
³⁶ U.S. Census Bureau, 2010 American Community Survey

³⁷ U.S. Census Bureau, 2012 American Community Survey.

³⁸ NJDCA New Home Warranty Data.



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Source: New Jersey Department of Community Affairs., Morris County Dept. Planning and Development New Construction Residential Sales 2003-2010.

The median price of new single family detached units rose from \$500,067 in 2003 to \$777,000 in 2010, a 55.4% increase. New for-sale multifamily unit median price rose from \$209,900 in 2003 to \$374,000 in 2010; a 78.2% increase. Median prices of new single family attached units ended the period with little change; starting the period at \$370,000 and ending at \$374,990.

According to most recent data, 287 new residential units were sold in Morris County in 2011 and 362 were sold in 2012. Median prices for all units rose between 2010 and 2011 from \$447,500 to \$520,000 and then fell between 2011 and 2012 from \$520,000 to \$417,475. This most recent reduction in median price is largely the result of the increasing proportion of new attached

and multi-family units sold and the fewer number of detached units in the total. These trends are explained more fully in the Morris County New Construction Residential Sales Reports found at www.morrisplanning.org

Finally, residential construction trends indicate a recent resurgence in rental housing construction. Between 2003 and 2011, the Morris County Planning Board approved seventeen projects containing 2,038 residential rental units. Between January of 2012 and August of 2013, twelve additional projects containing 1,423 rental units were approved.³⁹ A review of recent conceptual and/or as yet unapproved rental projects in Morris County indicates that this trend is likely to continue and possibly accelerate in the near future.⁴⁰

Tends/Issues

- ◆ Despite the impacts of the recent housing downturn, median housing prices continue to far outpace median housing incomes. A continuation of this trend will negatively impact local housing affordability.
- ◆ Single family detached and multi-family housing types are making up an increasing percentage of all newly constructed residential housing sold in Morris County. This trend may continue as developable vacant land becomes increasingly scarce and as redevelopment becomes a greater contributor of new housing construction.
- ◆ If recent trends continue, new residential rental construction will likely dominate new housing construction in Morris County in the near future.

³⁹ New Construction Residential Sales 2012 Summary Update, Morris County Department of Planning and Development.

⁴⁰ See discussion of housing tenure, pages 2-10 and 2-11.



POPULATION, HOUSING AND HOUSEHOLDS

Organizations Providing Housing Assistance

There are a number of public and private nonprofit organizations working in Morris County that provide assistance to communities seeking to build affordable housing and to individuals seeking to purchase such housing. These organizations provide the bulk of housing support in the county, many with the assistance of the County of Morris. While not meant to be a complete survey, the following lists provide samples of the variety of such organizations within Morris County.



Barbara V. Falk Firehouse Apartments, Madison Borough

Primary Housing Organizations:

- ◆ Homeless Solutions, Inc.
- ◆ Morris County Affordable Housing Corp.
- ◆ Morris Habitat for Humanity
- ◆ Housing Alliance of Morris County
- ◆ Housing Partnership
- ◆ Lutheran Social Ministries of New Jersey
- ◆ Madison Affordable Housing Corporation

Special Needs Housing:

- ◆ Allegro School
- ◆ Allies, Inc.
- ◆ The ARC/Morris Chapter
- ◆ Cheshire Homes, Inc.
- ◆ Community Hope, Inc.
- ◆ The Eric Johnson House
- ◆ Family Promise
- ◆ Jersey Battered Women Services
- ◆ Market Street Mission
- ◆ Morris County Mental Health Association
- ◆ NewBridge Services, Inc.
- ◆ The Rose House



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Morris County's Housing Role

Morris County's chief role in promoting the development of affordable housing is providing assistance to municipalities, nonprofits and individuals. The principal means of assistance involves the distribution of federal funding to projects and housing providers by the Morris County Division of Community Development.

Morris County Division of Community Development

The Morris County Division of Community Development helps to provide affordable housing opportunities to low- and moderate-income residents, including the elderly and disabled, by overseeing and dispensing Federal HUD funding to communities and qualifying individuals.

The Division conducts its operations as defined in its five-year Consolidated Plan, which it carries out through a network of partnerships with governmental and nonprofit agencies, such as the five Morris County housing authorities, the Housing Alliance of Morris County, the Housing Committee of the Morris County Human Relations Commission and the Comprehensive Emergency Assistance Strategy Committee.

Community Development administers three major federally funded programs that support the development of affordable housing and community facilities:

- ◆ Community Development Block Grant (CDBG)
- ◆ Home Investment Partnerships Program (HOME)
- ◆ Emergency Solutions Grant (ESG).

Funding for these programs varies from year to year. Federal funding administered by the county for 2011 included \$2,048,896 for the CDBG program, \$1,030,692 for the HOME program and \$99,417 for Emergency Solutions Grants (ESG).⁴¹ All programs provide housing assistance to persons meeting HUD income requirements.

Community Development Block Grants (CDBG):

CDBG program funding may be used by communities to make infrastructure improvements that support the development of housing, e.g. sidewalks, street repair, sewer, water, site improvements. Funding is also available through CDBG grants for housing rehabilitation to address major systems failures in owner-occupied homes for qualifying individuals. Up to \$15,000 per unit may be provided. Twenty-eight awards were made in 2011.

⁴¹ County of Morris Annual Action Plan, Morris County Division of Community Development, May 2011, pgs. 1, 13, 21, Project pages 1-27.



POPULATION, HOUSING AND HOUSEHOLDS

Home Investment Partnership Program (HOME):

This program provides funding for the creation and maintenance of affordable (HUD qualified) housing. About four projects are awarded per year with an average award of \$200,000.

Emergency Solutions Grant (ESG)

The Community Development Division also receives HUD funding to help prevent homelessness and to assist homeless persons. It distributes this funding to area nonprofit agencies that address this need, such as the Jersey Battered Woman's Service, Family Promise of Morris and Homeless Solutions.

Morris County Homeless Strategic Plan

The Morris County Homeless Strategic Plan is a joint effort sponsored by the Morris County Division of Community Development and the Morris County Department of Human Services. The plan defines actions for assisting residents who are homeless or who are in danger of becoming homeless and supports various nonprofit agencies devoted to this issue. This effort is directed by the Morris County Comprehensive Emergency Assistance Systems (CEAS) Committee.

The CEAS Committee reports to the Morris County Human Services Advisory Council, which in turn, reports to the Morris County Board of Chosen Freeholders. CEAS is the lead entity in the planning process for developing various opportunities designed to reduce homelessness and assist homeless persons. Working with the Morris County Department of Human Services and the Division of Community Development, CEAS compiles the annual Morris County Homeless Strategic Plan which outlines

a planning process (the Continuum of Care Strategy) to address homelessness prevention throughout the county.

Committee members include state and local government representatives, non-profit representatives, consumers and other community members whose role is to advocate and plan for the availability of a continuum of housing including emergency, transitional and permanent housing options.

Morris County Housing Authority

The Morris County Housing Authority was created by the Morris County Board of Chosen Freeholders in 1972 to help provide housing for low and moderate income residents. This is one of five housing authorities operating in Morris County making housing available to lower income residents. The Morris County Housing Authority owns and administers 423 units, all constructed within the last 30 years. The combined total of all five housing authorities is 1,160 units.⁴²



Dean Gallo Congregate Living, Morris Township

⁴² Morris County Dept. of Planning and Development survey of housing authorities, 2012



POPULATION, HOUSING AND HOUSEHOLDS

The Morris County Housing Authority's properties include the following:

Family Housing:

- ◆ Peer Place, Denville Twp. 57 rental units.
- ◆ Green Pond Village Family Complex, Rockaway Twp. 40 rental units.
- ◆ Bennett Avenue Family Complex, Randolph Twp. 32 rental units.

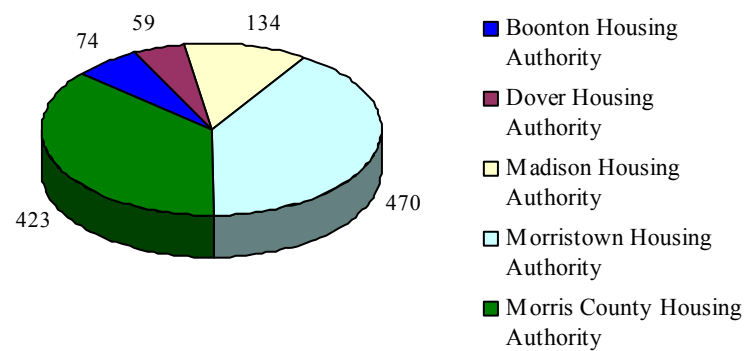
Senior Housing:

- ◆ India Brook Village Senior Citizen Complex, Randolph Twp. 100 rental units.
- ◆ Morris Mews Senior Citizen Complex, Morris Twp. 100 rental units.
- ◆ Pleasant View Village Senior Citizen Complex, Rockaway Twp. 75 rental units.
- ◆ Dean Gallo Congregate Living Housing, Morris Twp. 19 rental units.

Funding for the Authority is received primarily from the federal government, but it also receives some state and county funding, including HOME and CDBG funding. In addition, the Authority also oversees 634 "Section 8" federal housing vouchers.

Other housing authorities in the county include: the Boonton Housing Authority, the Dover Housing Authority, the Madison Housing Authority and the Morristown Housing Authority.

Affordable Housing Units Provided by Housing Authorities



Source: Morris County Dept. of Planning and Dev. survey of housing authorities, 2012

As indicated in the following discussion of state affordable housing policy, housing authority dwellings do not reflect all housing available to low and moderate income residents in Morris County. However, they typically are qualified as meeting state guidelines pertaining to state affordable housing requirements and therefore help host municipalities meet their state-mandated municipal obligations for such housing.



POPULATION, HOUSING AND HOUSEHOLDS

State Affordable Housing Policy

The “Mount Laurel” series of New Jersey Supreme Court decisions found that municipalities had an obligation to allow for their fair share of the region’s affordable housing need. The New Jersey Fair Housing Act of 1985 was adopted in response to these decisions and resulted in the creation of the New Jersey Council on Affordable Housing (COAH). COAH’s mission is to:

“Facilitate the production of sound, affordable housing for low and moderate income households by providing the most effective process to municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound, comprehensive planning.”⁴³

Under COAH requirements, municipalities may create housing plans addressing their affordable housing obligation, as determined by COAH. If certified by COAH, a municipality will receive protection from “builders remedy” lawsuits.

Under COAH’s last “Third Round” methodology, a municipality’s affordable⁴⁴ housing obligation consisted of three components which, for Morris County, were estimated by COAH as follows:

- 1987 - 1999 Prior Round Obligation: 5,064 units
- Rehabilitation Share: 1,390 units
- 2004- 2018 Projected Growth Share: 8,358 units⁴⁵

As of March 2011, the New Jersey Department of Community Affairs reports the construction of 4,647 new affordable units and the rehabilitation of 527 existing substandard units within Morris County by municipalities to meet their COAH obligations. These figures only include units actually built and units completely rehabilitated and do not include units constructed or rehabilitated in accordance with pre-COAH Mount Laurel settlements.⁴⁶

New Jersey’s affordable housing policies are currently in a state of flux. In decisions issued in 2007 and 2010, the courts invalidated the “growth share” methodology developed by COAH to address requirements for the years 2004 – 2018, i.e. COAH’s Third Round. In January 2011, legislation that would have implemented an alternative method of determining a municipality’s affordable housing obligation was vetoed by the Governor. In September 2011, the Governor took action to abolish COAH, but that action was overturned in March 2012 and the N.J. Supreme Court ruled to affirm the Appellate Division decision in July 2013.

In November 2012, the New Jersey Supreme Court heard arguments regarding the validity of using the growth share method of assigning the municipal fair share affordable housing obligation. In September of 2013, the court affirmed the earlier decision rendering the growth share methodology invalid and instructed COAH to issue new rules within five months. Until such time as new rules are issued, it is impossible to anticipate what influence new, but as yet unwritten, rules and policies may have on the future of housing development in Morris County.

⁴³ New Jersey Smart Growth Planning and Program Resources, NJDCA, April 2004

⁴⁴ “Affordable housing must be affordable to persons making less than or equal to 80% of the median regional income, adjusted for number of persons per household. .

⁴⁵ Rehabilitation Share, Prior Round Obligation and Growth Projections effective October 20, 2008, COAH

⁴⁶ Figures as of March 1, 2011, New Jersey Department of Community Affairs, Local Planning Services, Housing Support Services “Proposed and Completed Affordable Units”. <http://www.nj.gov/dca/services/lps/hss/transinfo/reports/units.pdf>



POPULATION, HOUSING AND HOUSEHOLDS

Trends/Issues

- ♦ The current environment of regulatory ambiguity has halted most significant affordable housing projects. Until new COAH Third Round Rule issues are resolved, municipalities cannot be certain of their obligations or if their current plans to address affordable housing requirements will meet COAH standards.
- ♦ The current unresolved state of COAH regulations also threatens the financial ability of municipalities to meet their future obligations. In 2008, amendments to the Fair Housing Act required that developer fees collected for creating local affordable housing had to be committed or expended within four years of their receipt. Funds already collected as of the date of the 2008 amendments were to be expended by July 17, 2012. If they were not, they would have to be rescinded to the State Affordable Housing Trust Fund.

Due to COAH's ongoing failure to produce viable Third Round rules, much of this funding remained unspent as of the July 17, 2012 deadline. As of the June 2012 deadline, Morris County municipalities stood to lose nearly 19 million dollars in housing trust fund fees under these provisions. The legislature introduced several bills in the spring and summer of 2012 to extend this deadline or otherwise address this issue, but none were signed into law.

In response to lawsuits brought to halt this transfer, in August 2012, the Appellate Division temporarily enjoined the State from taking these funds. The Court required COAH to provide written notice to each affected municipality with detailed calculations verifying the amount to be transferred to the State

and required COAH to provide municipalities with an opportunity to contest proposed fund transfers.

COAH met on May 1, 2013 and passed a resolution requiring municipalities to submit these funds to COAH, along with any additional funds collected as of March 31, 2009 but not committed or expended as of March 31, 2013.⁴⁷ A stay of the seizure of funds was granted by the N.J. Superior Court Appellate Division on May 13, 2013, and subsequently vacated by the same court on June 7, 2013. On June 25, 2013, new letters were sent from COAH to Morris County municipalities identifying over 23 million dollars in total considered by COAH as unspent or uncommitted and subject to potential forfeiture.⁴⁸ Affected municipalities were provided 30 days by COAH to respond to COAH's assessment of locally unspent or uncommitted trust fund dollars. This issue remains unresolved.

⁴⁷ Resolution Concerning Expenditure and Commitment of Municipal Affordable Housing Trust Funds in Accordance with N.J.S.A. 52:27D-329.2 and N.J.S.A. 52:27D-329.3 COAH Resolution #2013-1

⁴⁸ As of July 25, 2013, 25 Morris County municipalities were identified by COAH as having \$23,077,184 potentially subject to forfeiture to the State.



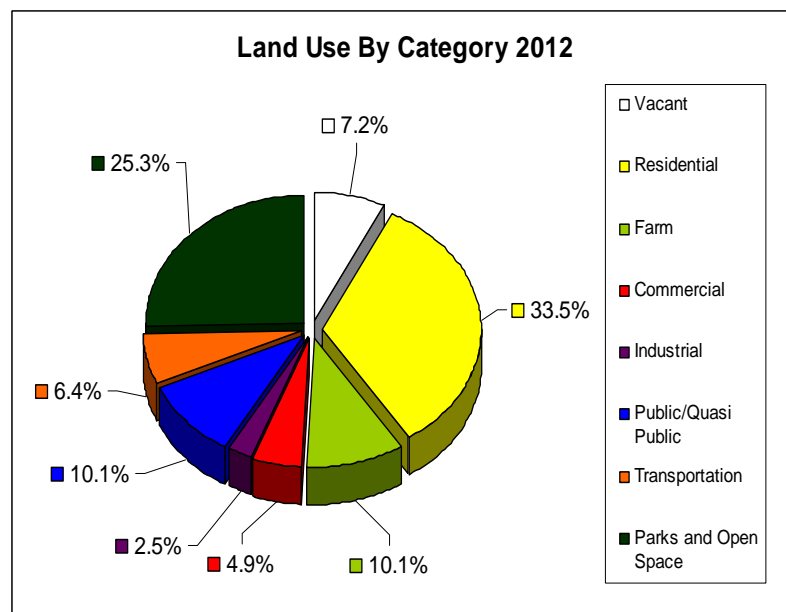
3. LAND USE AND DEVELOPMENT REGULATIONS



LAND USE AND DEVELOPMENT REGULATIONS

Land Use Overview¹

The boundaries of Morris County encompass roughly 308,000 acres (481 square miles). Over the past 40 years, the use of this land has undergone major changes. In 1970, only 37% of the county was considered developed.² Presently, nearly 83% of the county is either developed or preserved as open space. The remainder is assessed as either vacant land or farmland and, as noted in Chapter 6, nearly a quarter of this farmland is permanently preserved.



Morris County Department of Planning and Development. All figures rounded.

Residential Land

Comprising about one-third of the county, land devoted to residential use currently represents the greatest amount of developed land in Morris County.³ Single family detached housing continues to be the dominant residential type, but more recently, the construction of new “attached” housing types, including townhomes and condominiums has become more common. These types of dwellings are making up an increasing proportion of all new housing development in Morris County. Factors driving this trend include the scarcity of residentially zoned undeveloped and unconstrained land, an increase in the development of specialized housing (e.g. senior housing), an increase in housing generated through redevelopment, and changing market demands.

In 2010, there were 189,842 housing units of all types in Morris County, resulting in a housing density of 395 units per square mile and a population density of 1,070 persons per square mile.⁴ The highest concentrations of housing (and population) are generally located in the central and eastern portions of the county, which has the infrastructure necessary to support more intensive development.

Vacant Land

Vacant land accounts for only 7.2% of the county and is scattered throughout the county in relatively small parcels. For the purposes of this report, vacant land is generally defined as undeveloped properties listed as vacant in the county tax records that are in private ownership.

¹ All land use statistics in this section represent 2012 figures unless otherwise noted.

² [Morris County Master Plan, Future Land Use Element, 1975.](#)

³ Excludes farm residences which are included with farmlands calculations.

⁴ U.S. Census Bureau, 2010 Decennial Census



LAND USE AND DEVELOPMENT REGULATIONS

As reported here, vacant land does not include lands reserved for watershed protection or devoted to wellhead protection, (such as the Alamatong well fields); these lands are classified as public / semi-public. Agricultural lands are also not considered vacant and are identified separately in this report.

Commercial Land

About 4.9% of the county is devoted to commercial use, e.g. office, retail, and service uses. Most major corporate office and business campuses are found primarily in the eastern and central portion of the county, although there are exceptions. Retail and service uses are located primarily in established downtowns and along highway corridors.

As a prime location, Morris County has attracted quality office development and hosts nearly 27 million square feet of office space.⁵ Much of this development occurred during the economic expansion of the 1980's, fueled in part by the completion of the interstate highway system (including Route 287, Route 80 and nearby Route 78), and major state highways such as Route 24.

In recent years, there has been a relatively high office vacancy rate for all classes of office, particularly higher quality and more expensive "Class A" and "Class B" space. The lingering effects of the recession that began in late 2007 continue to put downward pressure on the occupancy of existing facilities and new commercial construction.⁶

⁵ <http://www.morriscountypedc.org/businesscommunity.asp>

⁶ Second Quarter 2012 Total Vacancy Rate for Class A buildings in Morris County reported at 26.2% by Cushman and Wakefield.

Industrial Land

About 2.5% of the county is devoted to industrial use. While traditional heavy manufacturing use is declining, current development is focusing on advanced manufacturing (e.g. drugs and chemicals, medical equipment, computer/electronic) and in smaller specialty manufacturing, assembly operations, and associated warehousing.

Parks and Open Space

Lands dedicated to parks and open space comprised approximately one quarter of the county in 2012.⁷ Morris County municipalities and the county have long been active in open space preservation, initiating open space funding initiatives and aggressively pursuing open space acquisition. There are also sizeable federal and state open space land holdings within the county, including national parks and wildlife management areas.

Examples of federal open space holdings include the Great Swamp National Wildlife Refuge and the Morristown National Historic Park. Examples of state parks include Farney State Park in Rockaway Township and Hacklebarney State Park located in Chester and Washington Townships. State wildlife management areas include the Black River Fish and Wildlife Management Area (Chester Township), Berkshire Valley Wildlife Management Area (Roxbury Township) and the Wildcat Ridge Wildlife Management Area (Rockaway Township). Federal and state open space lands combined account for about 37,250 acres or nearly 48 percent of parks and open space lands in the county. County and municipal parklands are widely dispersed throughout the county.

⁷ 77,931 acres. Excludes farmland, water authority or MUA watershed properties.



LAND USE AND DEVELOPMENT REGULATIONS

Agricultural/Farm Land

Lands assessed for agricultural purposes made up approximately 10% of the county in 2012. For this study, “agricultural land” was defined as farm assessed property, which includes both lands devoted to active farming and related residential dwellings.⁸ The majority of these farm assessed properties are located in the northern and southwestern areas of the county.

There are 119 permanently preserved farms encompassing 7,324 acres, which represents less than one quarter of all acreage currently assessed as farmland in Morris County.⁹ Morris County continues to work with municipalities and the state to preserve farms and agricultural lands through its Preservation Trust program. Although it is anticipated that preservation efforts will continue, it is likely that the total amount of farmland assessed property in the County will decrease over time due to property development pressures, funding issues, and recent changes in farmland tax assessment requirements.

⁸ Based on tax assessment of farm qualified (3B) lands - Morris County GIS Database – May 2012. Includes farmhouse “exception” (3A) properties. Current tax requirements require that land must be actively devoted to agriculture for 2 years, must be at least 5 acres and gross sales must average at least \$500 plus \$5 per cropland acre and \$.5 per woodland acre for each acre over 5, or provide evidence of anticipated yearly gross sales amounting to the minimum requirements.

⁹ Morris County Preservation Trust, May 2012.

Public / Semi-Public Land

Public / Semi-Public lands comprise approximately 10% of the county in 2012. This broad land use category encompasses a variety of public and other semi-public uses.¹⁰ Public and semi-public uses are defined in this report to include, schools, libraries, municipal, county, state and federal non-park facilities and properties, communications facilities, churches, correctional facilities and cemeteries. Additionally, this category includes all utility authority properties including lands used for watershed and wellhead protection. The federally owned Picatinny Arsenal, which covers nearly 6,300 acres, is also classified as Public/Semi-Public lands.

Transportation

As defined in this report, transportation properties include road rights of way, railroads and airports. Approximately 6.4% of the county is used for transportation purposes. With the relatively developed state of the county and the fiscal, regulatory and political difficulties associated with new highway construction, significant additions to this land use category are not anticipated. Most additions in this category are likely to be from local roads constructed as part of the subdivision of remaining developable lands.

¹⁰ Semi-public uses are publicly or privately owned, typically providing a specific public benefit and often tax exempt.



LAND USE AND DEVELOPMENT REGULATIONS

Property Assessment Records

The land use assessment above is acreage based and includes manual adjustments reflecting observable land use distinctions within the tax records. An assessment of land use may also be expressed on the basis of the total the number of parcels in a given tax class and the assessed value of these parcels. The following figures are based on information provided by the Morris County Board of Taxation.

As indicated, residential land use continues to make up the majority of parcels and the greatest contributor to the local tax base. Between 2005 and 2012, the residential proportion of total assessed value rose by just over two and one-half percent, from 76.27% to 78.9%. During this time, the proportional value of commercial and industrial properties combined fell by approximately the same amount, from 21.0% to 18.53%, despite an increase in the total number of parcels devoted to these uses.

2005 Morris County Tax Data ¹¹				
	Parcels	Percent	Assessed Value	Percent
Vacant and Farm	12,009	7.22	\$1,965,640,550	2.73
Residential (including Apts.)	146,621	88.14	\$47,311,255,130	76.27
Commercial	6,726	4.04	\$10,455,808,911	16.86
Industrial	996	0.60	\$2,564,928,201	4.14
Total	166,352	100.0	\$62,027,632,792	100.0

2012 Morris County Tax Data ¹²				
	Parcels	Percent	Assessed Value	Percent
Vacant and Farm	11,071	6.54	\$2,019,323,828	2.57
Residential (including Apts.)	150,351	88.83	\$61,961,012,590	78.90
Commercial	6,819	4.03	\$11,568,762,422	14.73
Industrial	1,013	0.60	\$2,980,678,400	3.80
Total	169,254	100.0	\$78,529,777,240	100.0

¹¹ 2005 Return on Investment Report, Morris County Economic Development Corporation, March 2006. "Vacant and Farm" category includes Farm Residential (3A=722 parcels)

¹² 2012 Real Property Classification Municipal Assessment Summaries, Morris County Board of Taxation.



LAND USE AND DEVELOPMENT REGULATIONS

Laws Governing Land Use

Local Development Regulations / Zoning

The ability of land to accommodate different types of development is shaped by many factors, including natural features and constraints, infrastructure capacities, and access. Regulatory factors also come into play, and of these, most significant are local zoning and subdivision regulations, adopted in accordance with the New Jersey Municipal Land Use Law (MLUL).¹³ The MLUL provides the basis for the local master plans and development regulations, which dictate the allowable types, intensities and patterns of development within different zones established by a municipality.

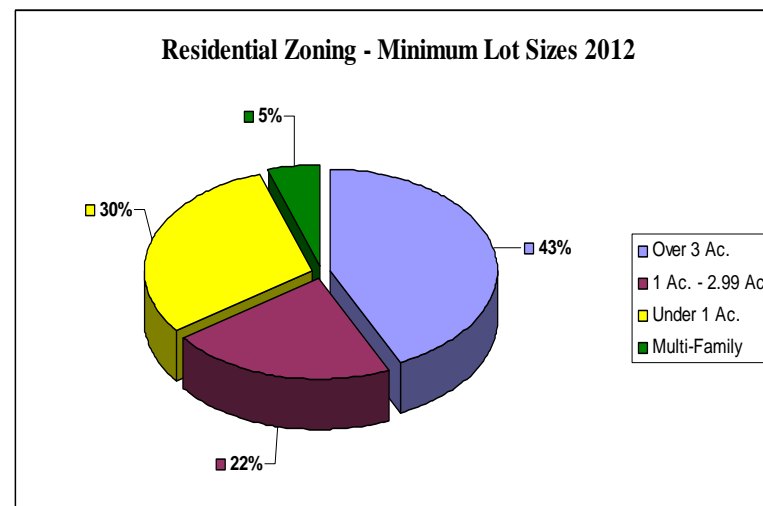
The basis of most local zoning starts with identification of existing and appropriate locations for residential and nonresidential land uses, defining appropriate intensities of use, and development of standards which seek to increase compatibility within and between these land use categories. As residential use is the primary use of land in the county, most land in the county (75.2%) is also residentially zoned.

Category of Land	2012
Residentially Zoned	75.2%
Non-Residentially Zoned	24.8%

Source: Generalized Zoning Data, Morris County Department of Planning and Development. Figures rounded to 100%. . About one tenth of one percent of the county does not fall into a zoning category, e.g. some water bodies and roadways.

Residentially Zoned Land

About 65% of residentially zoned land is zoned for lots of one acre or greater.¹⁴ While the overall amount of land zoned for residential purposes has remained fairly constant over the last 35 years, the maximum densities and required lot sizes have changed significantly. In 1970, only 16% of residentially zoned land required lots of three acres or more.¹⁵ In 2012, approximately 43% of all residentially zoned lands required lots of three acres or greater. Land zoned for attached housing and multi-family use rose from 1% of all residentially zoned land in 1970 to 5% in 2012.



Source: Morris County Department of Planning and Development, 2012

¹³ NJ Municipal Land Use Law (Chapter 291, 1975 – 40:55D-1 et. seq.)

¹⁴ Areas defined as mixed use not included (.6%). Other uses may also permitted in residentially zoned areas, e.g. agriculture, utilities, houses of worship, etc.

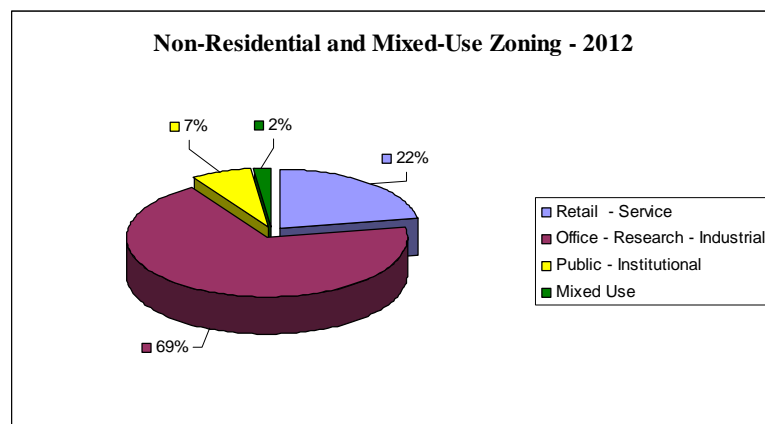
¹⁵ Morris County Future Land Use Element, 1975



LAND USE AND DEVELOPMENT REGULATIONS

Non-Residential and Mixed-Use Zoned Land

Lands zoned for non-residential or mixed uses currently comprise 24.8% of all zoned land in the county. For historical comparison, this figure was roughly 22% in 1970. Land zoned for office, research or industrial use dominates this category, accounting for about 69% of all non-residentially zoned lands. Lands zoned for retail use accounts for about 22% of non-residential zoning. The remaining 9% is made up of lands zoned for government, institutional or other public use (7%) or mixed-use (2%), where a specific mix of non-residential and residential use is permitted or required.



Source: Morris County Department of Planning and Development

There are hundreds of different zoning districts located in the county and, for purposes of this report these districts were placed into one of eleven Generalized Zoning categories.¹⁶ The following table illustrates this generalized zoning as applied

¹⁶ The Morris County Department of Planning and Development maintains a local zoning district database which is updated as local zoning amendments are adopted.

throughout Morris County. This is also shown on the following Generalized Zoning Map.

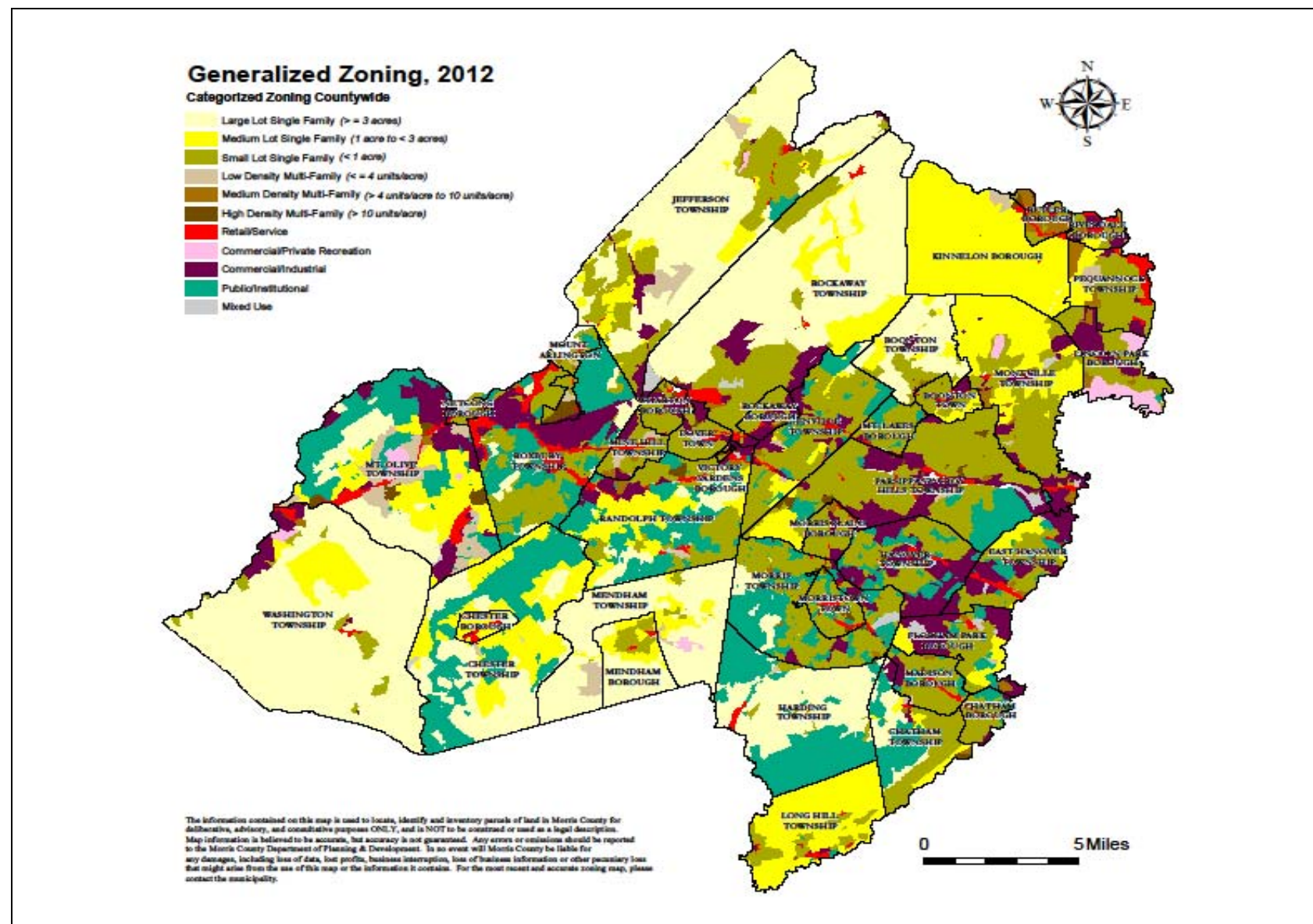
Generalized Zoning, Morris County 2012

Zoning Category	Acres	Percent
Large Lot Single Family (>=3 acres)	97,309	32.0
Medium Lot Single Family (1 - <3 acres)	51,092	16.8
Small Lot Single Family (<1 acre)	68,818	22.6
Low Density Multi-Family <= 4 units/acre	5,554	1.8
Medium Density Multi-Family (<4-10 units/acre)	3,529	1.2
High Density Multi-Family (>10 units/acre)	2,452	0.8
Retail/Service	7,197	2.4
Commercial / Private Recreation	2,333	0.8
Commercial/Industrial	25,841	8.5%
Public Institutional	38,616	12.7
Mixed Use	1,677	0.6
Total	304,417	100

Source: Morris County Department of Planning and Development. Note: Total zoned area less than total area of Morris County as some roadways and water bodies not zoned.



LAND USE AND DEVELOPMENT REGULATIONS





LAND USE AND DEVELOPMENT REGULATIONS

Local Redevelopment and Housing Law

Available and developable vacant and/or farmland continues to decline, giving redevelopment ever increasing importance as a method to meet both residential and nonresidential development needs. Redevelopment of previously developed and/or underutilized properties is anticipated to generate even greater momentum as the amount of developable greenfield lands declines and as more undeveloped land is preserved through open space and farmland preservation programs. High office vacancy rates and increasing market demand for rental housing, particularly near transit, may also spur greater interest in redevelopment projects.

Under the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL)¹⁷, municipalities may designate “*Areas in Need of Redevelopment*” or “*Areas in Need of Rehabilitation*” and then implement a Redevelopment Plan for such areas. An *Area in Need of Redevelopment* can be identified using any of eight statutory criteria such as “deterioration,” “abandoned commercial and industrial buildings,” or “obsolete layout and design.” Such an area might include relatively well-maintained properties with structurally sound buildings and viable commercial and residential uses, but meet other criteria in the law permitting its designation as a redevelopment area. Once investigated, designated and approved by the New Jersey Department of Community Affairs, a municipality using this redevelopment tool may create a Redevelopment Plan for an area providing specific directives for the future use and redevelopment of the area.

Designated Redevelopment Areas

In accordance with the Local Redevelopment and Housing Law, the State of New Jersey has designated properties in twelve municipalities as “Areas in Need of Redevelopment.”

Areas in Need of Redevelopment	
Boonton Town	1) Main Street, 2) Wootton/Division
Butler	Main Street Redevelopment Area
Dover	1) Bassett Highway Redevelopment Plan Area, 2) N. Sussex St. Landfill Redev. Area
East Hanover	Varityper Redevelopment Area
Harding	New Vernon Village Redevelopment Area
Jefferson	1) Resolution 08-84 (Block 273.12, Lot 15.02, 2) Resolution 11-55 (nine lots on Rt. 15), 3) Redev. Area 2, 4) Redev. Area C, 5) Redev. Area D, 6) Redev. Area E, 7) Redev. Area F, 8) Redev. Area G
Montville	1) Redev. Area C, 2) Redev. Area D, 3) Redev. Area E, 4) Redev. Area F, 5) Redev. Area G
Morristown	1) Washington School, 2) North Park/Speedwell/Cattano/Washington, 3) Resolution 122-06, 4) Carriage House 5) Speedwell Ave., 6) Resolution 150-09, 7) Center/Coal, 8) Spring Street, 9) Vail Mansion, 10) Epstein’s
Mount Arlington	Resolution 2005-239 (Block 61, Lots 42.01 & 42.02)
Netcong	1) Stoll/Allen, 2) Station Area
Parsippany-Troy Hills	1) Route 46 Redev. Area A, 2) Route 46 Redev. Area B
Wharton	1) Resolution 1-5-11, 2) Resolution 159-09

Source: N.J. Department of Community Affairs shapefile, August 2012, and Morris County Dept. of Planning and Development

¹⁷ [N.J.S.A. 40A:12A-1 et. seq.](#)

LAND USE AND DEVELOPMENT REGULATIONS

As an alternative to designating an Area in Need of Redevelopment, a municipality may designate an *Area in Need of Rehabilitation*. In this case, the municipality is granted all of the powers of redevelopment except for the power of eminent domain.¹⁸ The criteria for designating an Area in Need of Rehabilitation are also less stringent than the criteria for designating an Area in Need of Redevelopment. At present, only one municipality, Parsippany-Troy Hills Township, has designated an “Area in Need of Rehabilitation.”

Area in Need of Rehabilitation

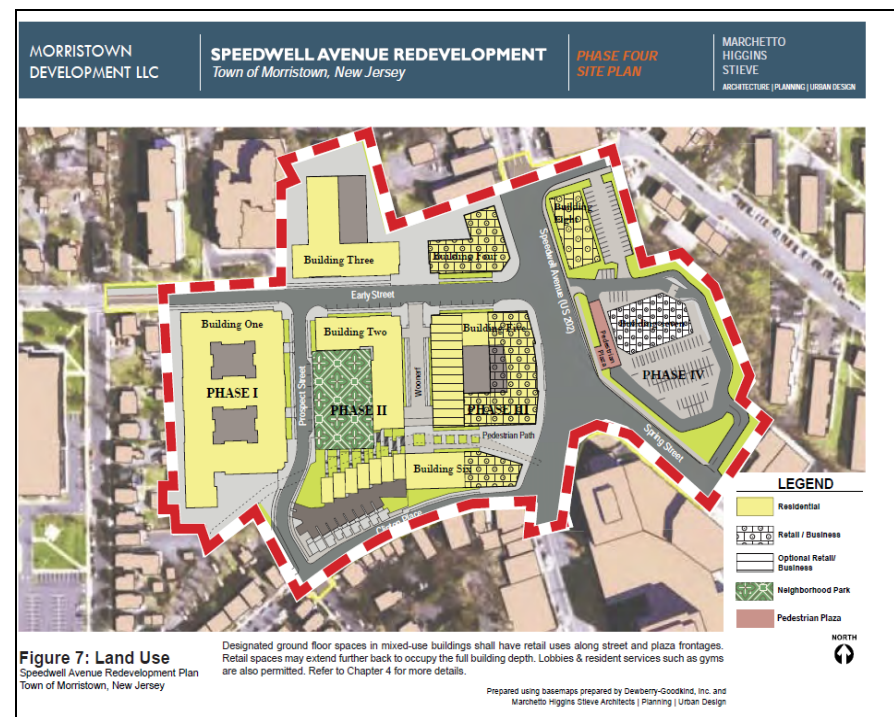
Parsippany-Troy Hills	272 Parsippany Road.
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Source: N.J. Department of Community Affairs shapefile, August 2012, and Morris County Dept. of Planning and Development

As Morris County continues to mature, redevelopment will become increasingly important for economic development and new housing production. While providing a statutory framework for local redevelopment plans, major new redevelopment can also be accomplished without use of the LRHL. For example, “The Green at Florham Park” is a 268 acre master planned development located at the former Exxon/Mobile research center. Redevelopment completed to date includes the New York Jets/Atlantic Health Training Center and the BASF North American Headquarters. Over 500,000 additional square feet of office and a hotel have also been approved on this site. Another example is the redevelopment of the former Alcatel-Lucent site in Hanover Township. Bayer Healthcare is developing its 675,000 square foot East Coast headquarters on 94 acres of this 200 acre site as part of an overall mixed-use office, residential and retail planned redevelopment.

¹⁸ Eminent Domain may be used in adopted “Areas in Need of Redevelopment” but is not permitted in areas adopted only as “Areas in Need of Rehabilitation”

As the majority of developable land in Morris County has been developed, redevelopment will likely make up a greater part of county growth in the years ahead. Other redevelopment proposals to transform previous non-residential sites into new mixed use developments may be anticipated.



Source: Speedwell Redevelopment Plan, prepared by Jonathan Rose Companies, LLC, Planning and Urban Design, New York, NY and Marchetto Higgins Stieve Architecture, Planning, Urban Design, Hoboken, NJ, November 8, 2012



LAND USE AND DEVELOPMENT REGULATIONS

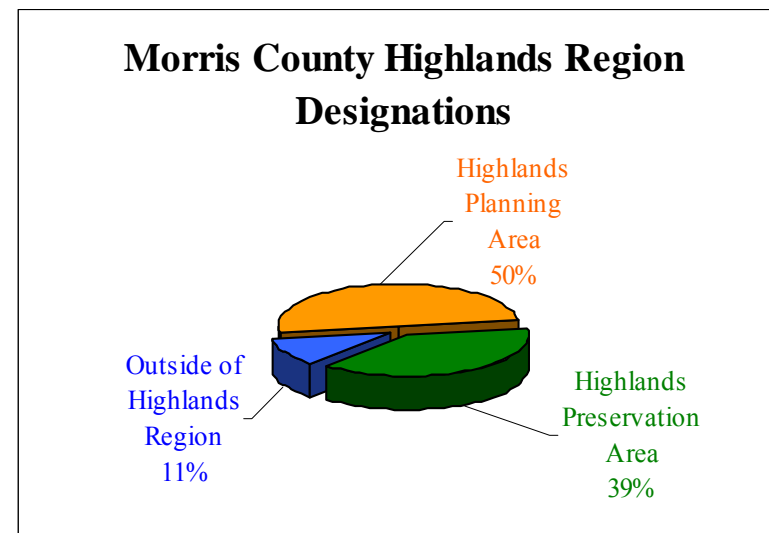
Highlands Water Protection and Planning Act

The Highlands Water Protection and Planning Act was signed into law in August of 2004.¹⁹ The overall intent of the Act is to protect the drinking water supply generated within the over 800,000 acre New Jersey Highlands by limiting development in the Highlands Region. As defined by the Act, the Highlands Region includes 88 municipalities and portions of seven north and central New Jersey counties.

The Act divides the Highlands Region into the Preservation Area and the Planning Area; each area comprising approximately half of the Region. In the Preservation or “Core” Area, future development is severely limited. In the Planning Area, growth is encouraged where water and sewer capacity are available, but generally discouraged outside of these areas.

In Morris County, 32 of the county’s 39 municipalities are within the Highlands Region. Of these, thirteen are included, in whole or in part, within the Highlands Preservation Area. The Preservation Area also contains the most of Morris County’s remaining vacant land and unpreserved farmland.

The Act also established the Highlands Council and tasked it with the responsibility of developing a regional master plan for the entire Highlands Region. The Council adopted the [Highlands Regional Master Plan](#) in 2008, which includes additional standards for the regulation of land development in the Highlands Region.



Source: Morris County Department of Planning and Development

The Highlands Act has had direct and immediate consequences on land use, development and preservation in the Preservation Area. In the Preservation Area, municipal compliance with the Act is mandatory and both municipalities and counties are required to revise their master plans and development regulations to conform to the Highlands Regional Master Plan. In addition, the NJDEP has adopted Highlands-specific rules and standards that limit development in the Preservation Area.²⁰ In the Planning Area, conformance to the Highlands Regional Master Plan is voluntary and NJDEP Highlands rules for the Preservation Area do not apply. However, many of the same development standards in the NJDEP Highlands rules are included in the Highlands Regional Master Plan and are subsequently applied in the Planning Area through the voluntary conformance process.

¹⁹ [Highlands Water Protection and Planning Act, P.L. 2004, c. 120.](#)

²⁰ [Highlands Water Protection and Planning Act Rules, N.J.A.C.7:38.](#)



LAND USE AND DEVELOPMENT REGULATIONS

Municipalities with Land in the Highlands Preservation Area and Planning Area

Boonton Township	Chester Township	Denville Township ²¹
Jefferson Township	Kinnelon Borough	Montville Township
Mount Arlington Borough	Mount Olive Township	Pequannock Township
Randolph Township	Rockaway Township	Roxbury Township
Washington Township		

Municipalities with Land in the Planning Area Only

Town of Boonton	Butler Borough	Chester Borough
Town of Dover	Hanover Township	Harding Township
Mendham Borough	Mendham Township	Mine Hill Township
Morris Plains Borough	Morris Township	Morristown
Mountain Lakes Borough	Netcong Borough	Parsippany-Troy Hills Township
Riverdale Borough	Rockaway Borough	Victory Gardens Borough
Wharton Borough		

Municipalities Outside the Highlands Region

Lincoln Park Borough	E. Hanover Township	Florham Park Borough
Madison Borough	Chatham Borough	Chatham Township
Long Hill Township		

All Morris County municipalities with land in the Preservation Area also have land in the Planning Area. Municipalities with lands in both the Preservation Area and Planning Area must petition the Highlands Council for conformance in the Preservation Area and may also petition for conformance for the Planning Area. Of the thirteen municipalities with lands located in the Highlands **Preservation** Area, Chester Township, Kinnelon Borough, Randolph Township, Rockaway Township and Washington Township have chosen to include the Highlands Planning Area in their conformance petitions to the Highlands Council.²²

Of the Morris County **Planning** Area (only) municipalities, Parsippany-Troy Hills Township and Wharton Borough have petitioned the Highlands Council for conformance and agreed to amend their master plans and development regulations accordingly. As conformance in the Planning Area is voluntary, any municipality may withdraw its Planning Area lands from conformance with the Highlands Regional Master Plan at any time.

In total, seven municipalities within Morris County have petitioned for conformance for their entire municipality.²³ In all, conforming areas in Morris County currently account for nearly 169,000 acres, or approximately 55% of the total area of Morris County.²⁴

²¹ A portion of the Beaver Brook in Denville is included in the Preservation Area; however, no Denville land area is located in the Preservation Area.

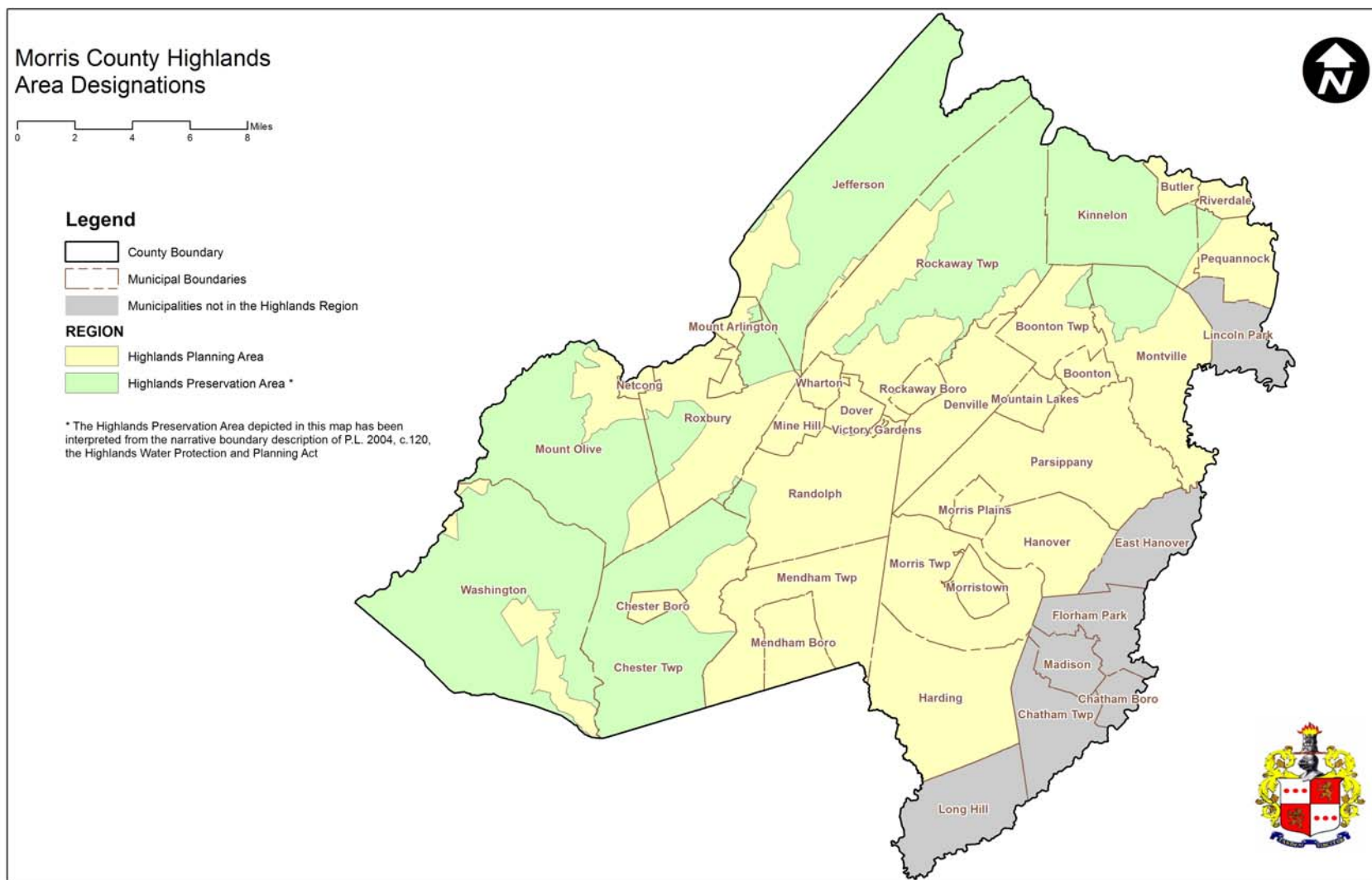
²² Conformance status as of December 2012 .

²³ Chester Twp., Kinnelon, Parsippany Troy Hills, Randolph, Rockaway Twp., Washington and Wharton as of July 2013

²⁴ Includes conforming areas in Planning and Preservation Areas = 168,971 acres as of July 2013.



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State Development and Redevelopment Plan

Mandated by the State Planning Act, the New Jersey State Development and Redevelopment Plan (State Plan) is prepared and updated by the State Planning Commission.²⁵ The State Plan contains goals, strategies and policies for the development and redevelopment of the state. As stated in the State Planning Act, the purpose of the State Plan is to:

“...coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”²⁶

From 1986 to 1998, the State Planning Commission was staffed by the Office of State Planning, located in the State Treasury Department. This office was subsequently moved to the Department of Community Affairs and renamed the Office of Smart Growth in 2002. The primary function of this staff was to assist in the creation and implementation of the State Plan, under the guidance of the State Planning Commission.

Current (2001) State Development and Redevelopment Plan

The 2001 State Plan identifies five major planning areas: Metropolitan (PA1), Suburban (PA2), Fringe (PA3), Rural (PA4/4B) and Environmentally Sensitive (PA5/5B).²⁷ The Plan

encourages future development and redevelopment in the Metropolitan and Suburban planning areas. In the Fringe, Rural, and Environmentally Sensitive planning areas, the Plan intent is to focus growth in designated centers. The PA1 and PA2 planning areas and all designated State Plan Centers are identified as “Smart Growth Areas” where growth is encouraged.

The identification of these planning areas is intended to help coordinate and direct state programs and funding for smart growth initiatives, infrastructure improvements, and preservation to the proper locations. Local involvement in the development of this policy map occurred through the process of “Cross-Acceptance” whereby state, local and county governments compared and negotiated amendments to the State Plan Map, on which planning areas are identified.²⁸

With the adoption of the 2001 Plan, municipal and county consistency was also promoted through a voluntary process called “Plan Endorsement.” This is a process by which municipalities, counties or regional agencies may submit their master plans, capital improvement plans, zoning ordinances and other relevant planning documents to the State Planning Commission to determine if local plans and implementing ordinances are consistent with the State Plan. Local participation in this process requires the creation of a local planning implementation agenda that typically includes new and amended planning and zoning initiatives designed to increase consistency with the goals of the State Plan. In return, local governments are promised “higher priority for available funding, streamlined permit reviews, and greater coordination of state

²⁵ State Planning Act, P.L. 1985, c. 398 (C52:18A-196 et. seq.)

²⁶ (N.J.S.A. 52:18A-200(f).

²⁷ Planning Area 5B designates coastal barrier islands not found in Morris County. Other State Plan Planning Areas located in the county include Parks (PA6, 7, and 8), Water Bodies (PA9) and Military Installations (PA11). Unlike Planning Areas one through five, these

designations are not “Planning” areas per se, but instead represent features that are mapped for informational purposes.

²⁸ The State Plan Policy Map has undergone amendments since its adoption in 2001.



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agency services.” At present, no Morris County municipalities have received Plan Endorsement.²⁹

Draft State Strategic Plan (2012)

The State Planning Act requires that the State Planning Commission update and readopt the State Plan every three years. However, the 2001 State Plan is still the current State Plan. A Preliminary Draft State Plan was released in 2004 and, while New Jersey municipalities and counties participated in an extensive and protracted “cross-acceptance” process, the resulting draft document was never adopted.

In 2010, the Office of Smart Growth was moved to the New Jersey Business Action Center, located in the Department of State and its name was changed to the Office for Planning Advocacy. Now under the jurisdiction of the State Lt. Governor, the transfer was intended to improve coordination between various state departments and encourage a new focus on development of a new State Plan.

In 2011, the State decided to abandon the 2004 Draft State Plan revision and develop an entirely new State Plan, now known as the State Strategic Plan (SSP). The first draft of this new Plan was released in October 2011, and a second “Final” revised draft was released in November 2012. The adoption of the draft “Final” Plan was deferred for additional revisions shortly after its release. In the wake of Hurricane Sandy, the State Planning Commission decided that the Plan should include provisions for coastal development. As of October 2013, a revised final version of the new SSP has not been released.

The draft SSP marks a significant departure from previous state planning efforts. At fewer than 50 pages, it is much more concise than the current State Plan and focuses primarily on economic development. It is “not a land-use regulatory tool, but a strategic framework to coordinate and channel public and private investments.”³⁰ The SSP identifies four goals, i.e. 1) Targeted Economic Growth, 2) Effective Regional Planning, 3) Preservation, Protection and Enhancement of Critical State Resources, and 4) Tactical Alignment of Government.³¹

The draft SSP relies on an incentive-based strategy to encourage both horizontal and vertical integration of state and local government plans, programs and regulations. The SSP requires state agencies, such as the Department of Environmental Protection, Department of Community Affairs and Department of Transportation, to align internal State Agency Implementation Plans with the intent of coordinating state support to encourage development of priority “investment areas.”

Instead of showing specific growth areas on a *map*, as in the 2001 Plan, the current draft SSP identifies state policy *criteria* for the identification of four major regional investment areas, i.e. “Priority Growth,” “Alternative Growth,” “Limited Growth” and “Priority Preservation.” The State will base its support for infrastructure improvements and economic investment, in part, on these classifications. Additionally, the SSP identifies a set of ten “Garden State Values.” A scorecard system, based on these values, will be used to help steer state investment toward priority growth or preservation areas.

²⁹ <http://www.nj.gov/state/planning/plan-endorsed.html>

³⁰ New Jersey State Strategic Plan (Draft), November 2012, pg. iii.

³¹ New Jersey State Strategic Plan (Draft), November 2012, page 7. The 2001 State Plan is over 350 pages long, excluding executive summary and supporting documents, contains eight primary goals, nineteen policy categories and 365 specific policies.



LAND USE AND DEVELOPMENT REGULATIONS

The draft SSP places particular emphasis on retaining and attracting firms that will innovate and invest in New Jersey, particularly those identified as industries of statewide and regional importance. The draft Plan identifies industries of statewide importance as those involved in 1) Bio/Pharma & Life Sciences, 2) Transportation, Logistics and Distribution, 3) Finance, 4) Manufacturing, 5) Technology and 6) Health Care. Areas with concentrations of these industries, along with supporting businesses and infrastructure, will be identified by the state as “Regional Innovation Clusters.”³² Targeted growth and “place-based” strategies will be developed jointly by state, regional and local stakeholders to support these Clusters.

Significantly, Cross-Acceptance and Plan Endorsement will no longer be employed to promote consistency with the new State Plan. Instead, vertical integration between the state, local and county governments will be incentivized through the targeted use of state discretionary funding and improved coordination between state agencies in support of activities which promote state goals and objectives.

Until the draft State Strategic Plan is adopted, the 2001 State Plan remains in effect. Even after the adoption of the SSP, the 2001 State Plan Policy Map will continue to be used in the evaluation of various state programs and grants which have been linked to the 2001 Plan Map.

³² RICs are areas that include an interrelated assemblage of businesses of state wide significance, along with suppliers, trade associations, and higher education / workforce training facilities with existing or planned infrastructure to support the expansion of existing businesses along with the recruitment of new businesses and other related development with a focus on adapting to new market opportunities (draft State Strategic Plan, 11/2012, pg.11)

State Affordable Housing Policy

The Mount Laurel court decisions, the Fair Housing Act and Council on Affordable Housing (COAH) regulations have had a significant impact on residential development throughout New Jersey and in Morris County. Over 4,600 units of new affordable housing have been created in Morris County as a result of state housing policy.³³ This housing was often constructed in conjunction with large numbers of market rate units needed to subsidize the affordable units, bringing high density housing development to many areas of Morris County where it might otherwise not have occurred. As discussed in Chapter 2, the Supreme Court has upheld the lower court decision throwing out the previous Third Round growth share methodology. As of this writing, future municipal affordable housing obligations remain in a state of flux. Barring substantial legislative amendment of the Fair Housing Act, some new affordable housing program obligations can be expected with a corresponding affect on future housing in Morris County.

³³ 4,647 affordable units of new construction as of March 1, 2011, New Jersey Department of Community Affairs, Local Planning Services, Housing Support Services “Proposed and Completed Affordable Units.”



LAND USE AND DEVELOPMENT REGULATIONS

New Jersey Department of Environmental Protection

Through its many permitting programs, the NJDEP plays an often subtle, but undeniably key role in determining the character of existing land use at the local and regional levels. In recent years, NJDEP regulatory authority has increased through the adoption of various state environmental regulations. Most local development approvals are conditioned upon the receipt of permits or other approvals from one or more of the various divisions of the NJDEP. The NJDEP exerts considerable control on land development by regulating such areas as: sanitary sewer extension, sewage treatment plant expansion, freshwater wetlands disturbance, floodplain development, environmental remediation standards, riparian buffers and stormwater management. Through its Green Acres program, the NJDEP has also supported open space preservation throughout the state.

The influence of NJDEP on local land development cannot be overstated. Much of the remaining vacant land in Morris County is environmentally constrained, significantly limiting its development potential. However, as the amount of developable vacant land in the county dwindles, much of this constrained land will be subject to increased development pressure. The degree to which this land is ultimately developed will be significantly influenced by NJDEP policies and regulations.

NJDEP Highlands Rules

The Highlands Water Protection and Planning Act gave the NJDEP an expanded role in regulating development within the Preservation Area of the Highlands Region.³⁴ As required by the Act, the NJDEP adopted rules that apply enhanced environmental restrictions on land development in the Preservation Area.³⁵ One of the more significant restrictions imposed concerns nitrate dilution standards for new septic systems. In the Preservation Area, NJDEP standards require anywhere between 25 acres for non-forested areas and 88 acres for forested areas. This requirement, combined with many others in the new rules, places significant restrictions on the amount of new development that can occur in most of the Highlands Preservation Area.

Wastewater Management Plan for the County of Morris

As detailed in Chapter 4, a Wastewater Management Plan for the County of Morris is being developed in accordance with the NJDEP rules approved in 2008.³⁶ The most significant aspect of the current wastewater management planning effort has been the redrafting of future wastewater service areas in accordance with the NJDEP revised rules. In the Highlands region, the Highlands Council is working with conforming municipalities to modify wastewater service area boundaries.

³⁴ Highlands Water Protection and Planning Act at C.13:20-12.

³⁵ N.J.A.C. 7:38

³⁶ N.J.A.C. 7:15.



LAND USE AND DEVELOPMENT REGULATIONS

Future Development

Potentially Developable Lands

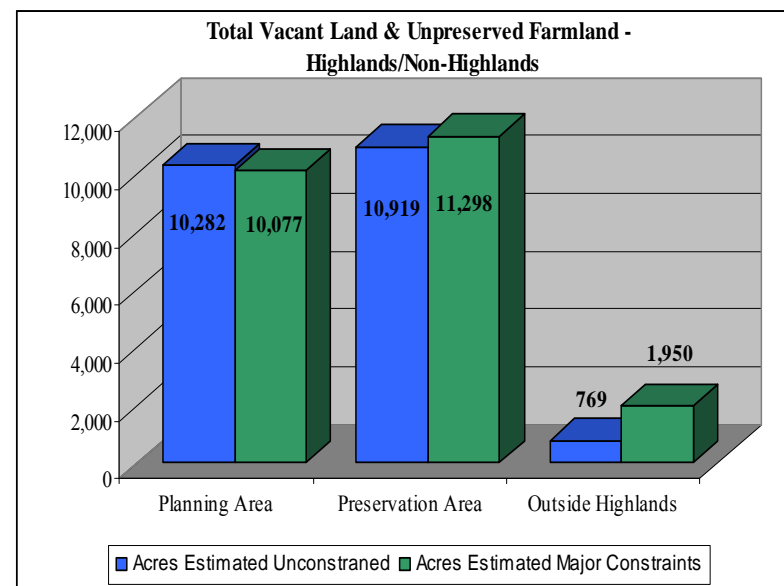
Vacant lands and unpreserved farm assessed properties comprise 45,295 acres or about 15.1% of the county.³⁷ While *potentially* developable, various factors may limit development of these lands. For example, remaining vacant lands are often smaller, infill properties that may be undersized in relation to required minimum lots sizes. Parcel shape and access may also be limiting. Unpreserved farm assessed properties may also include relatively small lots since farmland assessment laws require a minimum farmland area of only five acres. In many areas, zoning prevents further subdivision of these properties. In all cases, environmental constraints also play a major role in development potential.

Environmental Constraints

Environmental features influence the location, type and intensity of development throughout the county. More than half of the total remaining vacant and unpreserved farmland includes major environmental constraints, i.e. steep slopes, wetlands, water bodies, riparian buffers, and floodplains.³⁸ If these environmentally constrained areas are removed from the total, the remaining

aggregate amount of “unconstrained” vacant land and unpreserved farmland totals about 21,970 acres.

This remaining environmentally unconstrained land may be further restricted due to the location of environmental constraints on these parcels. Some of these lands may also be targeted for preservation.



Source: Morris County Department of Planning and Development

In addition, most remaining vacant and unpreserved land is located in the Highlands Region, much of which is located in the Highlands Preservation Area where NJDEP rules place additional restrictions on the development of land due to environmental constraints. Only seven municipalities in Morris County are located outside of the Highlands Region.

³⁷As of August 2012, Morris County Department of Planning and Development GIS evaluation, including approximately 22,006 acres of vacant land and approximately 23,289 acres of unpreserved farmland (3B). Figures do not include brownfields, underutilized and other potential redevelopment sites. No adjustments have been made for lands with development approvals or lands currently being considered for preservation as open space or farmland.

Note: Successful farmland preservation efforts by state, county and local government continues to reduce the amount of farm assessed land that may be developed for non-farm purposes. These acreage figures are in a constant state of change as land is developed or preserved. Total County land area excluding water bodies approximately 299,386 acres.

³⁸Steep slopes identified are 20% slopes and above. Wetland buffer areas not included.



LAND USE AND DEVELOPMENT REGULATIONS

While the availability of greenfield lands to accommodate future growth is limited, potential redevelopment areas, i.e., underutilized and/or abandoned commercial and industrial sites (a.k.a. brownfields), parking lots or other underutilized property may provide additional opportunities for new construction.

Redevelopment

As greenfield development becomes more difficult, *redevelopment* of previously developed lands will likely account for a greater portion of new construction, provided needed infrastructure is available and if local zoning allows such redevelopment. Non-residential redevelopment may occur as businesses expand, structures are replaced or as commercial tenants change. More recently, there has been increased interest in redeveloping some former commercial sites with mixed residential and non-residential uses.

Morris County has witnessed various examples of redevelopment as a significant generator of new residential and non-residential growth. Morristown provides some of the most impressive examples of redevelopment potential, including the redevelopment of the former Epstein's Department Store site into the mixed-use "40 Park" and "Metropolitan at 40 Park" projects (206 total residential units) and the creation of "The Highlands at Morristown Station" Transit Village next to the Morristown Train Station (217 residential units), another mixed use project. Suburban commercial sites are also being targeted for redevelopment. Given the maturing state of land development in the county, redevelopment will likely play an increasingly important part in future residential and non-residential growth.

Infrastructure

New development and redevelopment will be dependent on the availability of infrastructure. Wastewater treatment, potable water supply and transportation systems are the most significant infrastructure components affecting land development.

Wastewater Treatment Systems and Capacity

The availability and capacity of wastewater treatment are important determinants of land use and development intensities. Existing development patterns have been largely determined by the ability (or inability) to treat wastewater. The location and intensity of new residential and nonresidential uses will continue to be guided by sewer service availability, treatment plant capacities and septic systems standards.

As discussed in Chapter 4, efforts to define the location of existing and future sewer service areas in accordance with NJDEP requirements have been completed. Future amendments of these areas will be ongoing.

In non-sewered areas, the ability of land to accommodate septic systems has and will continue to affect development potential. Concerns over groundwater contamination from individual on-site septic systems have resulted in increasing minimum required lot sizes, which can be as high as ten or more acres in some parts of the county. As previously reported, the minimum lot size required for a new single-family residential lot in the Highlands Preservation Area may be as high as 88 acres in order for a septic system to meet the NJDEP's strict nitrate dilution standard.



LAND USE AND DEVELOPMENT REGULATIONS

Water Supply

Potable water is obtained from either surface water sources (reservoirs, lakes, rivers, etc.) or ground water sources (public or private wells). Morris County's water supply is almost entirely from public or private wells.³⁹ Several large water supply reservoirs are located in the county, but these are owned by the cities of Newark and Jersey City and most of this water is transferred out of the county.⁴⁰ Due to difficulties in the creation of new water supply reservoirs and limitations on inter-basin water transfers, development has and will continue to be impacted by the availability of water.

According to the New Jersey Geological Survey, water consumption in Morris County has varied widely since 1994.⁴¹ The highest recorded water consumption was 67 million gallons per day (MGD) in 2001, but in 2009, the last year for which data was recorded, county consumption was only 48 MGD. These variations in demand are caused by a number of factors, such as population growth, economic growth or decline, rainfall amounts, temperature, and loss of supply through leaks and breaks. County water withdrawal and consumption figures for the last two decades are discussed more fully in Chapter 4.

The State of New Jersey has been in the process of developing a Water Supply Master Plan for over ten years. When complete, it

should provide a more complete assessment of county water supply issues; however, no date has as yet been set for its release.

Transportation Infrastructure

Following wastewater treatment and water supply, transportation infrastructure is a strongly influencing, if not direct determinant of development potential. Roadway and public transit conditions, capacities and access help determine the achievable intensity and character of land use in any given area. For example, the presence of a train station can help create a hub supporting nearby higher density residential and commercial development, allowing local residents to commute to work or local shops without use of an automobile. It can also provide local employers increased access to employees seeking an easily commutable and vibrant workplace environment. By contrast, a rural area with relatively few roads will typically support only lower density development. Highway corridors and major interchanges attract commercial and industrial uses due to accessibility for customers, employees and related truck traffic. Municipalities typically consider transportation conditions when making decisions related to land use type and intensity.

There are no plans for the major expansion of roadways in Morris County. Therefore, as more cars are added to the roadways from within or outside the county, peak-hour travel times and delays are likely to increase. The availability and improvement of mass transit facilities may alleviate some congestion, particularly where travel is related to the development and expansion of downtown areas and/or higher density mixed-use developments. For example, hundreds of new residential units have been created in Morristown in recent years through redevelopment, supported in part by the proximity of commuter rail and other transit. Continued support for expansion of mass transit in the region and the creation of mixed-use transit villages in the county can help promote redevelopment

³⁹ The 1994 Morris County Water Supply Master Plan Element reports that about 95 percent of Morris County's water supply, and all self-supplied water, was produced from wells that tap into available groundwater supplies pg. 1-1

⁴⁰ In 1992, the MCMUA signed a purchase agreement with Jersey City to divert 7.5 MPG from the Boonton Reservoir for 40 years. MC Water Supply Element, 1994 pg. vi.

⁴¹ New Jersey Geological Survey, DGS10-3 NJ Water Transfer Model Withdrawal, Use and Return Data Summaries <http://www.state.nj.us/dep/njgs/geodata/dgs10-3.htm>



LAND USE AND DEVELOPMENT REGULATIONS

in various areas. The creation of mixed-use transit villages in appropriate areas can augment local housing options and provide the foundation for increased business attraction and economic development. Many major corporations are currently seeking this type of environment when making relocation decisions.

Trends/Issues

Residential

- ◆ The pace of new residential development has slowed considerably in recent years. Much of this slowdown can be attributed to “the Great Recession,” but a dwindling supply of available developable land is also a factor that will not be changed by improved economic conditions.
- ◆ Undeveloped land that is available and suitable for new construction continues to decline. This fact, combined with limitations on infrastructure capacity and increased regulatory constraints, will limit future opportunities for new “greenfield” development.
- ◆ With less greenfield lands available for development, redevelopment may become the primary means of generating new housing. Housing generated by redevelopment is typically of attached or multi-family types, and may be included in mixed-use developments. As noted in Chapter 2, such housing comprises a larger portion of recent new residential construction.
- ◆ In addition to reduced vacant land area, changing demographic trends, economic factors and market preferences may influence the nature of future residential

development. Requests for higher density rezoning and variances to support redevelopment will likely increase as demands for new housing increase. The availability of infrastructure and local building preferences will also influence residential development trends.

- ◆ Outside of sewer service areas, in areas of the county where vacant residentially zoned land is still available for development, large minimum residential lot size requirements may result in the generation of larger and more expensive homes in these areas.
- ◆ The retirement of Baby-Boomers and trends toward more empty nester households may result in increased pressure to build senior housing, which is typically higher-density and/or multi-family, and may include assisted living facilities.
- ◆ Relatively high housing costs, sluggish economic growth, strict mortgage policies, and changing demographics have contributed to the suppression of home sales while boosting residential rental demand. A continuation of these trends may result in increased pressure to allow new higher density multi-family construction where supporting infrastructure exists. These conditions may also result in increased pressure to allow the conversion of existing single family homes to multi-family dwellings, particularly in higher density single family neighborhoods.

Nonresidential

- ◆ The current economic environment, high office vacancy rates and reduced availability of developable vacant land limit the construction of new speculative office



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development. While large-scale office development may become less common in the near future, office development on a smaller scale may continue. Instead of the large office campuses built in the 1980's and 1990's, new smaller scale office construction included as part of mixed-use or other developments may become more common.

- ♦ Changing economies, costs and operational requirements can result in the relocation or downsizing of major corporate and industrial employers, leaving large, and/or underutilized facilities and/or sites behind. Functional obsolescence is also a factor in the reuse of many structures, as many of the county's existing large scale office complexes were constructed during the 1980's and early 1990's. There will be instances where it may be possible to partition some of these former single occupant structures to accommodate multiple smaller users. In other instances, these facilities and sites may no longer be suitable for their original use and will require repurposing.

Where such facilities and sites exist, municipalities may consider potential land use regulatory changes, reuse options and redevelopment design parameters to help create potential redevelopment plans and proposals in a manner consistent with local community planning goals. Redevelopment of former nonresidential sites with mixed-use development is a recent trend that will continue to present both opportunities and challenges to municipalities.

Redevelopment/Infill

- ♦ The lack of developable "greenfield" lands and increasing regulatory restrictions by local and state governments will

require future development to increasingly occur through redevelopment, intensification of use and as infill projects.

- ♦ Redevelopment pressures may continue to help revitalize downtowns where the existing infrastructure exists to support higher density development. In suburban areas, proposals for the adaptive reuse of former office and manufacturing sites may also become more common, particularly as office vacancy rates increase pressure to repurpose these sites.
- ♦ Greater redevelopment, infill and higher intensity of use will require consideration of the compatibility between new development and surrounding neighborhoods. Greater emphasis on compatible building design, landscape buffering, consideration of adjacent land uses, and traffic management will be required in these areas.

Regulatory

- ♦ Adoption of the Highlands Water Protection and Planning Act, the Highlands Regional Master Plan and associated NJDEP regulations has substantially curtailed new development in the Highlands Preservation Area. Redevelopment is permitted, but only under express approval by the Highlands Council and with associated waivers by the NJDEP. Substantial economic and housing growth in conforming areas of the Highlands Region will require greater focus on redevelopment and maximization of existing infrastructure facilities. Highlands "Center Designation" will also play a larger role in the accommodation of new development in these areas.



LAND USE AND DEVELOPMENT REGULATIONS

- ◆ As of September 2013, the 2001 State Development and Redevelopment Plan remains in effect and the new draft State Strategic Plan (SSP) has not yet been adopted. If and when the new SSP is adopted, the level of state support for local development and redevelopment projects will depend on their “Investment Area” status as designated in the SSP. As this “investment” relies on the availability of discretionary state funding, the net effect of the SSP on local land development may be very modest during this time of limited state funding availability.
- ◆ State mandated affordable housing policy remains in a state of flux but resolution of state housing policy requirements will eventually impact future residential development.
- ◆ Significant increases in residential or nonresidential growth will require adequate water supply and wastewater treatment capacities. State cooperation and action will be required if additional growth is to be accommodated in Morris County. For example:
 - Completion of and future amendments to the Morris County Wastewater Management Plan will require continuous cooperation and coordinated guidance by the NJDEP, particularly as pertains to the relationship between Highlands conforming and nonconforming areas.
 - Several sewage treatment plants are seeking to expand their treatment plant capacity, which would provide significant support for new development and redevelopment. State approval for expanded wastewater treatment is needed. It is not clear whether

such approval may be reasonably anticipated given current NJDEP policies.

- New Jersey has yet to release its long awaited Water Supply Master Plan. Adoption of this Plan should provide information needed to determine water supply issues associated with future land development and redevelopment.

General

- ◆ Reliance on property taxes to fund local services and, in particular, public education, continues to be a major factor influencing local land use decisions. This dependence substantially limits the ability of local governments to change the way they consider land use and zoning. This issue will have to be addressed by the State of New Jersey before significant changes to local land development policies can occur.



4. WATER SUPPLY AND WASTEWATER TREATMENT



WATER SUPPLY AND WASTEWATER TREATMENT

Water Use and Water Supply

The availability of a clean and abundant water supply was critical in the early development of Morris County and over time has only become increasingly essential to the well-being of the county and the region. This resource not only provides a foundation for local development and commerce, it is also one of the county's primary exports. In 2009, 103 million gallons per day (MGD) were withdrawn from Morris County's surface and groundwater resources. Of this amount, only 47 MGD were used in Morris County. More than half (56 MGD) was exported from the county eastward to support major urban areas, including Jersey City, Newark and their environs.¹

This role as "water provider" was strengthened with the passage of the Highlands Water Protection and Planning Act in 2004. The Act places unique restrictions on the use and development of lands in the New Jersey Highlands Region, which includes most of Morris County. Obligations to export the majority of the county's surface waters combined with Highlands Act restrictions on water withdrawals continue to be an impediment to growth in Morris County.

County Water Supply Planning

Morris County's government officially began addressing water availability issues in 1956 due to concern over available water

supplies and the impact of outside control of these resources.² At that time, Jersey City and Newark already had sole control of the major surface water supplies of the Rockaway River and Pequannock River watersheds in Morris County. With limited availability of surface water supplies, about 95% of public water systems and all residential self-supplied water in Morris County are drawn from groundwater aquifers.³ Non-residential uses are also highly dependent on this water supply.

While Morris County developed earlier water supply studies,⁴ the Morris County Planning Board, working in conjunction with the Morris County Municipal Utilities Authority (MCMUA), adopted the first Morris County Master Plan Water Supply Element in 1971. The Plan proposed the development of four new surface water reservoirs, diversion of water from a reservoir located outside the county, and the development of one groundwater source.⁵ Only development of the Alamatong Wellfield was completed. This wellfield, located in Randolph Township and Chester Township, is the primary source of bulk water supplied by the MCMUA.

The 1982 Morris County Master Plan Water Supply Element reported that most water purveyors and communities in Morris County had sufficient groundwater sources for the immediate future, provided these sources were properly managed.⁶ Steps identified to assure long term water availability included interconnecting the existing regional water system and the

¹ New Jersey Geological and Water Survey; New Jersey Water Transfer Model, Withdrawal, Use, and Return Data Summaries. The term "withdrawn," in reference to water supply, refers to the total amount of water taken out of a particular area, while the term "use" indicates that amount of water actually used in a region. Sometimes these terms are used interchangeable, but here they have different meanings.

² 1994 Morris County Master Plan Water Supply Element, Camp Dresser and McKee, Inc., Ibid, page. iii.

³ Ibid., pgs. 1-1, 5-2. An aquifer is a water bearing rock, rock formation or group of rock formations that contain water.

⁴ Report Upon Long Range Water Requirements for Morris County, Morris County Board of Freeholders, Elson T. Killam Associates, Inc. 1958.

⁵ 1971 Morris County Master Plan – Water Supply Element, Elson T. Killam Associates, Inc., pgs. 25-31.

⁶ 1982 Morris County Master Plan – Water Supply Element, Elson T. Killam Associates, Inc.



WATER SUPPLY AND WASTEWATER TREATMENT

development of additional well fields. In response, regional water supply interconnections were made with Mendham Borough, Denville Township, Roxbury Township, and the Southeast Morris County Municipal Utilities Authority. In addition, a new wellfield was developed on the County's Flanders Valley Golf Course in Mount Olive Township and Roxbury Township, creating a second source of groundwater for the MCMUA.⁷

The most recent Morris County Master Plan Water Supply Element was adopted in 1994. This plan projected a 2014 Morris County water demand of about 61.8 MGD.⁸ Actual water use by county residents between 1990 and 2009 averaged 55.1 MGD; however, there have been years where water use has exceeded the 2014 estimate (1999, 2000, 2001).⁹ For 2009, the most recent year for which information is available, Morris County water use was 48 MGD.

The State of New Jersey is in the process of developing an update of the 1982 New Jersey Water Supply Master Plan, but has not yet completed this document.

Water Withdrawals and County Water Use

The New Jersey Geological and Water Survey (NJGS) maintains a database of statewide water usage which includes information on total water withdrawals and water use within Morris County between 1990 and 2009.¹⁰ The database indicates that on average over this period, only 48% of the water withdrawn from Morris County was used within Morris County.

Year	Percent of Morris County Water Withdrawals Used by Morris County¹¹
1990	43%
1991	47%
1992	46%
1993	48%
1994	49%
1995	50%
1996	48%
1997	47%
1998	50%
1999	50%
2000	51%
2001	53%
2002	51%
2003	47%
2004	48%
2005	49%
2006	48%
2007	50%
2008	47%
2009	46%

As demonstrated by the following exhibit, "Morris County Total Withdrawals vs. Morris County Water Use," peak water usage occurred in 2001. At that time 126 MGD of water was withdrawn from Morris County, of which only 67 MGD was used within Morris County.

⁷ 1994 Morris County Master Plan Water Supply Element, pg. vi.

⁸ Does not include water withdrawn and shipped to out of county users.

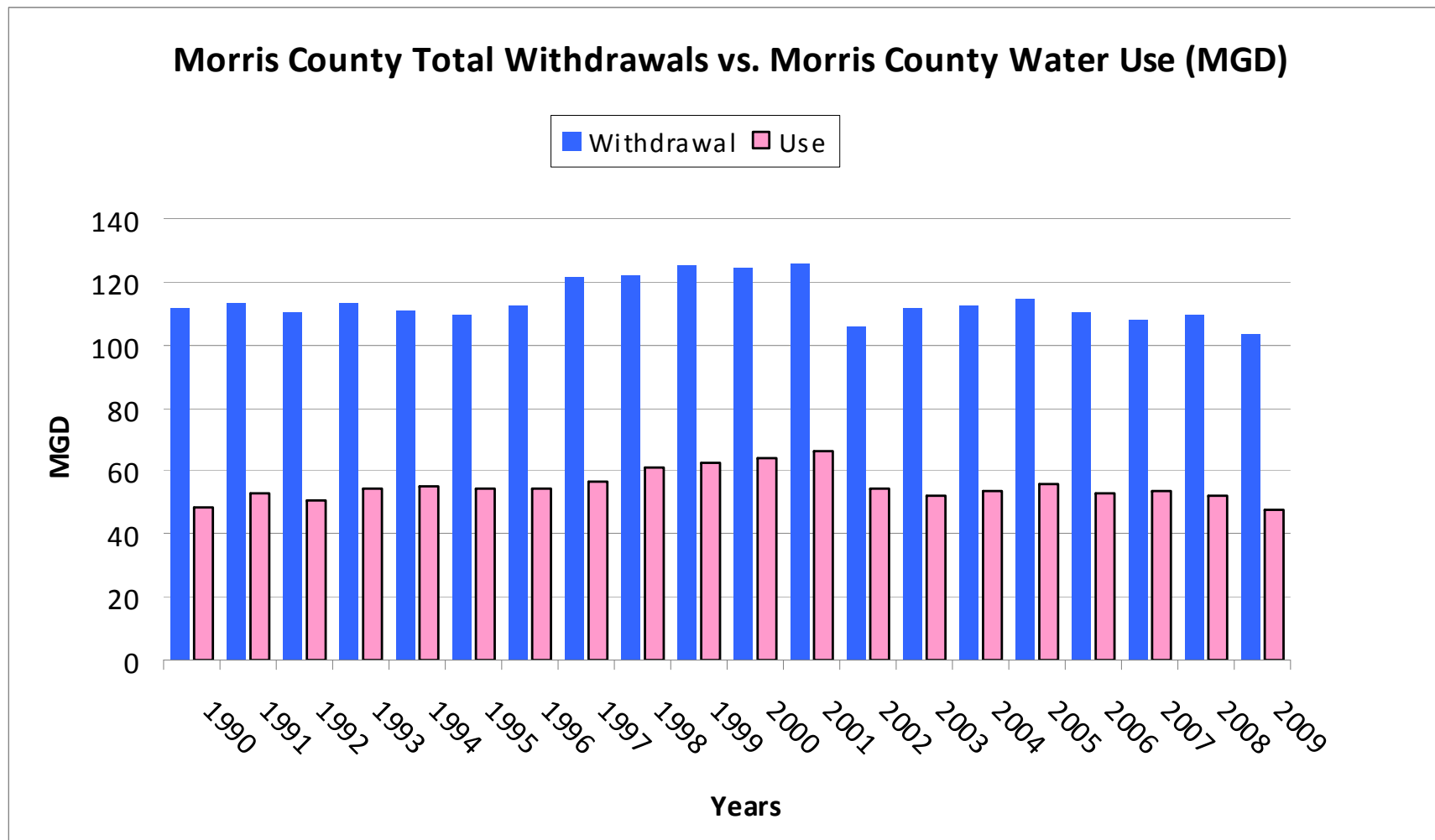
⁹ New Jersey Geological and Water Survey; New Jersey Water Transfer Model, Withdrawal, Use, and Return Data Summaries.

¹⁰ New Jersey Geological and Water Survey; New Jersey Water Transfer Model, Withdrawal, Use, and Return Data Summaries.

¹¹ NJGS – New Jersey Water Transfer Model Withdrawal, Use and Return Data Summaries



WATER SUPPLY AND WASTEWATER TREATMENT



Source: NJGS – New Jersey Water Transfer Model Withdrawal, Use and Return Data Summaries.



WATER SUPPLY AND WASTEWATER TREATMENT

Water use varies from year to year and predicting future demand is very difficult. To illustrate this point, between 1990 and 2001, increasing population in Morris County corresponded with increasing water use, as would be expected. However, between 2002 and 2009, this correlation reversed itself, despite a continued increase in county population. This correlation is illustrated on the exhibit “County Water Use vs. County Population” on page 4-5.

As demonstrated, population is not the only factor influencing water use. While a thorough investigation of this phenomenon is beyond the scope of this report, it is worth noting that many factors play a role in water supply and demand.

As noted, Morris County water use peaked in 2001 at 67 MGD, but fell to 48 MGD in 2009 despite the continual rise in population. According to the New Jersey Office of Climatology, rainfall in 2001 was about 11.5 inches below normal.¹² Typically, less rainfall results in more lawn watering during the summer season, which could help explain this peak water use. By contrast, 2009 was a very wet year, with rainfall 7.24 inches above normal. Particularly wet or dry years are contributing factors influencing water use.

Economic conditions may also affect water demand. For example, if water-dependent manufacturing declines, corresponding declines in water demand may be expected. Similarly, if employment drops, water demand may also be expected to decline. For example, there were 249,450 private sector employees working within Morris County in 2001.¹³ This figure dropped to 237,471 by 2009, which, along with a sluggish economy, may also have contributed to the

lower water demand in that year. This is demonstrated on the exhibit “County Water Use vs. County Employment” on page 4-6.

Examination of state water use data¹⁴ also reveals a drop off in the use of water for mining, industrial use and agricultural irrigation starting in 2001/2002 with no rebound in such use to 2009. This condition may also help explain the sharp reduction in overall water use in the county between 2001 and 2003. Examples of other factors that may contribute to changes in water withdrawal figures and water use within the county include temperature, increased development and redevelopment, (both residential and nonresidential), increasing use of water conservation measures (e.g. rain barrels, green roofs) and increased use of efficient water appliances (e.g. faucets, low flow toilets), municipal water restrictions enacted during drought periods and repair/replacement of leaking public water infrastructure pipes.



Rain Garden Installation, Parsippany- Troy Hills Township Municipal Building

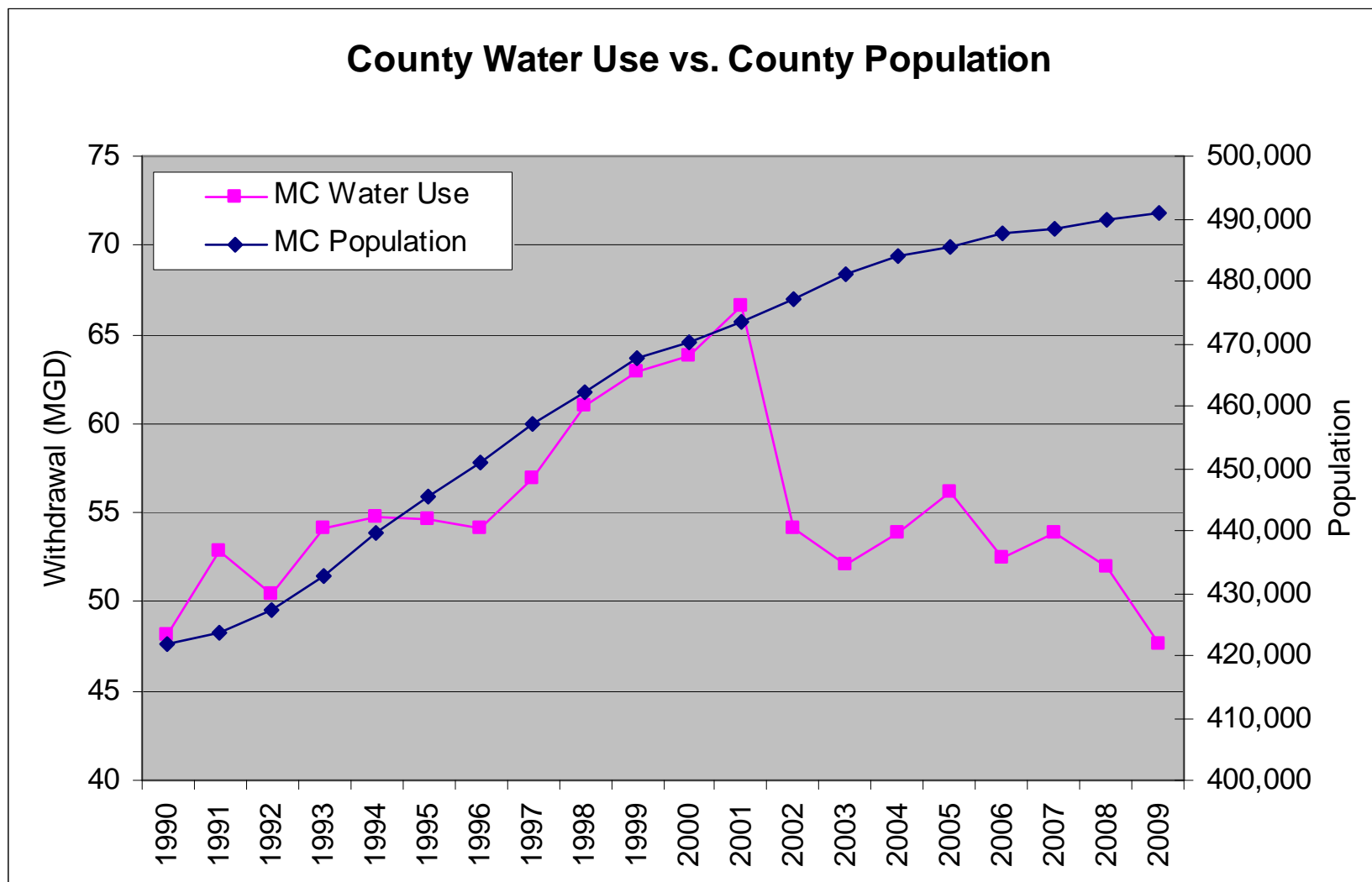
¹²Office of the New Jersey State Climatologist, Rutgers University – website http://climate.rutgers.edu/stateclim_v1/njclimdata.html accessed 2/22/2013

¹³ New Jersey Department of Labor and Workforce Development.

¹⁴ Office of the New Jersey State Climatologist, Rutgers University – website http://climate.rutgers.edu/stateclim_v1/njclimdata.html accessed 2/22/2013



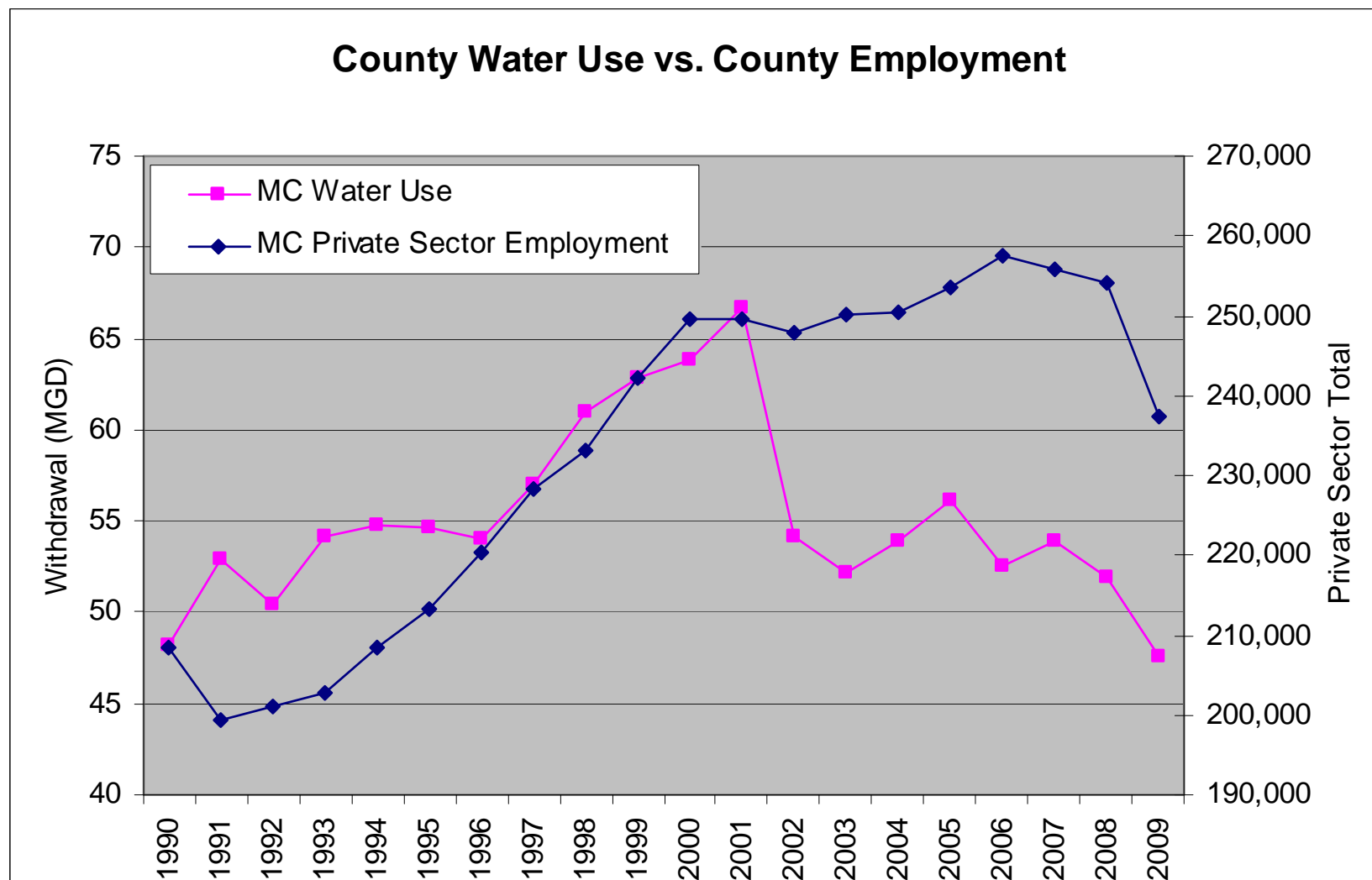
WATER SUPPLY AND WASTEWATER TREATMENT



Sources: NJGS – New Jersey Water Transfer Model Withdrawal, Use and Return Data Summaries for Water Use Information, U.S. Census Bureau.



WATER SUPPLY AND WASTEWATER TREATMENT



Sources: NJGS – New Jersey Water Transfer Model Withdrawal , N.J. Dept. of Labor and Workforce Development

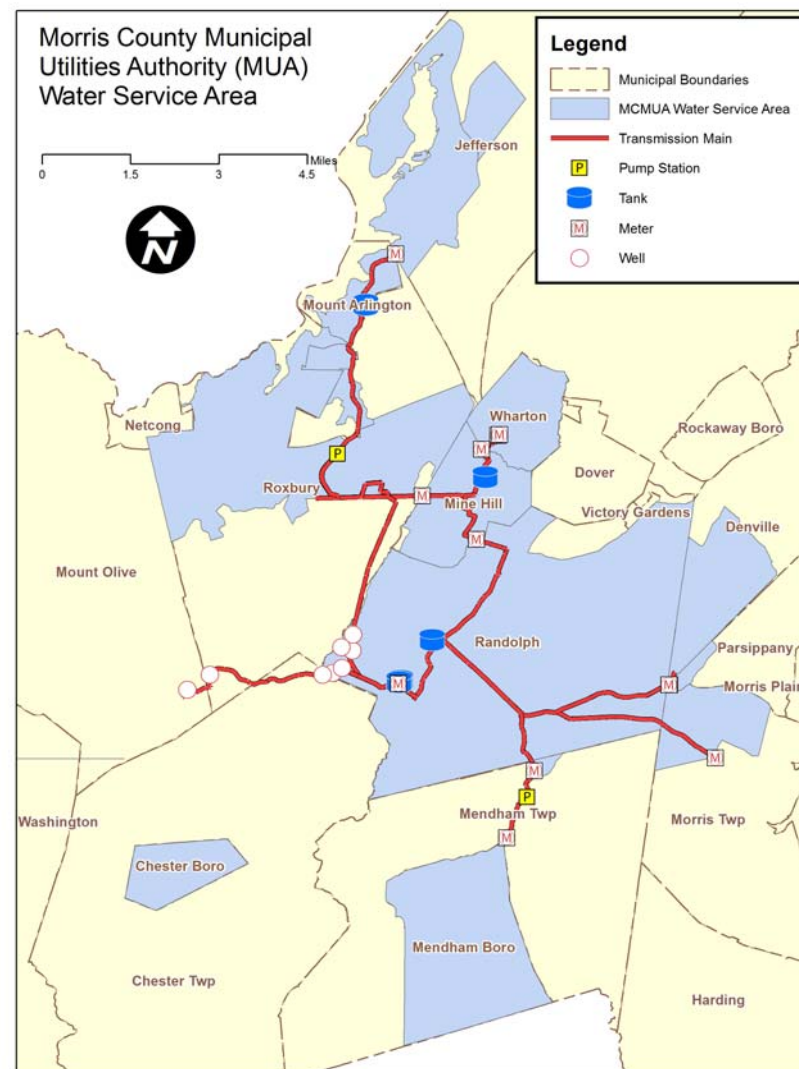


WATER SUPPLY AND WASTEWATER TREATMENT

Morris County MUA

The Morris County Board of Chosen Freeholders created the Morris County Municipal Utilities Authority (MCMUA) in 1958 for the primary purpose of developing and distributing an adequate supply of water for the use of the county's inhabitants.¹⁵ To this end, the MCMUA obtained control of various lands and developed a well system enabling them to supply bulk water to the many water supply systems existing throughout the county. At present, the MCMUA maintains wells with a total production capacity of about 10.2 million gallons of water per day. The MCMUA uses a system of pumps, booster stations, and pipelines to transmit water to following twelve municipal and commercial water purveyors located in the MCMUA service area:¹⁶

Denville Township	Parsippany-Troy Hills Township
Jefferson Township	Randolph Township
Mine Hill Township	Roxbury Township
Mount Arlington Borough	Wharton Borough
N. J. American Water Company	Southeast Morris County MUA
Mendham Borough	Chester Borough



¹⁵ 1994 Morris County Master Plan Water Supply Element., pg. iv.

¹⁶ Morris County MUA email correspondence.

Source: MCMUA GIS 2012

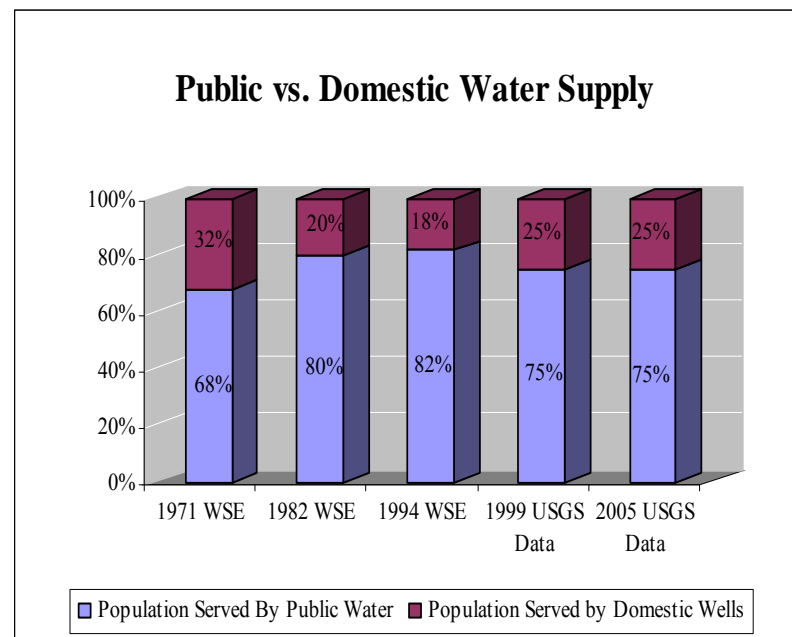


WATER SUPPLY AND WASTEWATER TREATMENT

Public Water vs. Private Wells

In the early 1970's, about 68% of Morris County's population received its water from a public water supply provider. The remainder relied on individual onsite wells.¹⁷ Over the next two decades, the population served by domestic wells decreased as opportunities to connect to a public water supply system increased.

As illustrated on the exhibit "Public vs. Domestic Water Supply," this trend reversed itself during the late 1990's, as the percentage of the population relying on individual wells increased to levels not seen since before 1982. One reason may be that much of the development occurring over the last 25 years has been in more rural areas of the county, often on larger lots (three to ten acres), where onsite wells may be the only source for water. More recently, the supply of available and developable greenfield land has substantially diminished and there has been an increasing emphasis on redevelopment in areas already served by public utilities. A continuation of this trend may eventually result in an increase in the percentage of residents relying on public water, provided water suppliers can keep up with demand.



Source: Morris County Master Plan – Water Supply Element(s) 1971, 1982, 1994,
The United States Geological Survey website <http://water.usgs.gov/watuse>

¹⁷ 1971 Morris County Master Plan – Water Supply Element, Elson T. Killam Associates, Inc. May 1969, May 1970, reprinted Oct. 1971, Table 1.



WATER SUPPLY AND WASTEWATER TREATMENT

Public Water Supply Systems

Below is the list of public water systems serving Morris County. Included are municipal water departments (WD), wholesalers, and systems that serve specific developments or sections of municipalities. These water systems may obtain their supplies from sources located inside and/or outside of the county.

Municipality	Major Water Systems ^{18 19}
Boonton Town	Boonton WD
Boonton Twp.	Denville WD, Boonton Twp. WD, Mt. Lakes WD
Butler Boro.	Butler WD
Chatham Boro.	Southeast Morris County MUA, Chatham Boro. WD
Chatham Twp.	NJ American Water Co. (Passaic Basin), Southeast Morris County MUA
Chester Boro.	NJ American Water Co. (Raritan and Passaic Basin)
Chester Twp.	NJ American Water Co. (Passaic Basin), AWM Four Seasons at Chester
Denville Twp.	Denville WD, Mt. Lakes WD, Rockaway Boro. WD
Dover Town	Dover WD
East Hanover Twp.	East Hanover WD
Florham Park Boro.	NJ American Water Co. (Passaic Basin), Florham Park WD
Hanover Twp.	Southeast Morris County MUA
Harding Twp.	Southeast Morris County MUA, NJ American Water Co. (Passaic Basin), Lake Shore Water Co.
Jefferson Twp.	Mt. Shore WD, Sparta Twp Water Utility, Jefferson Twp. Water Utility (Lake Hopatcong, Milton & Vassar Road), Sun Valley Park
Kinnelon Boro.	Kinnelon WD, Butler WD, Fayson Lakes Water Co.
Lincoln Park Boro.	Lincoln Park WD, Lincoln Park Jacksonville System, Pequannock WD
Madison Boro.	Madison WD
Mendham Boro.	NJ American Water Co. (Passaic Basin), Sisters of Christian Charity
Mendham Twp.	Southeast Morris County MUA, NJ American Water Co. (Passaic Basin), Roxiticus Water Company
Mine Hill Twp.	Mine Hill WD, Dover WD

¹⁸ NJDEP Data Miner, http://datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=Safe+Drinking+Water, last accessed on March 20, 2013.

¹⁹ Mobile Home Parks Excluded

Montville Twp.	Montville MUA, Jersey City MUA, Green Briar Res Health
Morris Twp.	Southeast Morris County MUA, Sisters of Charity South Elizabeth
Morris Plains Boro.	Southeast Morris County MUA
Morristown Town	Southeast Morris County MUA
Mt. Lakes Boro.	Mt. Lakes WD, Denville WD, Parsippany-Troy Hills WD
Mt. Arlington Boro.	Mt. Arlington WD (Kadel & Main System), Roxbury WD (Shore), United Water (Arlington Hills)
Mount Olive Twp.	Mt. Olive WD (Goldmine, Sand, Pinecrest, Lynwood, Juckett, Tinc Farm, Carlton Hills, Village and Main Systems), AWM Country Oaks, Mt. Olive Villages WD, NJ American Water Co. (West Jersey, Passaic Basin and ITC) NJ Vasa Home Water, Hackettstown MUA, Morris Chase/Morris Hunt Water System, Netcong WD
Netcong Boro.	Netcong WD
Parsippany Troy Hills Twp.	Parsippany Troy Hills WD, Denville WD, Mt. Lakes WD,
Long Hill Twp.	NJ American Water Co. (Passaic Basin)
Pequannock Twp.	Pequannock WD (Main and Cedar Crest)
Randolph Twp.	Randolph WD, Denville WD, Morris County MUA, Dover WD
Riverdale Boro.	Riverdale WD
Rockaway Boro.	Rockaway Boro WD
Rockaway Twp.	Rockaway Twp WD, Denville WD, Wharton WD, Picatinny Arsenal, Hoffman Homes Community LLC, Rockaway Boro WD, Dover WD
Roxbury Twp.	Roxbury WD (Evergreen, Lookout, Sky View, Shore), Netcong WD, Roxbury Water Co.
Victory Gardens Boro.	Dover WD
Washington Twp.	Washington MUA (Hager and Schooleys Mountain), Hackettstown MUA, Sherwood Village, Cliffside Park Assoc. Inc.
Wharton Boro.	Dover WD, Wharton WD

Major Water Supply Activities

The MCMUA is currently attempting to develop a well in the upper Rockaway Basin with the cooperation of the Jersey City MUA and in accordance with New Jersey Department of Environmental Protection (NJDEP) and Highlands Council regulations. The proposed well has an 800 gallon per minute pumping capacity and an anticipated annual allocation of 275 million gallons. The MCMUA plans to mitigate the well's hydro-geologic impacts by compensating



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Jersey City MUA for reduced inflow to the Boonton Reservoir through a raw water purchase agreement for a fixed percentage of the water pumped from the well.

Highlands Act Impact on Water Supply Planning

The ability to expand public water availability to those currently relying on private wells is restricted by the Highlands Act and the Highlands Regional Master Plan (RMP). The Highlands Act limits the construction of new public water systems or the extension of existing public water systems to serve development in the Highlands Preservation Area,²⁰ except in the case of a demonstrated need to protect public health and safety. These limitations are reflected in the RMP, and additional limitations are defined in the Plan for municipalities conforming their master plans and zoning regulations to the RMP.

The RMP identifies the majority of that portion of Morris County in the Highlands Region as within a “Current Water Deficit Area.” It also identifies the remainder of the county included in the Highlands Region as an “Existing Constrained Area.”

A “Current Water Deficit Area” is defined by the Highlands Plan as an area where existing water uses exceed available water resources and where there is a high risk to water supplies, the integrity of Highlands waters and the aquatic ecosystems that depend on these resources.²¹ The RMP attempts to reduce water use in these areas through capacity and environmentally-based

restrictions on the intensity and placement of new development, coupled with increased water recycling and best management practices.

“Existing Constrained Areas” are defined by the RMP as areas located upstream from the existing “Water Deficit Areas” where further reduction of flows would exacerbate the downstream deficit situation. In 2008, Governor Corzine issued Executive Order 114 requiring the NJDEP to withhold new water allocation permits for most development in certain Highlands zones and in all Highlands defined water deficit areas in the entire Highlands Region (without distinction between Preservation and Planning Areas), until local municipalities adopt and fully implement a “Municipal Water Use and Conservation Management Plan” consistent with the Highlands Regional Master Plan. The required content of Water Use and Conservation Management Plans is still under development by the Highlands Council.²² Restrictions imposed by the Highlands Act, Highlands RMP and Executive Order 114 severely limit additional water diversions in both the Highlands Preservation and Planning Areas.

Water Quality

Protecting water from contamination is of great environmental importance and the ongoing monitoring and protection of potable water sources is critical to both public health and economic development. In Morris County, the protection of wells and aquifer

²⁰ As described in Chapter 3 of this Report.

²¹ Highlands Council water availability “deficit area” findings are based on yield and measurement assumptions may be subject to further refinement.

²² Executive Order 114, signed September 5, 2008. Related zones as defined in the Highlands Regional Master Plan include the Protection Zone, Conservation Zone and all Environmentally Constrained Subzones. The Order permits the allocation of water allocation permits where conditions are not met in the event that denial or conditioning of approvals would adversely affect public health or safety or cause a taking of property without just compensation.



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recharge areas is particularly important since this is the primary source of local drinking water supply.

Water pollution and well contamination pose an ongoing threat to the County's water supply. Contamination can impact wells and surface water supplies, originating from a single location or *point* source (e.g. a factory discharge pipe, container, concentrated animal feeding operation) or from non-point pollution sources (e.g. motor oil, toxic chemicals, fertilizers, salt, sediments) which are carried to ground or surface waters via rainfall or snowmelt moving over and through the ground. All ground and surface water supplies are susceptible to pollutants, particularly in the once heavily industrialized north and central New Jersey area where additional concerns are posed by the location of Superfund sites.²³

For example, the Rockaway Borough Wellfield Superfund site includes three municipal water supply wells that supply drinking water to 11,000 people. The U.S. Environmental Protection Agency (EPA) recently completed work on a ground water treatment system to address industrial solvent contamination in the area of this site. Another example is the Dover Municipal Well No. 4 Superfund site; a former public water supply well located in the Town of Dover where groundwater is contaminated with volatile organic compounds. Well #4 is no longer in service, but is located 1.5 miles away from three municipal wells serving approximately 22,000 people. To date, 16 million dollars has been spent to remove contaminants from the area and eliminate

the threat of contamination of these nearby active wells. Two other Superfund sites identified in Rockaway Township and another in the Borough of Wharton are being or have been remediated.²⁴

Another source of pollution of particular note is the former Combe Fill South Landfill located between Chester and Washington Townships, from which contaminants seeped into the underlying groundwater. Most residents living within a ½ mile radius rely on private wells for drinking water. Construction activities to remediate the site ended in 1997 and a groundwater extraction and treatment system has been in operation since that time. The site is monitored by the NJDEP.²⁵

Less significant, but more common contamination issues are regularly identified by the NJDEP. These issues are addressed through the issuance of "Groundwater Remedial Action Permits."²⁶ These permits require specific remediation activities to be conducted by the polluting entity and these activities are monitored by the NJDEP through reports that must be submitted to the NJDEP by the polluting entity, marking their remediation progress. This monitoring assists the NJDEP in determining what, if any, impacts these sites are having on local groundwater.

Local Protections

Municipalities help to maintain water quality through a variety of actions. One method of protecting water supplies is to improve water quality by reducing degradation attributed to nonpoint sources of pollution from stormwater runoff generated by new development and redevelopment projects. Municipal stormwater management plans

²³ Superfund is the name given to the environmental program established to address abandoned hazardous waste sites. It is also the name of the fund established by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ([CERCLA statute](#), [CERCLA overview](#)). This law was enacted in the wake of the discovery of toxic waste dumps such as [Love Canal](#) and [Times Beach](#) in the 1970s. It allows the EPA to clean up such sites and to compel responsible parties to perform cleanups or reimburse the government for EPA-lead cleanups. (www.epa.gov)

²⁴ USEPA Newsroom: News Release 7/13/2012

²⁵ U.S. EPA <http://www.epa.gov/Region2/superfund/npl/0200489c.pdf>

²⁶ N.J.A.C.7:26C Administrative Requirements for the Remediation of Contaminated Sites.



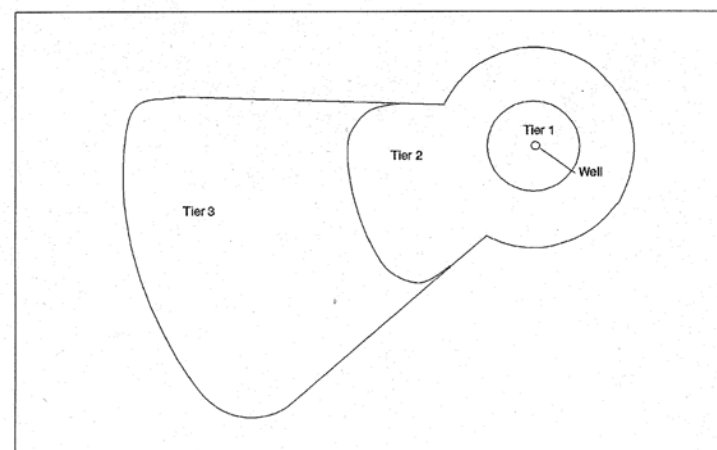
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and related stormwater control ordinances address groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for major new development projects.²⁷ The County of Morris also participates in the review of stormwater management plans as part of its development review procedures.²⁸

Municipalities may also protect public community wells from contamination through implementation of Wellhead Protection Ordinances (WHP). The NJDEP adopted a Wellhead Protection Program Plan in 1991 concerning public community water supply wells and public non-community wells.²⁹ Underlying this plan is the delineation of Wellhead Protection Areas (WHPA) by the NJDEP.³⁰ These are mapped areas calculated around a public well that delineate the horizontal extent of ground water captured by the well, pumping at a specific rate over a two, five, and twelve-year periods.

Using state guidelines, local ordinances may be adopted to identify these protection areas and define potential pollution sources that are to be monitored to prevent potential migration to the well. Best management practices to prevent contamination are defined, as well as related operations and contingency plans to prevent the discharge of contaminants. Only municipalities can adopt ordinances implementing Wellhead Protection Areas, but

these must be approved by the NJDEP.³¹ All municipalities conforming to the Highlands Regional Master Plan are required to adopt a Wellhead Protection Ordinance as part of their Highlands conformance process. Examples of municipalities with local Wellhead Protection Ordinances include East Hanover and Parsippany-Troy Hills Townships



Wellhead Protection Tiers

Source: New Jersey Geological Survey Open-File Report OFR03-1

Another method used locally to protect groundwater supplies is the delineation of special aquifer protection/critical water protection overlay zones. These overlay zones are typically used to protect areas that rely on “Sole Source Aquifers” for their water supplies. These are aquifers that contribute at least 50 percent of the drinking water consumed in an area. They are considered “sole” source, since water derived from them would be impossible to replace from any other local source if they were contaminated.³² Where these critical

²⁷ As required by the Municipal Land Use Law (40:55D-93,) and state stormwater regulations N.J.A.C. 7:8

²⁸ Morris County Land Development Standards, as Amended through May, 2004

²⁹ NJ DEP/NJ Geological Survey, Guidelines for Delineation of Well Head Protection Areas in New Jersey, Open file Report OFR 03-1., as required by the Federal Safe Drinking Water Act Amendments of 1986 and 1996. Public community water supply wells serve greater than 15 connections or 25 people in permanent residence. Public non-community wells serve greater than 25 people using the supply but these may not be regular users.

³⁰ NJDEP identified major potential pollutant sources within the WHPAs, through its Source Water Assessment Program.

³²NJDEP <http://www.state.nj.us/dep/njgs/geodata/dgs98-6.htm>



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aquifers exist, municipalities may adopt ordinances to provide supplemental development regulations to provide increased protections against water quality degradation. These ordinances typically contain performance standards for the use, storage or handling of potential contaminants and may establish special land use intensity limitations. Examples of municipalities with local aquifer protection overlay ordinances include Denville, Roxbury and Montville Townships.

State Regulation

The NJDEP Division of Water Quality maintains a [website](#) summarizing federal and state regulations designed to protect water quality. While too numerous to detail herein, there are several of note that provide easily accessible information on local water quality.

The NJDEP continuously monitors public water sources for contamination and implements corrective enforcement actions. Pursuant to the Federal Safe Drinking Water Act and New Jersey Safe Drinking Water Act Rules, public water systems are monitored and every water purveyor must provide an annual report to water customers on water quality via a Consumer Confidence Report (CCR). These reports provide information on the quality of the water delivered by the system and characterizes the risks from exposure to contaminants detected in the drinking water.³³ [Annual summary reports](#) of water quality violations are produced by the NJDEP Division of Water Supply and Geoscience and posted for public review. The NJDEP also offers an internet tool called [Drinking Water Watch](#) that enables users to

view information on all New Jersey public water systems, including recorded violations of drinking water standards community wells, and information on the status of enforcement actions to correct these violations.

New Jersey's Private Well Testing Act was signed into law in 2001 and requires private wells to be tested for a variety of water quality parameters upon sale of property.³⁴ It also required landlords to test their well water once every five years and provide tenants with a copy of the test results. The NJDEP Office of Science maintains records of these tests and county-wide summaries are available on their [website](#).

Maintaining water quality also relies heavily on proper wastewater treatment. Statewide, the NJDEP regulates and monitors the treatment and discharge of wastewater under amendments to the NJ Water Pollution Control Act, i.e. the Clean Water Enforcement Act (CWEA).³⁵ The NJDEP regulates discharges of pollutants into waterways and groundwater through a permit system. The NJDEP requires annual inspections of regulated discharge facilities, including municipal treatment works. [Annual reports](#) on CWEA enforcement activities are issued by the NJDEP online.

State and local regulations also control wastewater discharge through septic system maintenance and septic density requirements. This issue is explored further in the following section.

³³ Safe Drinking Water Act of 1974 (Public Law 93-523, 42 U.S.C. 300 et seq.), New Jersey Safe Drinking Water Act Rules, N.J.S.A. 7:10-5.2

³⁴ N.J.S.A. 58:12A-26 et seq.

³⁵ , NJ Water Pollution Control Act N.J.S.A. 58:10A-1et seq. ,NJ Clean Water Enforcement Act, P.L. 1990, c.28. N.J.S.A.58:10A-14.1.



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Wastewater Treatment

The ability to adequately treat and dispose of wastewater is a critical factor in maintaining potable water supplies. The ability to adequately treat wastewater is also critical to new development and redevelopment, both residential and nonresidential. Redevelopment is particularly dependent on advanced wastewater treatment capabilities, as it typically includes higher density residential and/or higher intensity nonresidential developments.

Wastewater treatment is generally accomplished through one of three main systems: municipal/regional systems, non-municipal systems (package plants) and on-site systems (septic systems). The limits of treatment and disposal are governed by the NJDEP permitting criteria, by wastewater treatment technologies and by the capacity of land and waterways to assimilate treated waste within parameters necessary to maintain public health and natural ecosystems.

Municipal and Regional Systems

Municipal/regional systems include a sanitary sewer conveyance system, i.e., the pipelines that run under the streets, and the sewage treatment plants where sewage is treated and later discharged. A “sewer service area” (SSA) includes areas that are sewerage or are sewerable as per a NJDEP approved Wastewater Management Plan (WMP).

During the late 1960’s and early 1970’s, Morris County was served by 15 major municipal/regional sanitary sewer facilities, providing approximately 25 million gallons of wastewater treatment per day.³⁶ These major systems served about 20% of the

county.³⁷ In addition, the county contained many smaller “package” plants that served individual industries, schools and medical institutions and residential developments.

The 1971 Morris County Sanitary Sewerage Facilities Element supported the replacement of many of the smaller, privately owned package plants with larger regional sewerage collection and disposal systems. Subsequently, the Federal Water Pollution Act of 1972 provided both the financial and the regulatory support for the expansion and upgrade of many public sewer treatment facilities and the expansion of sewer service areas. Following passage of this Act and subsequent amendments, on-going facility upgrade and expansion provided service to areas previously not served. These changes allowed the elimination of many small package treatment plants as the users of these systems began connecting to the new or expanded municipal and regional sewage treatment systems.

During the last few decades, the capacity of sewage treatment facilities in the county has been limited by the NJDEP and the courts. Even so, permitted expansions since the 1970’s have significantly increased the aggregate capacity of these facilities and the area of the county served by public sewer.

Current Wastewater Management Planning

In accordance with the Water Quality Planning Act, the NJDEP issues [Water Quality Management Planning Rules](#) (WQMP), which establish the requirements for wastewater management planning in New Jersey.³⁸ Prior to the adoption of the 2008 revisions to the rules, each municipality and regional sewage authority were responsible for developing their own wastewater management plans (WMP).

³⁶ 1971 Morris County Master Plan – Sanitary Sewerage Facilities Element, Table 1.

³⁷ 1971 Ibid., pg. 3.

³⁸ [N.J.A.C. 7:15](#), July 7, 2008.



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With the adoption of the 2008 rules, the County of Morris became a “WMP entity” and assumed the responsibility for developing the plans for municipalities and sewer authorities in Morris County, providing substantial cost savings to local municipalities. The County, however, does not have the authority to approve the WMP or any amendments. Only the NJDEP can adopt WMPs.

The WMP consists of a county-wide introduction and summary, a chapter for each municipality and Future Wastewater Service Area (FWSA) maps. The county is also responsible for processing ongoing amendments and revisions to the individual chapters and FWSA maps for municipalities. As part of the continuing planning process, WMPs must be updated every six (6) years in order to make sure they are consistent with area-wide water quality management plans. In addition to these periodic updates, WMP amendments and revisions can be processed between updates. These revisions/amendments can be utilized to add and/or remove areas from the SSA depending on the needs of individual applicants and/or municipalities.

Under certain circumstances, municipalities may develop individual WMPs. In Morris County, Florham Park Borough and Washington Township have each developed their own WMPs that have been adopted by the NJDEP. The Highlands Council is working with conforming municipalities to develop their WMP chapters and maps consistent with the Highlands Regional Master Plan. The chapters and maps for municipalities conforming to the Highlands RMP will eventually be incorporated into the overall Morris County WMP.³⁹

³⁹ Municipalities conforming to the Highlands Regional Master Plan for both the planning and preservation areas include: Chester Township, Kinnelon, Parsippany-Troy Hills, Randolph, Rockaway Township, Washington and Wharton.

The Morris County Department of Planning & Development (MCP&D) is responsible for development the Morris County WMP. To date, the County has completed the FWSA maps, which the NJDEP has adopted.⁴⁰ MCP&D is currently in the process of completing the remaining sections of the WMP, which will also require eventual adoption by the NJDEP.

Current Sewer Service Areas and Facilities

Approximately 41% of the area within Morris County is in a sewer service area, i.e. area that is or can be sewered as per current NJDEP regulations. These areas are shown on the exhibit “Generalized Future Wastewater Service Area Map (FWSA) for Morris County.” While the FWSA map was adopted by the NJDEP in June of 2013, the County has already received applications from municipalities and individuals for amending the sewer service areas.⁴¹

There are 25 regional and municipal sewage treatment plants (STPs) providing service in Morris County. These plants may serve a single municipality or multiple municipalities and, in some instances, a single municipality may be served by multiple STPs. In addition, some of these plants serve multiple counties.

Several facilities are performing studies that will enable them to expand their treatment capacity, while others have reached capacity and do not have the ability to expand.⁴²

⁴⁰ Per P.L.2011, c203 - the FWSA map be approved separately from the rest of the WMP.

⁴¹ The Morris County FWSA Map is derived from a composite of two Water Quality Management Planning maps covering areas defined by Section 208 of the 1972 Federal Clean Water Act. The two maps are the Northeast, Upper Raritan and Upper Delaware WQMP map, adopted 4/25/2013 and the Sussex County WQMP map, adopted June 4, 2013, which includes a portion of Morris County pursuant to the Section 208 requirements.

⁴² The Rockaway Valley Regional Sewage Authority and Long Hill Township STP (Sewage Treatment Plant) are currently exploring expansion plans. A complete list of STP expansion capabilities is not currently available.

WATER SUPPLY AND WASTEWATER TREATMENT



Generalized Future Wastewater Service Area Map (FWSA) for Morris County

Amending the Following Areawide Water Quality Management Plans:
Northeast, Upper Delaware, Upper Raritan, Sussex County

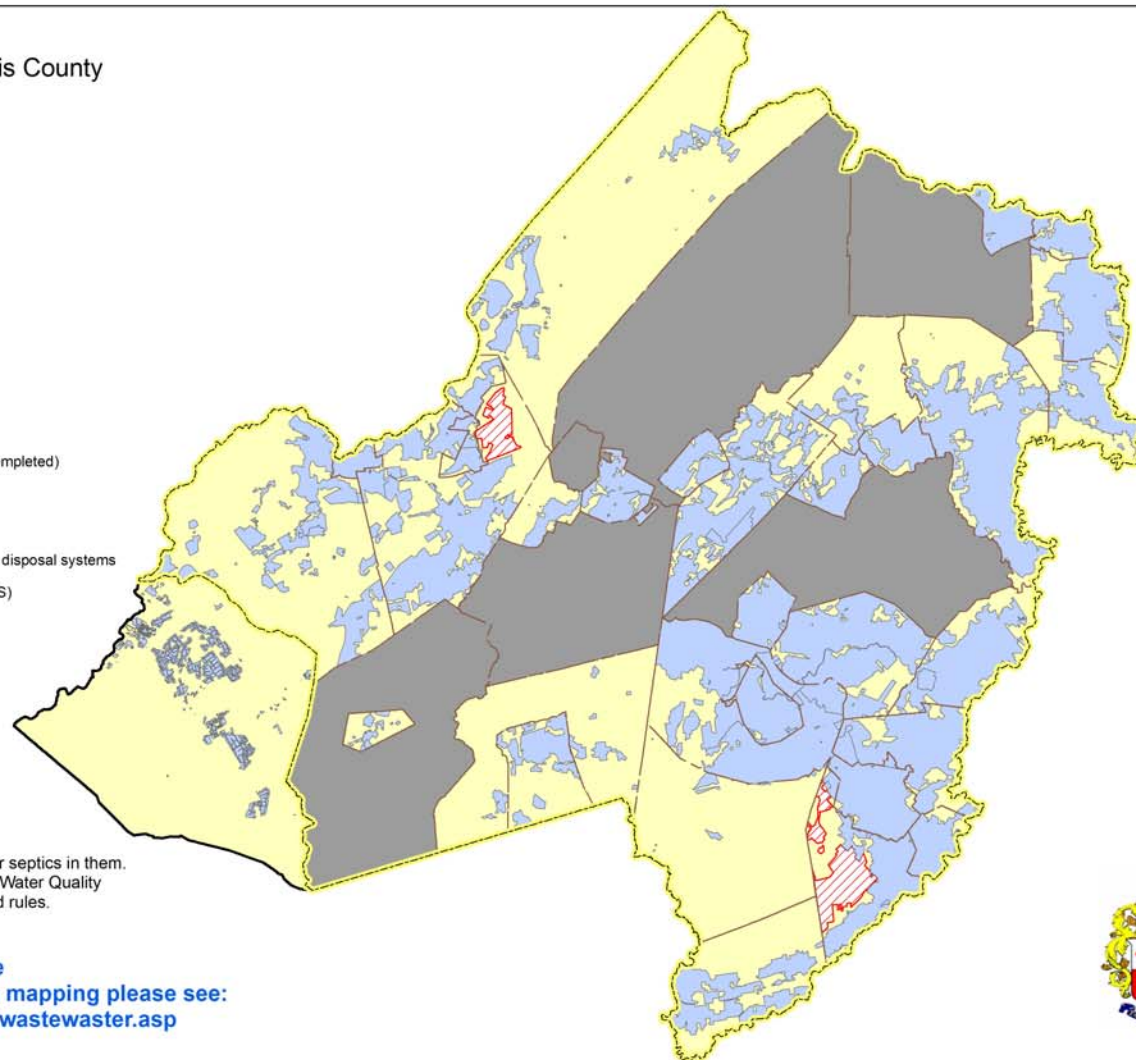
0 2 4 6 8 Miles

Legend

- Wastewater Management Planning Area
- County Boundary
- Municipal Boundaries
- Highlands Conforming Towns (WMPs not completed)
- Non-Discharge Areas *
- Future Sewer Service Area
- Areas to be served by individual subsurface disposal systems with planning flows 2,000 gpd or less (ISSDS)

* Non-discharge areas can not have sewer or septic in them. These areas are designated as per Surface Water Quality Standard and Groundwater Quality Standard rules.

For more specific details on the future wastewater service area mapping please see:
<http://www.morrisplanning.org/wastewaster.asp>



August 6, 2013



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Package Plants

On-site discharge to groundwater (DGWs) and discharge to surface waters (DSWs) provide treatment for individual or small sites. Typically identified as “package plants,” these small dedicated treatment systems are designed to accommodate the needs of a specific user.

During development of the WMP, 83 operating package plants were identified in Morris County and these plants are shown on the FWSA map.⁴³ Additional package plants in the Highlands Preservation Area and in the Highlands Planning Area of conforming municipalities will be identified during the development of their chapters by the Highlands Council. There are an estimated 120 package plants in total throughout Morris County.

On-Site Disposal – Septic Systems

Uses not served by municipal and regional sewage treatment plants or package plants are served by individual subsurface sewage disposal systems (ISSDS).⁴⁴ Septic systems are the most common ISSDs used outside sewer service areas.⁴⁵ Septic systems are absorption systems that transport wastewater effluent to groundwater by means of subsurface percolation, filtration, and bacterial degradation. Typically used for individual residences, these systems include a settling tank and disposal field. In the settling tank, bacteria decompose organic matter, leaving a sludge which must periodically be removed. Wastewater flows through drains over a subsurface area where it drains into the ground. Septic

system design, construction, and operation are governed by New Jersey Standards for Individual Sewage Disposal Systems.⁴⁶

The use of these systems is largely dictated by the types of soils over which they are placed and their underlying geology. These natural factors, along with the septic infrastructure, determine the effectiveness of the septic system. The protection of underlying groundwater quality from nitrate pollution from septic leachate is a major concern. Soils, geology and groundwater conditions determine the number of septic systems that may be installed in a given area in order to maintain groundwater quality. The allowable density of septic systems often serves as the basis for minimum lot size requirements associated with subdivisions and new construction. The NJDEP Water Quality Management Planning (WQMP) rules state that nitrates can not exceed two milligrams per liter (2mg/L) and has developed a Nitrate Dilution model to calculate the maximum number of septic systems that will be allowed in a watershed.⁴⁷

The County Resource for the Administration of Private Septics

The NJDEP WQMP rules require that municipalities have a maintenance program for areas to be served by ISSDS. As a result of meetings with municipal health officials on these requirements, Morris County realized there was a need to assist municipalities with the implementation of septic management programs. Subsequently, the County of Morris applied for and received a grant from the NJDEP to develop a septic management web-tool, “The County Resource for the Administration of Private Septics.” Participation in this voluntary program will permit municipalities to

⁴³ This number has increased significantly over the last State of the County report due to the significant amount of research done by the county, municipalities and the NJDEP during development of the FWSA map

⁴⁴ ISSDs must have a flow of less than 2,000 gpd.

⁴⁵ NJDEP classifies areas outside of sewer service areas as General Service Areas

⁴⁶ [N.J.A.C. 7:9A.](#)

⁴⁷ [N.J.A.C. 7:15.](#)



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choose from a variety of pre-developed data input and reporting modules that can be utilized on an as-needed basis to record and track septic maintenance. As of April 2013, twelve of the 26 municipalities with properties on septic systems have signed on to utilize this tool. To aid in the development of this program and ensure that it meets local requirements, a Technical Advisory Committee (TAC) was formed consisting of local health officers, registered environmental health specialists, a municipal administrator and MCP&D staff.

Septic Management Web-tool interface example (draft)

These efforts will provide municipalities with a more efficient method of managing their septic maintenance program, and will also provide data needed by the County for the WMP. MCP&D staff is also working with Highlands Council staff to develop a pilot program to potentially expand this effort to meet the needs of Highlands conforming municipalities.

Highlands Act Impact on Wastewater Planning and Facilities

The future use of sewers and septic systems in portions of Morris County is substantially restricted by the Highlands Water Protection and Planning Act. The Highlands Act eliminates all future sewer service areas in the Preservation Area and prohibits the extension of sewers into the Preservation Area to serve new development. The NJDEP Highlands rules⁴⁸ also impose severe restrictions with regard to the minimum area required for installing septic systems in the Preservation Area. These rules attempt to protect water quality by severely limiting the development of any undisturbed land in the region.

The rules require new development on septic systems in the Preservation Area to have minimum lot sizes between 25 and 88 acres, depending on forest coverage. The Highlands Regional Master Plan includes similar septic density standards for the Highlands Planning Area. NJDEP rules require a determination of consistency with the Highlands RMP by the Highlands Council, before the NJDEP can approve an amendment to a Water Quality Management Plan in the Highlands Region.⁴⁹

As stated previously, the Highlands Council is preparing the draft WMP chapters and FWSA for municipalities that are fully conforming to the Highlands RMP. These chapters, when adopted by the NJDEP, will be included in the County WMP.

⁴⁸ N.J.A.C. 7:38

⁴⁹ N.J.A.C. 7:38-1.1(k)



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Trends / Issues

Water Supply

- ♦ If water use increases, so will demands on water supply and distribution systems. Water purveyors must ensure that infrastructure and supply are adequate to serve existing and future residential and nonresidential development. Existing development and future economic and residential growth potential will be negatively impacted unless a dependable and adequate supply of potable water is maintained. The issue of water availability continues to undergo intense scrutiny by state, regional and local governments. Various municipalities experience water shortages during the high demand months of the summer, causing them to impose water restrictions. Significant additional development in these areas will exacerbate these seasonal shortages.
- ♦ The New Jersey Statewide Water Supply Master Plan was adopted in 1982 as the first comprehensive statewide plan to examine all aspects of water supply management. The plan recommended projects and programs for the satisfaction of the state's water supply needs; provided a framework for future planning, evaluation, and implementation of specific projects to meet those needs; and provided a mechanism for update and revision. Last updated over 20 years ago, the plan predicted that the state would run out of water by the year 2040, based on a projected population of 8.25 million. Since the state's population is currently estimated at about 8.86 million, it is clear that an update to this plan is needed.⁵⁰ Unfortunately,

no formal date has been set for the much anticipated release of a comprehensive update.

The information found in the updated Statewide Water Supply Master Plan will be important in planning for future growth and development throughout the state. This is particularly true for Morris County, which is a primary provider of water for millions of out-of-county residents. As areas both inside and outside the county continue to develop and redevelop, there will be additional demands placed on limited water sources.

- ♦ Recent severe weather patterns highlight another issue that will need to be addressed by water purveyors. Cyclical weather patterns make drought and flood planning more important factors in planning for growth. In planning for future water needs, consideration should be given to the potential for severe water demand swings that could occur during peak wet and dry seasons.
- ♦ The ability of the county to expand public water service remains limited by Highlands Water Protection and Planning Act prohibitions on new public water systems or the extension of existing public water systems to serve development in the Highlands Preservation Area. In addition, Executive Order 114 continues to limit the issuance of new water allocation permits in both the Preservation and Planning Areas of the Highlands Region, pending the adoption and implementation of Highlands-approved water use and conservation management plans, even in non-conforming municipalities.⁵¹ This situation will continue to limit the availability of water for new projects in much of Morris County.

⁵⁰ U.S. Census Bureau, 2012 Population Estimates Program.

⁵¹ New Jersey Executive Order 114, Jon S. Corzine, 9/5/2008.



WATER SUPPLY AND WASTEWATER TREATMENT

- ♦ There is a growing necessity for better dialogue between the NJDEP and local governments, and increased consideration by the NJDEP, to address existing and future local water allocation needs within and between municipalities. Greater cooperation and flexibility by the NJDEP is needed if municipalities and local water purveyors are to find new and alternative sources of water to meet existing and future water needs.
- ♦ Increased groundwater recharge and improved water conservation can help mitigate current and future water deficit issues. The use of engineering, site and building design techniques in new development and redevelopment can increase groundwater recharge and reduce runoff to rivers and streams, thereby providing additional water supplies to accommodate new development. Where redevelopment replaces older structures, reduced water demand may also result from the introduction of more efficient water fixtures and facilities. Improved groundwater recharge and use of more efficient fixtures may also off-set the increased water demand that is sometimes associated with redevelopment projects.
- ♦ Water scarcities could be significantly reduced if leaks along the entire water distribution system were eliminated and water facilities improved. This is particularly important in Morris County since so much of the water supply from local rivers and reservoirs makes its way to more urbanized areas to the east where aging infrastructure, outdated meters, broken valves and water main breaks are responsible for significant water loss, sometimes totaling 25 percent or greater.⁵²
- ♦ As a matter addressing both water conservation and landowner equity, end users of “Highlands” water may be made at least partially responsible for contributing to the preservation of the lands that generate the water supply. One method of addressing this issue is the implementation of a reasonable water fee or water tax to be paid by the out-of-region users of Highlands Region waters. Such a fee, spread over the millions of beneficiaries of Highlands Region water, would help compensate property owners in the Highlands Region for the severe restrictions being imposed on them in the name of state-wide water protection. This action would also motivate end users to better conserve water and improve deficient water distribution systems. Various bills have been introduced in the N.J. State Legislature to address these issues but none have yet been adopted.⁵³
- ♦ Most pollution was once attributed primarily to industrial activities and other “point” sources. The majority of local pollution is now from “nonpoint” sources such as fertilizers, herbicides, pesticides, petroleum residues, paints and other wastes, that enter the water supply as stormwater runoff. NJDEP studies indicate that, while most streams and lakes are healthy enough to support drinking water supplies, there continue to be waters that fail to meet NJDEP standards for aquatic life, fish consumption and

⁵² NorthJersey.com News, July 15, 2012, James M. O’Niell, North Jersey Drinking Water Going To Waste As System Leaks Lose 25%.

⁵³ Examples include Assembly Bills A2234 and A2603, both introduced during the 2010-2011 NJ Legislative Session..



WATER SUPPLY AND WASTEWATER TREATMENT

recreational use.⁵⁴ Statewide stormwater management rules provide some protection against nonpoint pollution from new development and redevelopment. In addition, recent laws have been enacted to control pollution from fertilizer runoff.⁵⁵ Continued education is needed to support greater environmental stewardship from each resident so that the amount of such materials that enter the waste stream and runoff from each local property is substantially reduced.

- ♦ The general health of local waters is illustrated in a biennial report published pursuant to Section 303(d) of the Federal Clean Water Act. This report provides an inventory and assessment of State water quality and includes the List of Water Quality Limited Segments [303(d)].⁵⁶ It is expected that the 2012 303(d) list will be completed by the end of 2013 and subsequently published in the New Jersey Register.⁵⁷

Wastewater Treatment

- ♦ Some public sewer treatment facilities are at or approaching their maximum regulatory treatment limits. Residential and economic growth are limited by the remaining capacities of these systems, their potential for expansion and NJDEP connection requirements. NJDEP water quality regulations also severely limit any future expansion of sewage treatment capacity.⁵⁸

- ♦ The adoption of the Highlands Water Protection and Planning Act prohibits the extension of sewer service into any part of the Preservation Area, even where these facilities are part of a previously approved sewer service area.⁵⁹ Previously approved sewer service areas in the Preservation Area were revoked by the Highlands Act and these restrictions now limit new development requiring the extension of sewer service. This issue is also of concern because wastewater treatment facilities built or expanded on the basis of an expected number of customers may be negatively impacted by the new restrictions, placing a greater than anticipated fiscal burden on existing customers.
- ♦ The use of septic systems has also been subjected to additional regulation and restriction by the NJDEP in the Highlands Preservation Area and elsewhere throughout New Jersey due to adoption of new NJDEP Wastewater Management Rules.⁶⁰
- ♦ Wastewater treatment plants and their infrastructure (pump stations, pipes, etc) may also be impacted by extreme weather. Storms with increasing intensity (e.g. Hurricanes Irene and Sandy) that create more intense rainfall and flooding place greater stresses on infrastructure, which are often located in low lying areas that are prone to flooding. Increased rainfall and flooding may also cause greater inflow through leaking pipes and stresses on pump stations. Improvements in infrastructure will have to be made with consideration of increases in extreme weather events to

⁵⁴ New Jersey Integrated Water Quality Monitoring and Assessment Report, NJDEP, December 2006, pg. 7.

⁵⁵ P.L. 2010, c112 - N.J.S.A.58:10A-61 et al. establishing standards concerning the application, sale and use of fertilizer.

⁵⁶ N.J.A.C 7:15

⁵⁷ Conversations with Sandra Cohen, NJDEP – Bureau of Water Quality on January 2, 2013

⁵⁸ N.J.A.C. 7:15-6.

⁵⁹ Highlands Water Protection and Planning Act, P.L. 2004, c.120 at C.58:11A-7.1.

Extensions may be permitted where found necessary by the NJDEP to address public health or safety issues.

⁶⁰ N.J.A.C. 7:9A.



WATER SUPPLY AND WASTEWATER TREATMENT

reduce future interruptions in service to residential and nonresidential customers.

- ◆ NJDEP rules prohibit the sale of a home that still uses a cesspool for wastewater treatment.⁶¹ While Health Officers and real estate professionals work to educate the public that cesspools can not “survive” the closing on home sales, there is often controversy as to whether required upgrades should be made via a new septic systems or via connections to public sewer service. Many areas are already facing limited capacity, both with sewer and septic treatment; therefore, replacement of these cesspools, which will improve overall water quality, will require flexible solutions.



*Parsippany-Troy Hills Wastewater Treatment Plant
(Source: Parsippany-Troy Hills Township Municipal website)*

⁶¹ N.J.A.C. 7:9A



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Transportation Planning in Morris County

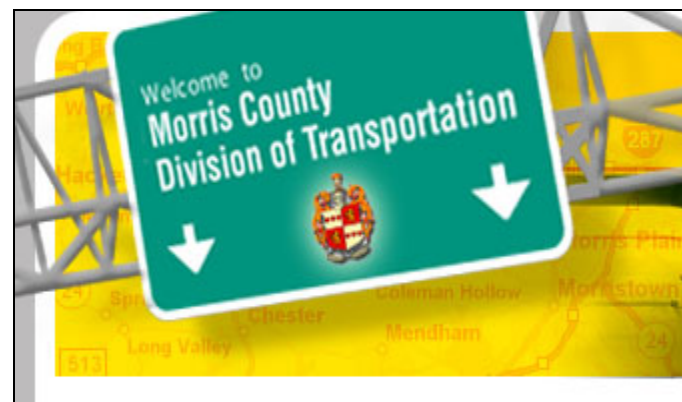
Transportation planning in Morris County requires the interaction of all levels of government and the private sector. It is Morris County's role to coordinate planning with the New Jersey Department of Transportation (NJDOT), the North Jersey Transportation Planning Authority (NJTPA), NJ TRANSIT, the U.S. Department of Transportation, private nonprofit transportation organizations, and 39 municipalities. Morris County is a member of the NJTPA Board of Trustees, which has significant influence in shaping regional transportation policy and funding. The county also provides financial support to *TransOptions*, the nonprofit transportation organization that serves as the county's Transportation Management Association (TMA).¹

Within this framework, Morris County is specifically responsible for the construction, operation, and maintenance of the county road and bridge system. It is also responsible for transportation-related master plans, intersection improvements, bridge and road inspections, engineering improvements, and reviewing development plans related to county roads. Physical maintenance of these systems is attended by the Morris County Department of Public Works and Division of Engineering, whereas the Morris County Department of Planning and Development's Division of Transportation conducts various transportation planning and coordination functions.

¹ TransOptions is a Transportation Management Agency (TMA) serving Morris, Sussex, Warren, and suburban Essex, Passaic, and Union counties. It works with business and government to provide various services including commuter information and car pools and van pools coordination for commuters in northern New Jersey.

Morris County Division of Transportation

The Morris County Division of Transportation (MCDOT) serves the county through regional transportation planning, implementation, and coordination of various modes of transportation. MCDOT secures federal and state funds for transportation improvements and studies. The Division conducts coordinated planning efforts with state agencies, municipalities, county departments, and the NJTPA, the north and central New Jersey region's metropolitan planning organization. The Division also performs site plan reviews with respect to transportation impacts and administers rail freight service and rail improvements on three county-owned railroads. The Division is advised by two Freeholder appointed boards; the Morris County Board of Transportation and the Morris County Freight Railroad Advisory Committee. MCDOT publications and a host of information related to bus and rail service, airports, special transportation, bicycle and pedestrian facilities, NJ Transit and other information and can be found on the [Morris County Division of Transportation website](http://www.morrisdot.org).²



² <http://www.morrisdot.org>



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The Transportation Network

Morris residents and workers depend primarily on the automobile for mobility, making roads, highways and bridges critical components of the transportation infrastructure. Additional transportation systems also serve the county, including bus service, passenger rail, and rail freight. Morris County is also host to the Morristown Municipal Airport and the Lincoln Park Airport, and a number of private heliports used by major corporations.

With the assistance of federal funding, specialized transportation services for persons with disabilities, seniors and residents in rural areas are provided by Morris County and most municipalities. The county and municipalities also support pedestrian and bicycle travel both on and off road.

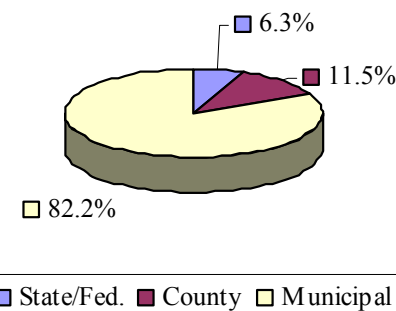
Roadways

Morris County is traversed by 2,560 miles of interstate, federal, state, county, and municipal roads.³ There are approximately 161 miles of interstate, federal, and state roadways (6.3%) and 296 miles of county roads (11.5%). The bulk of roadways are municipal, totaling about 2,104 miles or 82.2% of total roadway miles. Since 1985, 430 new roadway miles have been added to Morris County, about 94% of this resulting from the construction of new municipal roads, typically developed as part of new residential subdivisions.⁴

³ NJDOT: Bureau of Transportation Data Development, Roadways System Section, Year Ending 2010. Not included in the total are NJDOT estimates of an additional 16 roadway miles in "parks" not otherwise categorized.

⁴ 1985 Morris County Transportation Update, pg. 48. Line Diagrams of New Jersey, NJDOT Operations Division, 2011

Morris County Public Roadway Mileage By Jurisdiction



Source: Straight Line Diagrams of New Jersey, NJDOT Operations Division, 2011

Interstate

Three interstate highways serve Morris County. Interstates I-80, I-280, and I-287 provide interstate access at speeds ranging from 55 to 65 miles per hour. I-80 traverses the state, connecting New Jersey with New York and Pennsylvania. I-280 and I-287 connect the state to New York. These highways are under NJDOT jurisdiction.

Federal

There are three federally numbered highways in Morris County. US Route 46, US Route 202, and US Route 206 are older federal roadways, varying widely in structure and function, providing regional access at speeds and volumes that vary with the surrounding land use. US 202 north of NJ 53 is under Morris County jurisdiction.



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US 202 south of NJ 53, and US 46 and US 206 are under NJDOT jurisdiction.

State

There are nine state highways in the county under the jurisdiction of NJDOT. These vary widely in terms of function and geometric characteristics, and typically serve regional or inter-county trips. The state highways in Morris County are NJ 10, NJ 15, NJ 23, NJ 24, NJ 53, NJ 124, NJ 159, NJ 181, and NJ 183.

County

There are 73 roads under Morris County jurisdiction.⁵ These function primarily as collector and arterial streets that serve the regional roadway network. Length, geometric features, and service characteristics on these county routes vary. Except in a few instances where municipalities have been granted jurisdiction, Morris County government is responsible for all maintenance and improvements on these roads, which range in length from 0.1 to 35 miles.

Municipal

Municipal roads vary widely in geometry and service characteristics, and operate at slower speeds than most other roadways. These roads typically function as either local or minor collector roads.

Bridges

Bridges provide a vital link in the transportation network by spanning obstacles such as waterways, railroads, and other roadways. The County of Morris currently has jurisdiction over 999 roadway bridges, including 272 on county roadways and 727 on municipal roadways. The County Divisions of Engineering and Roadway & Bridges provide maintenance for all these, including bridge inspection, replacement and rehabilitation. The New Jersey Department of Transportation has jurisdiction over 242 additional roadway bridges and 30 other roadway bridges are under the jurisdiction of New Jersey Transit.

With a long history of railway service, Morris County also contains many railway bridges. At present, New Jersey Transit has jurisdiction over 89 railway bridges and the New Jersey Department of Transportation has jurisdiction over another 30 railway bridges. Finally, the County of Morris, which owns and operates its own freight rail service, has jurisdiction over an additional 16 railway bridges as part of this operation.

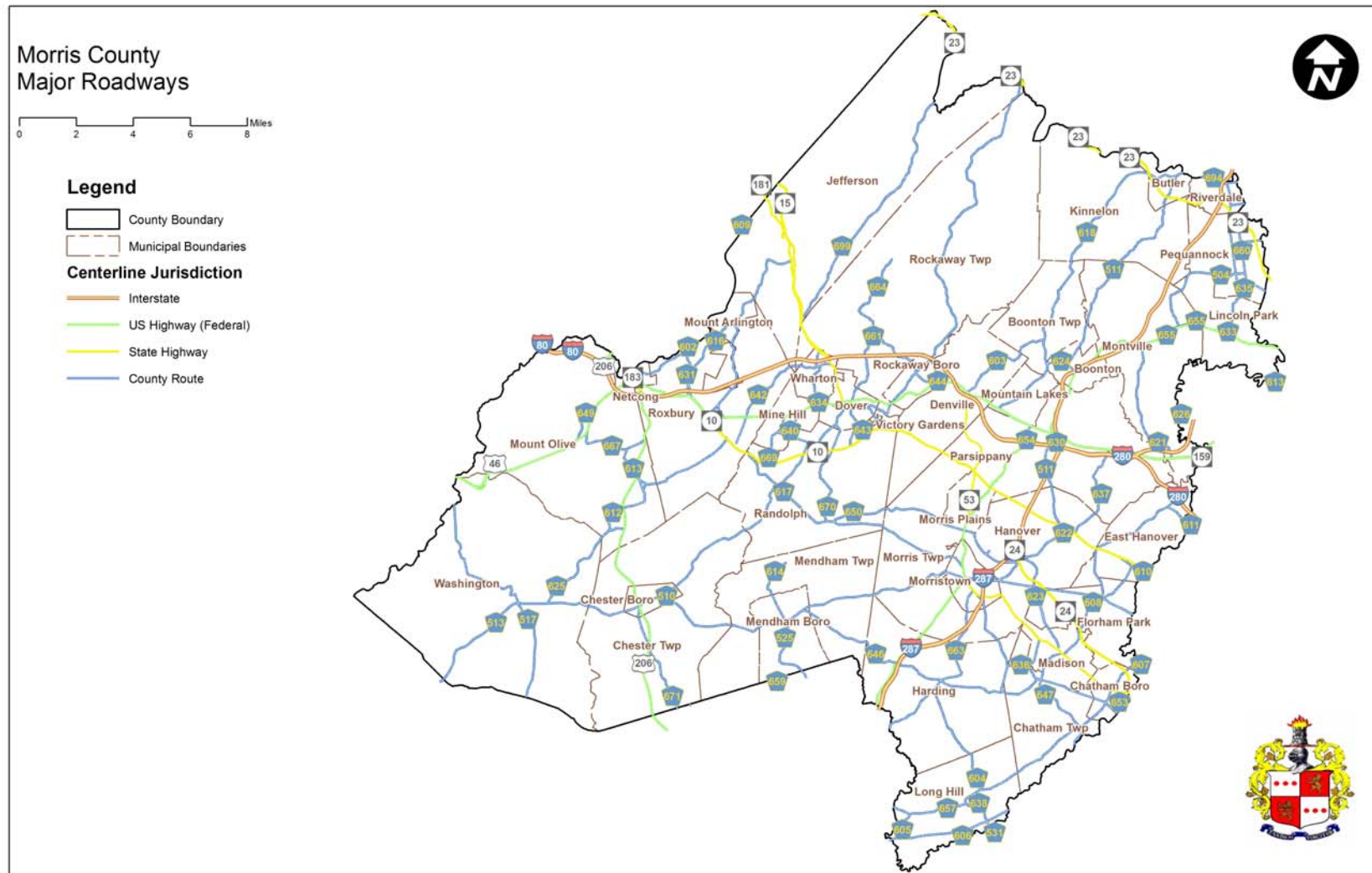
Bridges by Jurisdiction within Morris County⁶

Type	County of Morris	NJDOT	NJ Transit
Roadway	999	242	30
Railway	16	30	89

⁶ Bridge data provided by the MCDOT and Morris County Department of Public Works, Bridge Division. A definitive list of municipal bridges in Morris County not under the jurisdiction of the County of Morris is not currently available; however a recent survey conducted by the MCDOE, in association with NJDOT reporting requirements identified approximately 97 additional bridges between 5 and 20 feet in length under municipal jurisdiction.

⁵ Morris County Division of Transportation

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Public Transit

Passenger Rail

In Morris County, passenger rail transportation is provided by NJ Transit on the Morris and Essex Line and the Montclair-Boonton Line. The Morris and Essex Line is comprised of the Morristown Line and the Gladstone Branch. There are 19 train stations in Morris County with parking capacity for over 4,800 automobiles.⁷ Most train stations have bicycle parking; there are approximately 130 bicycle racks and 30 bicycle lockers in total at stations in the county. The rail stations are primarily used by commuters traveling to the major employment centers of Newark, Hoboken, and New York City. Some stations, such as Morristown, Convent, and Madison Stations also serve as a destination point for commuters.

During the 1970's, passenger rail ridership averaged about 9,000 commuters daily.⁸ During the 1980's daily passenger rail ridership steadily declined, decreasing to about 5,800 in 1990.⁹ This trend reversed during the 1990's with ridership up to 11,600 daily in 2000. Several improvements made by NJ Transit contributed to this increase in ridership, most significantly, the opening of Midtown Direct service to New York Penn Station in 1996, the completion of the Montclair Connection in 2002 and the Frank R. Lautenberg Rail Station at Secaucus Junction in 2003. Most recently, the opening of the Mount Arlington Station in 2008 has provided a new opportunity for access to train service. After the Great Recession, job losses in the metropolitan region resulted in a decrease in ridership system-wide. However

ridership is recovering with the economy. Average weekday boardings at Morris County stations in 2012 was approximately 9,850¹⁰

The MCDOT continues to support improvements in passenger rail. Recently, work began on restoration of commuter rail service on the Lackawanna Cut-off Railroad between Scranton, Pennsylvania, Morris County and Hoboken/New York City, which, when complete, will help relieve commuter traffic along the I-80 corridor. The first section of this rail line to Andover is currently being rebuilt.



⁷ Morris County Division of Transportation.

⁸ Morris County Circulation Plan Element 2005 Draft, pg. IV- 25.

⁹ 1992 Morris County Circulation Element, IV -15.

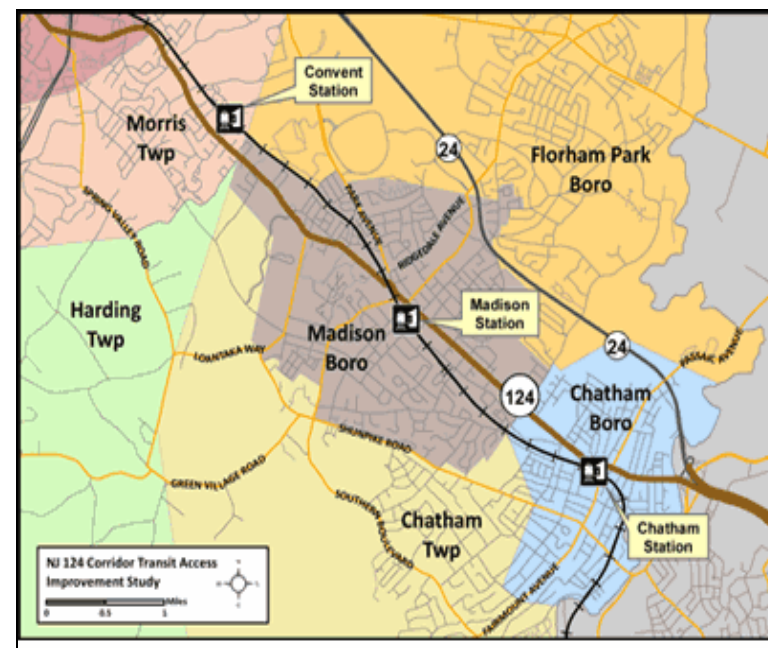
¹⁰ NJ Transit Quarterly Ridership Trends Analysis, November 2012



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In keeping with its efforts to reduce roadway congestion and increase the use of public transportation, the Morris County Board of Transportation adopted a resolution in 2011 requesting that NJ Transit initiate a study to restore commuter rail service on the New York, Susquehanna & Western Railway from Sussex County to Hoboken, paralleling the NJ 23 corridor.¹¹ As a result, New Jersey Transit developed a white paper summarizing past studies related to the reactivation of this line.¹² The study outlines the changes in conditions and requirements related to potential reactivation of the line and identifies various additional studies and data updates required before a reactivation can be accomplished.

MCDOT is currently overseeing the [NJ 124 Corridor Transit Access Improvement Study](#). The study will assess conditions and recommend station access improvements at the three NJ Transit commuter rail stations along the NJ 124 Corridor: Chatham Station in Chatham Borough, Madison Station in Madison Borough, and Convent Station in Morris Township. These stations are served by the NJ Transit Morris & Essex rail line. Municipalities in the study area have indicated that access to the line is restricted due to limited parking and congested roads. The Study will provide a comprehensive assessment of conditions and develop a plan to address current and future access needs.



Source: MCDOT.org

Bus Service

Several public agencies and private companies provide bus service in Morris County. NJ Transit provides local, inter-county, and interstate bus service to Morris County. The NJ Transit 871, 872, 873, 874, 875, 878, 879, and 880 buses provide service primarily in Morris County. The 871 and 874 buses stop at Willowbrook Mall, and the 872 and 873 stop at Livingston Mall, connecting Morris County local buses to regional service. The NJ Transit 29, 70, 73, 79, and 194 buses provide regional service to eastern Morris County. The 29, 70, 73, and 79 routes connect to Newark and the 194 route terminates in New York City.

¹¹ Morris County Board of Transportation Resolution 2011-01.

¹² "A Review of Past Studies and Work on the Two NYS&W Passenger Projects" North Jersey Transportation Planning Authority and New Jersey Transit, August 2012.



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NJ Transit recently implemented a new service called “[MyBus](#),” which allows riders to determine when the next bus is arriving at any NJ Transit bus stop. All bus stop signs now include a phone number and a specific bus stop identification number and by calling or texting the phone number and giving the bus stop identification number, the scheduled time that the next three buses will arrive at the stop will be provided.

Lakeland Bus Lines, Inc. and Coach USA provide bus service primarily designed as commuter routes to New York City. Lakeland has three bus routes, the 46, 78, and 80. Coach USA provides one bus route, the Community Coach 77.

There are also two municipally operated bus routes in Morris County that only offer service to their own residents. Morristown operates the Colonial Coach route, and Parsippany runs two shuttles.

The Morris County Employment and Training Office operates the Morris on the Move (M.O.M.) Shuttle along US 46 in western Morris County. This shuttle is funded by federal and state grants to provide service to low income residents commuting to work.

Public Transit Access

There are 39 total park-and-ride facilities in Morris County serving bus, rail and carpool/vanpool riders located in 22 municipalities.¹³ Most of these facilities are directly associated with bus or rail transit. Most bus transit park-and-rides are located along or near a major arterial roadway. Locations and other information on these [park and ride facilities](#) are located on the MCDOT website.



¹³ www.morrisdot.org/roads/roads-parkride.asp



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MCDOT is active in supporting and promoting public transit opportunities and facilities. Some of the recent activities include:

- ◆ Development of 2009 and 2011 versions of the Morris County Transit Guides.
- ◆ 2011 Postcard Targeted Mailing Marketing Campaign to raise awareness of Morris County bus and train transit service.
- ◆ Creation and maintenance of the Morris County Department of Transportation [website](#), which contains rail and bus schedules, links to transportation agencies, and additional information on the county's transportation system.
- ◆ Development of the [NJ 124 Corridor Transit Access Improvement Study](#).
- ◆ Participation on the Technical Advisory Committee for the development of the [Northwest New Jersey Bus Study](#).

Aviation

There are two airports located within Morris County: the Morristown Municipal Airport, located in Hanover Township, and the Lincoln Park Airport, located in the Borough of Lincoln Park. The Morristown Municipal Airport is classified as a General Aviation Reliever Airport. Reliever airports are designated by the Federal Aviation Administration (FAA) to relieve congestion at commercial service airports (usually around a major urban area) and to provide General Aviation access to the overall community. The Lincoln Park Airport is a small, privately

owned airport. Neither airport is certified to receive scheduled air passenger service.

Morristown Municipal Airport

The Morristown Municipal Airport (MMU) is owned by the Town of Morristown and is operated by DM AIRPORTS, LTD. under a 99-year lease that began in 1982. The airport was completed in 1943. During World War II, the airport served as a test site and training facility for Bell Laboratories and was utilized by Army Air Corps and Navy pilots for training.¹⁴



Morristown Municipal Airport

¹⁴ Morristown Municipal Airport History as published on its website:
<http://www.mmuair.com/airport-information/mmu-history>



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As a General Aviation Reliever Airport, MMU accepts private, corporate, air taxi, air ambulance, training, or military aircraft. There are several hundred aircraft based at Morristown Airport including jets, helicopters, turboprops and others. It is the third busiest airport in New Jersey; surpassed only by Newark-Liberty International Airport and Teterboro Airport.¹⁵ Prior to the recent economic downturn, the lowest total flights recorded in 40 years had been in 1972 (181,936 flights) and the highest total number of flights reported was in 1980 (282,463).¹⁶ In 2010, there were 121,340 flights recorded.

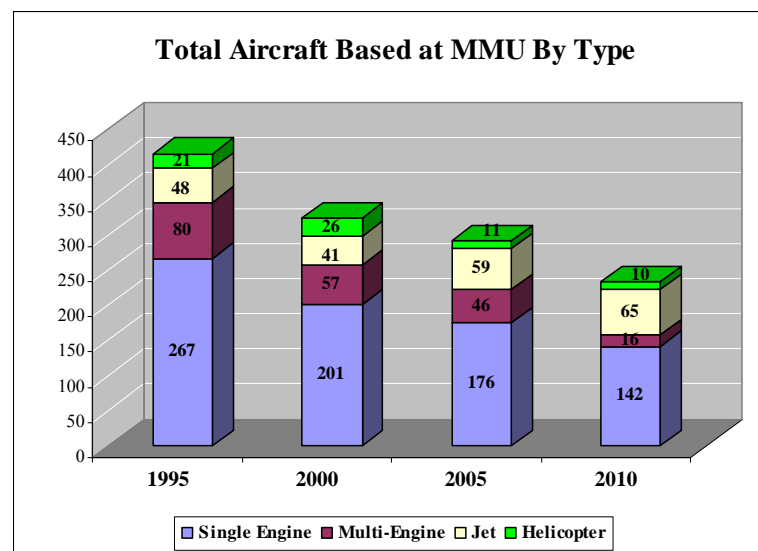
Morristown Municipal Airport Yearly Operations

Year	Number of Flights (arriving and departing)
1975	218,323
1980	282,463
1985	172,585
1990	253,084
1995	263,210
2000	271,074
2005	217,336
2010	121,340

Source: Morristown Municipal Airport

In addition to being a major transportation asset, MMU is also a major economic asset to Morris County. The airport generates an estimated \$187 million dollars to the community through total spending/output.¹⁷ There are 34 companies that base 101 aircraft

at the airport and include eight Fortune 500 companies (of which three have their headquarters in Morris County), and three Global 500 companies.¹⁸



Source: Morristown Municipal Airport

The airport has four runways, 12 corporate hangers, 11 individual aircraft hangers, three flight schools, one aircraft maintenance facility, and a full service fixed base operation.¹⁹ In 1995, there were 416 aircraft based at MMU. This number dropped to 325 aircraft in 2000 and 240 aircraft in 2010.²⁰

With approximately 638 acres, the airport contains physical constraints (e.g., wetlands and preserved open space) that severely limit the potential for future runway expansion. However, the airport

¹⁵ Morristown Municipal Airport History as published on its website: <http://www.mmuair.com/airport-information/mmu-history> and correspondence with MMU 9/14/2012

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.



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continues to make improvements to increase efficient use and to improve safety of this important transportation facility. The airport plans to improve infrastructure, upgrade facilities and add and/or redevelop hanger space in the future.²¹

Lincoln Park Airport

Lincoln Park Airport is a privately owned public use airport, encompassing approximately 200 acres. In 2010, aircraft operations averaged about 78 arriving and departing flights per day, primarily associated with local general aviation.²² There are about 110 planes based at the airport, primarily single engine airplanes. There are two flight schools on the premises. In March 2002, NJDOT purchased the development rights to Lincoln Park Airport for \$4.6 million, permanently preserving the property for use as a public use airport.

Heliport and Helistop Facilities

A heliport is a dedicated area of defined dimensions, either at ground level or elevated on a structure, designated for the landing or takeoff of helicopters and used solely for that purpose. A helistop is an area of defined dimensions, either at ground level or elevated on a structure, designated for the landing or takeoff of helicopters, but not limited in use to that sole purpose. Helistops generally provide minimal or no support facilities and may be located in multiple use areas such as parking lots, dock areas, parks, athletic fields or other suitable open areas.

There are 17 state-licensed heliport/helistop facilities in operation in Morris County. The federal government also maintains heliport

facilities at the Picatinny Arsenal. Thirteen facilities are located at corporate or personal locations and four are located at hospitals or National Guard armories.²³

Morris County Airport Advisory Committee

In 2003, the Morris County Airport Advisory Committee was created as an advisory body to the Morris County Board of Chosen Freeholders. The Committee provides a forum where representatives of county government, municipal government, the corporate community and others can discuss a wide range of airport related matters including on-going projects, noise control, available funding and other pertinent issues.

Paratransit

Paratransit is a transportation service that is more flexible and personalized than conventional mass transit, which operates on a fixed route and schedule. Paratransit includes taxi, dial-a-ride, and vanpool services.

MAPS

The County of Morris created the Morris Area Paratransit System (MAPS) in 1987 to provide special curb-to-curb transportation services for senior citizens (aged 60 and over), persons with disabilities and rural residents. MAPS provides a dial-a-ride service and coordinates with and supports two other public transportation agencies: the Five Town Regional Dial-A-Ride program and the Township of Jefferson Dial-A-Ride Service. The MAPS Paratransit program is managed by the Morris County Department of Human Services. Between 2008 and 2009 MAPS began coordinating the

²¹ Ibid.

²² <http://www.airnav.com/airport/N07>

²³ NJDOT, Division of Aeronautics, Sept. 2012.



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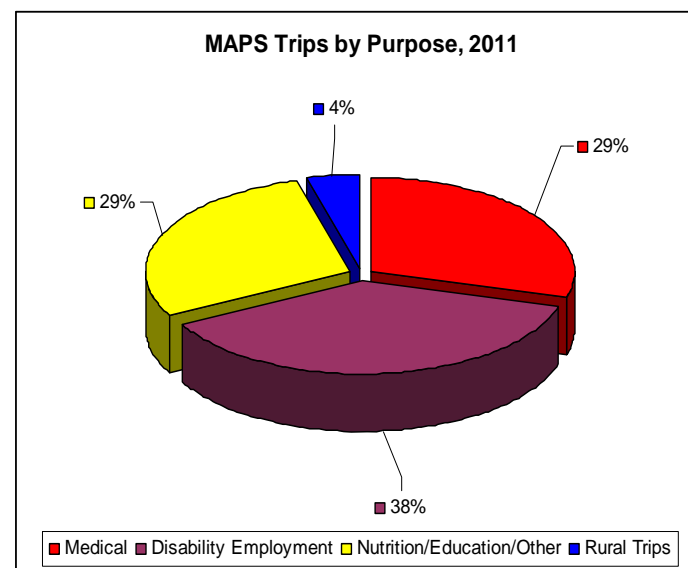
transportation services of the Morris County Office of Temporary Assistance “Wheels” Program and transportation services for the Morris View Health Care Center.



With a fleet of approximately 40 vehicles consisting of small buses, sedans, and station wagons in 2011, MAPS provided 70,478 trips.²⁴ Nearly 38% of these trips were for disability employment purposes, followed by trips for medical reasons (29.5%) and Nutrition/Education (28.6%). The Jefferson and Five Towns Dial-a-Ride programs provided an additional 51,806 trips in 2011, making a total 122,294 trips provided for all three programs during this year.²⁵

²⁴ Figure based on “one-way” trips.

²⁵ Jefferson Dial-A-Ride 26,723 trips, Five Towns Dial-A-Ride, 25,083 trips in 2011.
Source: H .Hezel, Morris County Department of Human Services.



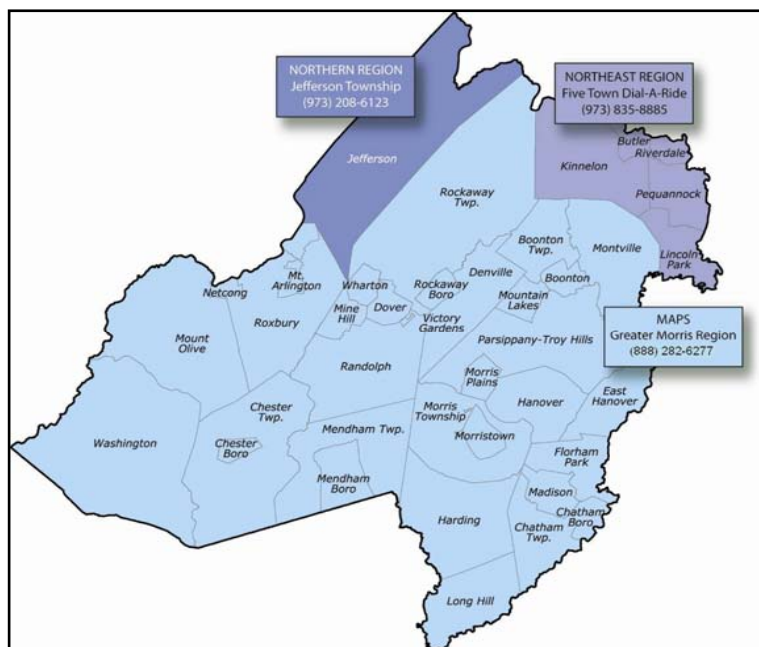
Source: MAPS - Morris County Department of Human Services

In 2011, MAPS expanded its services by assuming responsibility for providing rural route service in certain areas of the county previously served by the Morris County Metro. The rural route service provides daily on demand service for rural areas of Morris County, enhancing the current system of NJ Transit bus/train, Access Link, municipal Dial-A-Ride programs and other MAPS services to provide a comprehensive system across much of the less densely populated areas of the county. The MAPS program serves areas of Chatham Township, Chester Township, Harding Township, Long Hill Township, Mendham Borough, Mendham Township, Montville Township, Morris Township, Mount Olive Township, Randolph Township, Rockaway Township, Roxbury Township, and Washington Township. Rural Route Service accounted for 4.2% of MAPS trips in 2011.



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MAPS/Five Towns/Jefferson Dial-A-Ride Service Areas



Source: Morris County Department of Human Services

The Five Town Dial-A-Ride program serves the Townships of Lincoln Park and Pequannock, and the Boroughs of Butler, Kinnelon and Riverdale. Service is available to persons aged 55 years or older and disabled persons aged 18 to 55 with no alternate means of transportation.²⁶ The Jefferson Dial-A-Ride program provides service within Jefferson Township to Jefferson residents for local shopping (within Jefferson) and for medical purposes (within a 15 mile radius of Jefferson).²⁷

²⁶ <http://www.pegtwp.org/Cit-e-Access/webpage.cfm?TID=60&TPID=6463>

²⁷ <http://www.jeffersontownship.net/Cit-e-Access/webpage.cfm?TID=4&TPID=204>

Bicycle / Pedestrian

The importance of bicycle and pedestrian facilities was originally recognized by the county in its 1977 Master Plan Bikeway Element, which recommended the creation of a coordinated, inter-municipal 28-segment county-wide bikeway system. In 1998, the Morris County Planning Board adopted the Bikeway and Pedestrian Element of the Morris County Master Plan, providing an in-depth review of bicycle and pedestrian facilities. Major pedestrian and bicycle facilities are identified by type and by municipality in the plan, which documents multi-use (pedestrian and bicycle) trails,²⁸ pedestrian trails, shared roadways,²⁹ bicycle lanes, multi-use paths, pedestrian paths, and sidewalks.

Most dedicated pedestrian and bicycle facilities consist of recreational paths and trails. These paths and trails often extend between municipalities, and in some cases, between counties such as Patriots Path, Columbia Trail, Traction Line Recreational Trail and Loantaka Trail. The majority of these connecting trail systems have been developed within the last 30 years under the direction of the Morris County Park Commission. Plans for the expansion of these systems and other pedestrian / bikeway facilities are identified in the 2004 version of the Morris County Bicycle and Pedestrian User Guide.³⁰

The MCDOT continues to support commuting to work and school by walking and bicycling. The MCDOT initiated a “Safe Routes to

²⁸ A “trail” is usually unpaved. A “path” is usually paved. This nomenclature does not apply in all instances.- 1998 Bicycle and Pedestrian Element, pg. 26-31.

²⁹ A road used by bicyclists and pedestrians that does not have a bicycle lane, sidewalk or path.-1998 Bicycle and Pedestrian Element, pg. 28.

³⁰ Morris County Bicycle and Pedestrian Users Guide, 2nd Edition, Reprinted 2004.



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School” pilot program in the Wharton Borough School District in 2005 with the goal of supporting children’s ability to walk, bicycle, carpool, or take transit safely to school. Working with school officials, parents, and children, a [Safe Routes to School Plan](http://www.morrisdot.org/Accessories/Transportation-SaferoutestoSchool.asp) was developed detailing strategies required to improve safety, reduce congestion, improve air quality, and improve the health and physical activity of students.³¹ In addition to this Plan, MCDOT developed the video, “[A Guide to Getting Started](http://www.morrisdot.org/docs/BestPracticesFunding.pdf),” which, in combination with the Wharton Plan, is intended to provide instruction to municipalities, engineers, planners, and educators on the creation of similar programs.³²

Between 2007 and 2010, MCDOT conducted Walkable Communities Workshops for five municipalities. These workshops were held to help identify measures that support and encourage pedestrian mobility, and reduce automobile dependence for local trips within a community. This program informed communities about becoming more pedestrian friendly. Workshops focused on pedestrian safety, comfort, convenience, access, and the importance of neighborhood walkability on public health and local quality-of life. Since 2010, the NJTPA has been conducting these workshops in Morris County.

MCDOT is managing the design of a new bicycle and pedestrian path to be constructed on an inactive spur of the Pompton Industrial Branch of the NYS&E Railway.³³ The 4.8 mile path will begin at River Drive in Pequannock Township and head south, ending at the Mountain View rail station in Wayne Township. This path will as serve as a recreational facility that

will connect residents, commuters, and visitors to parks, schools, businesses, and transit.

Freight Movement

Total freight flows for Morris County are in excess of 23 million tons per year, and 99% of this moves by truck.³⁴ While the movement of freight is necessary to the regional economy, heavy reliance on the county’s road network also adds to traffic congestion and substantially increases road wear. At the same time, the overwhelming reliance on trucks creates an environment that fails to optimize the existing capacity of the rail network.



³¹ <http://www.morrisdot.org/Accessories/Transportation-SaferoutestoSchool.asp>

³² [morrisdot.org/docs/BestPracticesFunding.pdf](http://www.morrisdot.org/docs/BestPracticesFunding.pdf)

³³ This inactive spur is currently under ownership of the NYS&E railway; pathway construction will require pending abandonment. .

³⁴ 2011 Morris County Freight Infrastructure and Land Use Analysis, MCDOT, page 28.



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Rail Freight

Reducing the number of trucks on the roads may be possible through better utilization of the existing capacity of the rail network and, where possible, expansion of that network. Morris County is currently served by three private freight railroads: the Morristown & Erie Railway, the Norfolk Southern Railway, and the New York, Susquehanna and Western Railway.³⁵

The County of Morris also directly participates in freight movement through its ownership of three freight rail lines, which are served and maintained under contract with the Morristown & Erie Railway. The Dover & Rockaway Railroad runs from Wharton Borough through the Town of Dover to the industrial complex just north of I-80 in Rockaway Township. The High Bridge Branch Railroad runs from just west of Wharton through Kenil, Ledgewood, and Flanders to Bartley. The Chester Branch is a four mile railway in Roxbury that runs from the NJ Transit Rail line in Roxbury Township, south to its terminus near Righter Road.

The need for increased efficiency in the movement of freight will continue to be a significant transportation issue. In 1999, the MCDOT prepared an "Inter-modal Freight Network and Land Use Report" detailing the characteristics of freight movement throughout the county. This included the major origins and destinations of Morris County freight, the characteristics of railroads operating in the county, congestion levels on major roadways, and major industrial parcels along rail lines.

In 2009, the MCDOT initiated a [Morris County Freight Infrastructure and Land Use Analysis](#). Completed in July 2011, this two year comprehensive study examined the impact and role of the goods movement industry on the county's transportation network, land use, and economy. The report includes recommendations for physical infrastructure improvements, identification of potential freight-related development locations, an economic impact analysis of the value of the goods movement industry to Morris County, a guide to freight planning for municipalities, and a marketing plan to promote economic development and transportation in the county. The study better enables county planners to make informed, accurate recommendations, and provides tools for improving community relations and marketing to maximize the success of future freight-related development and infrastructure improvements.



Morristown & Erie Train on the Chester Branch

³⁵ Morris County Division of Transportation, at www.morrisdot.org/rail/rail-freight.asp



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As part of the Morris County Freight Infrastructure and Land Use Analysis, the MCDOT also published a “[Municipal Guide for Freight Planning](#).” This document presents information to local governments for their consideration in land use planning and infrastructure projects for goods movement activity within their municipality

In April 2010, Morris County was awarded \$5.8 million from the American Recovery and Reinvestment Act to fund the rehabilitation of the Chester Branch Railroad, which is now complete. The Chester Branch is a four mile rail line in Roxbury Township owned by Morris County that connects to the High Bridge Branch, and these two lines connect to the NJ Transit line near the Roxbury-Rockaway Township border, allowing business along these branches to connect to the national rail freight network.

Other Freight

The airports in Morris County do not have any large scale air freight movement capabilities, although smaller scale goods and packages move through Morristown Municipal Airport via air courier flights. The closest major air freight facility is Newark Liberty Airport located in Essex County. If there is an increase in freight delivery at Newark Liberty Airport, there will be subsequent increases in truck transport to deliver the goods into and through Morris County.

Similarly, Morris County has no port facilities; however, the nearby Port Newark and the Elizabeth Port Marine Terminal are two of the largest containerized cargo facilities in the United States. Located just 20 miles from Morris County, the amount of freight handled by these facilities is sure to increase in coming years as the planned expansion of the Panama Canal is completed

in 2015. With this expansion, larger ships carrying more containers are expected to be directed to these ports. To accommodate the larger ships that will be coming through the Canal, the Port Authority of New York and New Jersey is raising the elevation of the [Bayonne Bridge](#), under which ships are required to travel to reach the Port Newark and Elizabeth Port Marine Terminals. Completion of this bridge elevation is anticipated by the end of 2015.³⁶

While not located in the county, the growth in freight moving through both regional airports and marine facilities will ultimately affect county roads and rail facilities, making improvements in the existing circulation network increasingly important.



Source: NJTPA

³⁶ The Port Authority of New York and New Jersey - <http://www.panynj.gov/bridges-tunnels/>



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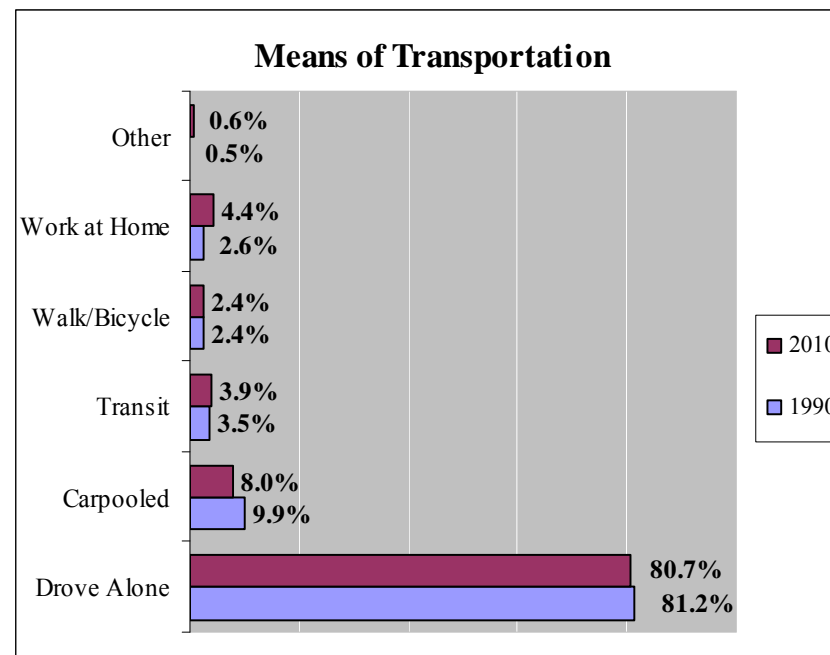
Commuter Characteristics

The greatest demand on the transportation network is during the peak hour traffic periods, which occur when employees travel to and from work in the early morning and late afternoon.³⁷ While travel during off-peak hours is relatively unproblematic, vehicular traffic occurring during these morning and afternoon “rush hours” test the limits of the roadway system. The following journey-to-work characteristics illustrate the demand on the county transportation system, which is dominated by the automobile.

Means of Transportation to Work

The automobile remains the primary form of commuter transportation for Morris County residents, making up 89% of all resident commuter trips. The vast majority of residents (80.7%) continue to drive alone to work, this percentage declining only slightly since 1990 when it was 81.2%.³⁸

During the last 20 years, carpooling has also declined, public transit use has demonstrated a minor increase and walking/bicycling has remained stable. Over this period, the percentage of residents that work at home has risen from 2.6% in 1990 to 4.4%, likely the result of changes in technology and business activities that allow for telecommuting.³⁹



Source: U.S. Census Bureau 1990 Decennial Census and 2010 American Community Survey.

³⁷ Peak hour is a general phrase which varies by location and direction of traffic flow. It may be defined in multiple hours, i.e. 7:00 AM to 9:00 AM and 4:30 PM to 6:30 PM.

³⁸ 2010 American Community Survey.

³⁹ Morris County Census Trends 1970-1980, NJ State Data Center, May 1986, page 23, 1990 Census STF3 and 2010 American Community Survey.



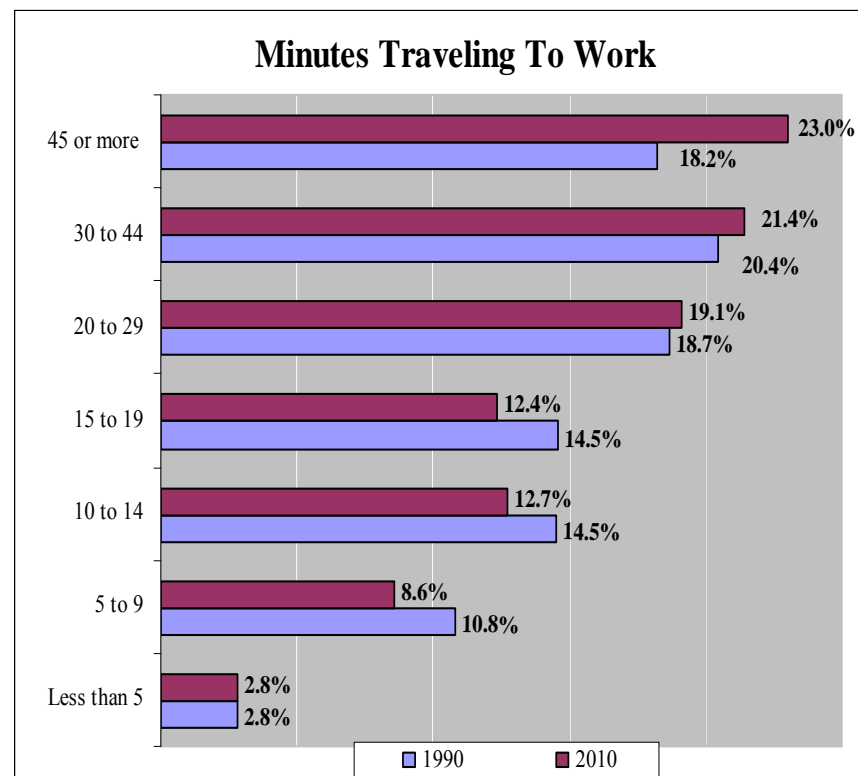
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Journey to Work

Longer commutes are becoming more commonplace. The average time Morris County residents spend commuting rose from 25.7 minutes in 1990 to 29.9 minutes in 2010, an increase of 16.3%. In 1990, 38.6% of residents traveled 30 minutes or more to work. By 2010, this rose to 44.4%. Notably, the largest increase has been in those traveling 45 minutes or more, rising from 18.2% in 1990 to 23% in 2010.⁴⁰



Traffic on Route 287 (Source NJTPA)



Source: U.S. Census Bureau 1990 Decennial Census and 2010 American Community Survey.

⁴⁰ U.S. Census Bureau 1990 Decennial Census STF3 and 2010 American Community Survey

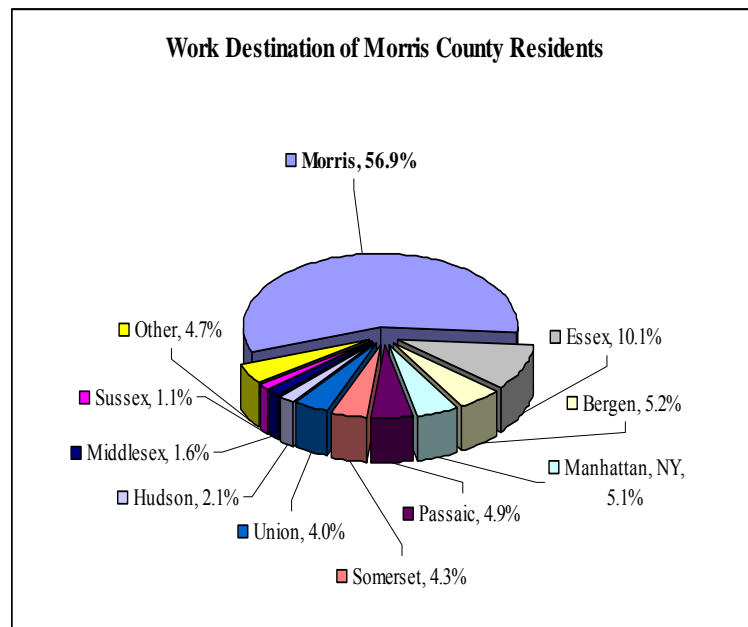


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Commuting Patterns

Morris County Residents

About 57% of employed residents of Morris County over the age of 16 work in Morris County. Of those working outside of Morris County, the top five destinations for employment in order of number of Morris County resident workers include Essex County, Bergen County, Manhattan, NY, Passaic County, and Somerset County.⁴¹

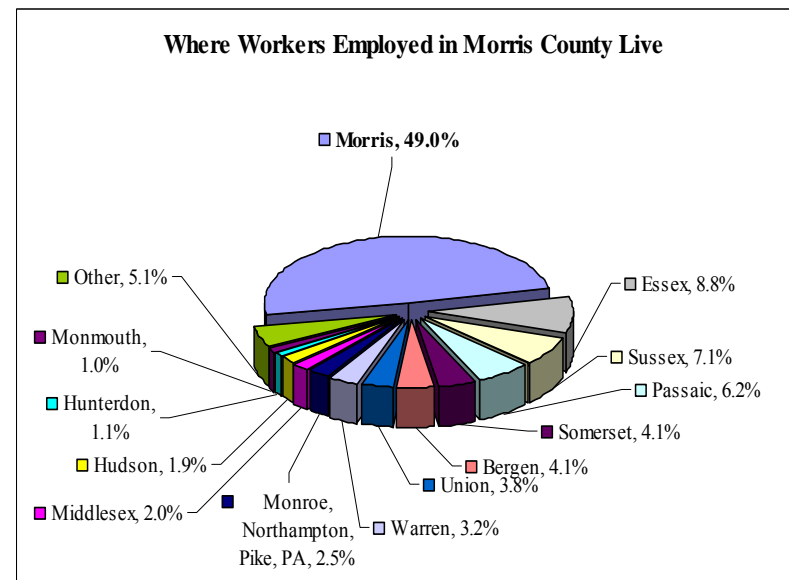


Source: U.S. Census 2006-2010 American Community Survey

⁴¹ U.S. Census 2006-2010 American Community Survey

Morris County Employees

Just under half (49%) of jobs located in Morris County are filled by county residents. All other jobs located within the county are filled by a workforce that is “imported” from locations outside the county.⁴² Of workers commuting into Morris County, the top five points of origin are Essex County, Sussex County, Passaic County, Somerset County and Bergen County. Of note, the percentage of employees commuting from three Pennsylvania counties (Monroe, Northampton and Pike) has been slowly rising, up from 1.7% in 1990 to 2.5% in 2010, exceeding commuters from Hudson, Hunterdon or Monmouth Counties.⁴³



Source: US Census 2006-2010 American Community Survey

⁴² The margin of error for this figure is 1.3%

⁴³ U.S. Census 2006-2010 American Community Survey



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Trends / Issues

- ◆ State funding restrictions and transportation policies limit opportunities for new roadway construction. These opportunities are further restricted due to limitations on roadway expansion imposed in the Highlands Preservation Area, as well as the general difficulties that can be expected in securing new rights-of-way in a maturing county. Given these conditions, future state and county roadway projects will likely focus on maintenance and improvements to increase existing roadway efficiencies, rather than new road construction. Local roadway construction will also continue to slow as land suitable for subdivision diminishes.
- ◆ While road building slows, further traffic congestion may be anticipated due to population and economic growth, redevelopment, longer journey-to-work distances, and more out-of-county commuters driving into or passing through Morris County.
- ◆ Highway congestion is also likely to worsen as persons employed in the county come increasingly from outside its boundaries. This phenomenon may be heightened if the service economy dominates future job growth since many service positions do not typically offer the income necessary to afford the higher priced housing that dominates this region.
- ◆ Without new highways or the ability to substantially increase the capacity of existing roads, other combinations of strategies will need to be devised to manage increasing roadway congestion. One primary method of reducing congestion is improving the efficiencies of the existing roadway network. These improvements may include upgrades

to deficient roadways, improved management of highway access, and improved signalization.

For example, the County of Morris recently concluded the [East Hanover Avenue Corridor Traffic Study](#). This study analyzes existing and future traffic along East Hanover Avenue (CR 650) from Speedwell Avenue (US 202) to Whippany Road (CR 511). This 2.4 mile corridor traverses Hanover Township, Morris Plains Borough, and Morris Township in Morris County. The study reviews congestion and anticipated redevelopment in the corridor, simultaneously evaluating transportation and land use in close coordination between and among the county and the three municipalities. The study recommends a series of improvements for current and future circulation, mobility, and safety, while considering the needs of all users.

Some other methods of reducing congestion and improving mobility include:

- Expanding bus routes and passenger rail service through the county, increasing the use of existing public transit and improving public transit opportunities and facilities. This may include expanding park-and-ride locations within the county and support for new park-and-ride locations outside the county along major transportation routes.
- Promoting increased opportunities for carpooling, supporting greater employer utilization of staggered work hours/flex-time and telecommuting.
- Encouraging the use of Intelligent Transportation Systems (ITS) technologies. An example of an ITS technology is the use of dynamic message signs on I-287, which can help



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prevent accidents and maintain traffic flow by raising driver awareness of roadway conditions.

- Supporting land development strategies that focus higher density and mixed-use residential and commercial development near existing or proposed transit locations. An example of such development is the “Highlands at Morristown Station” in Morristown.
- ◆ Senior citizens make up the bulk of MAPS ridership and most municipal Paratransit use is also oriented toward the elderly population. As the large cohort of Baby-Boomers continues to age, demands for Paratransit services will likely increase.
- ◆ Economic growth, development and redevelopment in Morris County and throughout the surrounding region, combined with limitations on airport expansion elsewhere, may generate greater reliance on Morristown Municipal Airport to serve corporate aviation needs. Even if runway length cannot be extended, continued corporate use may increase pressure for expansion of service and facility upgrades.



Morristown Municipal Airport (Source MMU)

- ◆ With less vacant land available for development, future construction may occur more frequently as part of redevelopment of underutilized sites and/or obsolete structures. As redevelopment occurs, there may be opportunities to provide for new pedestrian and bicycle facilities and connections between developed areas, filling gaps in the existing pedestrian / bicycle network. Maintenance of these facilities, particularly pedestrian-oriented facilities, will become increasingly important in more densely populated locations. An aging population may also result in greater use of pedestrian facilities as walking for recreation becomes more important for this age group.
- ◆ Increased emphasis on walking and bicycling has recently been supported by several municipal “Complete Streets” initiatives within Morris County. The Complete Streets concept promotes a transportation system that serves all modes of transportation, not just automobiles, providing increased opportunities for bicycling, walking and public transit, integrated with automobile travel, and emphasizing public safety.⁴⁴ Incorporation of sidewalks, bicycle lanes, public transit stops, pedestrian crossings, curb extensions, and other features to provide safe, attractive and convenient access for different types of transportation are characteristic of Complete Streets initiatives. Montville Township, Chatham Borough, and Long Hill Township have recently adopted master plan amendments incorporating the Complete Streets concept.

⁴⁴ The NJDOT adopted a [Complete Streets](#) policy in 2009, Policy 703, effective 12/03/2009

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First Train on the Rehabilitated Chester Branch Railroad, December 2010

- ◆ The ability to move freight into and out of Morris County is critical to local and regional economic development. Increases in freight movement to and through Morris County are anticipated as the amount of freight coming into Newark Airport and the Port Newark/Elizabeth Marine Terminal grows. Expanded freight movement by truck may, however, aggravate existing congestion on the interstate highways and increase wear on the roads. The use of rail for freight transport can alleviate some of this traffic, although the increase in the use of rail freight will be restricted in some areas by existing steep grades, low bridges, electrified lines and heavy use of NJ Transit tracks for commuter service. The County of Morris strongly supports improvement in freight rail service and the MCDOT has prepared a [freight study](#) to determine the actions needed to increase the viability of moving goods by rail throughout the county.



6. OPEN SPACE AND FARMLAND PRESERVATION



OPEN SPACE AND FARMLAND PRESERVATION

Preserved Open Space

The preservation of Morris County's open spaces by federal, state, county, and municipal governments provides residents with a wide variety of passive and active recreational opportunities, enhancing their overall quality of life while simultaneously protecting natural resources. Over time, substantial public open space areas have been preserved by various levels of government. The table below presents a summary of major public open space.¹

Morris County Preserved Public Open Space Overview

Category	<u>1985 Total Acres</u>	<u>2012 Total Acres</u>
Federal	8,206	9,297
State	8,535	27,957
Municipal	8,389	18,679
County	4,377	18,691
Total	29,507	74,624

Since 1985, the amount of preserved public open space in Morris County has more than doubled. State land increases are largely attributable to the addition of various wildlife management areas. County and municipal lands also experienced large increases in

¹Public Government Open Space only. 1985 figures as reported in the 1988 Morris County Open Space Element. 2012 figures as per the Morris County GIS Database, July 2012 and Morris County Park Commission, Summary of Acreage Report 2012. Analysis does not include privately owned properties, non-profit open space, utility authorities, non-public county open space (e.g. wetlands mitigation), and properties in the process of being acquired or preserved farmland. Figures as of July 2012. Note that lands represented herein represent lands actually preserved by deed restriction. Potential open space areas identified via local plans or restricted from substantial development due to environmental or other regulatory issues, e.g. the Highlands Preservation Area, but not permanently preserved from private development, are not included in this assessment as preserved open space.

preserved open space during this period, during which many local and regional preservation programs were instituted. Much of this preservation activity has been supported with the assistance of the Morris County Preservation Trust Fund.

Morris County Preservation Trust Fund

The Morris County Open Space and Farmland Preservation Trust Fund was established in 1992 by the Morris County Board of Chosen Freeholders. Collection of funds for the Trust Fund began in 1993, via a dedicated tax on county equalized real property valuation. This tax has varied over the years; the current levy is 1.125 cents per \$100 of equalized property value.²

The Trust Fund is administered by the Morris County Preservation Trust, a division of the Department of Planning and Development. The Preservation Trust also provides staff support to the:

- ◆ Morris County Open Space Committee
- ◆ Morris County Agriculture Development Board
- ◆ Morris County Historic Preservation Trust Fund Review Board
- ◆ Morris County Flood Mitigation Committee

Since its inception, over \$402 million has been collected via the Trust Fund tax.³ Preservation Trust funding is divided among the Morris County Park Commission, the Morris County Municipal Utilities Authority, the Morris County Agriculture Development Board, municipalities, qualified charitable conservancies, and the Morris County Flood Mitigation Committee.⁴ A small portion of

² As of February, 2013.

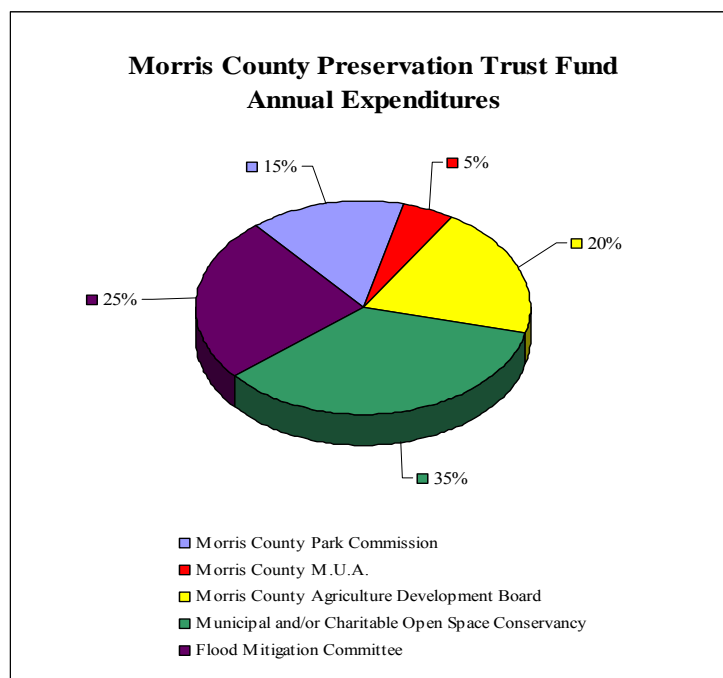
³ Morris County Preservation Trust, May, 2012

⁴ Charitable conservancies are qualified per N.J.S.A. 40:12-15.1, which defines them as corporations or trusts exempt from federal income taxation under paragraph (3) of subsection (c) of section 501 of the federal Internal Revenue Code of 1986 (26 U.S.C. §501 (c)(3)),



OPEN SPACE AND FARMLAND PRESERVATION

this funding is also used to fund the Morris County Historic Preservation Trust Fund Program. Annual expenditures are currently allotted by first dedicating $\frac{1}{4}$ of one cent received through the Trust Fund for capital improvements to county-owned parks and also dedicating $\frac{1}{4}$ of one cent received to historic preservation activities. Annual expenditures are then allotted as per the following chart.



Source: Morris County Preservation Trust

whose purpose include (1) acquisition and preservation of lands in a natural, scenic, or open condition, or (2) historic preservation of historic properties, structures, facilities, sites, areas, or objects, or the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes.

The Morris County Open Space Committee reviews, prioritizes and makes recommendations to the Morris County Board of Chosen Freeholders concerning municipal and nonprofit open space applications. This fifteen member committee consists of one representative from each of eight municipal regions in Morris County, plus representatives from the Morris County Planning Board, Morris County Agriculture Development Board, Morris County Park Commission, Morris County Municipal Utilities Authority, Morris County Historic Preservation Trust Fund Review Board and two members at-large. Committee members are appointed by the Morris County Board of Chosen Freeholders.

The Preservation Trust supports local preservation efforts, which are prevalent throughout Morris County. Twenty-nine of the county's thirty-nine municipalities have approved the use of a local dedicated open space tax for land acquisition, development rights purchase, improvements, and maintenance and/or bond payments.⁵ Preservation Trust Funds are used in conjunction with local and state funds to meet both local and regional preservation goals.

Since 1994, 20,587 acres have been preserved by the Trust Fund as farmland and open space, with an additional 2,173 acres in farmland and open space preservation projects pending.⁶ Over \$156 million has been awarded to Morris County municipalities and nonprofit organizations, contributing to the acquisition of approximately 12,027 acres of local parks and open space.⁷ Trust funding has also aided the Morris County Park Commission and the Morris County Municipal Utilities Authority in the acquisition

⁵ Morris County Preservation Trust, May 2012. The Borough of Florham Park does not have a dedicated open space tax, but does annually allocate funds from the operating budget for open space.

⁶ Morris County Preservation Trust – Trust Fund Statistics May, 2012.

⁷ Morris County Preservation Trust database, May 2012. Figures not adjusted for acreage included in multiple preservation categories.



OPEN SPACE AND FARMLAND PRESERVATION

4,433 acres of county parkland and 2,217 acres of watershed protection lands.⁸

Morris County Flood Mitigation Program

Over the years, Morris County has endured its share of flooding, particularly in municipalities situated adjacent to rivers. In these municipalities, many older homes, not built to current flood hazard standards, are often located immediately adjacent to these rivers. These homes have borne the brunt of damage during flood events.

In 2011, Hurricane Irene caused significant loss of life and damage throughout New Jersey. Recognizing that developed areas subject to recurrent flooding pose a continuing and serious threat to the public health, safety and general welfare, the Morris County Board of Chosen Freeholders approved the creation of the Morris County Flood Mitigation Program in March of 2012.

The first county program of its kind, this innovative flood mitigation program expands the Morris County Preservation Trust Program to include the purchase and removal of frequently flooded housing within floodplain areas. The objective of this program is to provide natural open space areas for floodwater storage to decrease the loss of life and property risk, lower costs for local governments and provide a new beginning for flood-prone-home owners.

The new Flood Mitigation Program provides grants to municipalities to assist in the acquisition of residences that have experienced severe, repetitive flooding, or homes with over 50 percent damage from a single flood event. Applications received from municipalities are reviewed by Morris County Flood Mitigation Committee and recommendations on these applications

are provided to the Freeholder Board from the Committee. The Committee is made up of five members, who are also on the Open Space Trust Fund Committee. Members are appointed by Morris County Board of Chosen Freeholders.



Hurricane Irene Flooding along the Passaic River

County grants provide a portion of the funding needed by local governments to preserve identified sites. The remainder must be provided by the Federal Emergency Management Agency (FEMA), the NJ Blue Acres program and/or the local municipality. As of January 2013, a total of 79 projects were approved in six municipalities; Parsippany-Troy Hills Township, Denville Township, Pequannock Township, Lincoln Park Borough, Riverdale Borough and the Town of Boonton.⁹ All Morris County municipalities are eligible to participate in the program. This program is entirely voluntary; homeowners are not required to participate.

⁸ Ibid.

⁹ Morris County Preservation Trust, January 28 2013.



OPEN SPACE AND FARMLAND PRESERVATION

The Flood Mitigation Program is initially being funded with \$16 million of unencumbered funds currently allocated to the Morris County Agriculture Development Board. As of January 2013, applications for approximately \$8 million have been approved.¹⁰ Future funding levels will be determined annually. Program details are available on the [Morris County Preservation Trust website](#).

County-Owned Open Space

Morris County Park Commission

There are currently 37 county park facilities managed by the Park Commission, that include parks, golf courses, linear trail systems, indoor sports facilities, various recreational, cultural and historic resources. In all, these lands comprise 18,691 acres, about 25% of the total preserved public open space lands in the county.¹¹



Silas Condict County Park, Kinnelon Borough

¹⁰ Ibid.

¹¹ Morris County Park Commission – 2012 Summary of Acreage Report. Total acreage includes 61 acres of land within Loantaka Brook Reservation which is managed, but not owned by the Park Commission.

Morris County Park System

Name	Acres (rounded)
Bamboo Brook Outdoor Education Center	671
Berkshire Valley Golf Course	529
Black River Park (Cooper Mill & Kay Environmental Center)	858
Central Park of Morris County	299
Columbia Trail	100
Cooper Mill	14
Craigmeur Recreation Area	70
Flanders Valley Golf Course	411
Fosterfields Living Historical Farm	213
Frelinghuysen Arboretum	127
Great Swamp Outdoor Education Center	44
Hedden Park	389
Historic Speedwell	8
James Andrews Memorial Park	589
Jonathan Woods	556
Lee's County Park Marina	13
Lewis Morris Park	2,196
Loantaka Brook Reservation ¹²	744
Mahlon Dickerson Reservation	3,346
Minnisink Reservation	329
Mount Hope Historic Park	479
Mount Paul Memorial Park	286
Mt. Olive-Old Vo-Tech Property	26
Old Troy Park	153
Passaic River Park	823
Patriot's Path	257
Pinch Brook Golf Course	102
Pyramid Mountain Natural Historic Area	1,492
Schooley's Mountain Park	791
Silas Condict Park	1,499
Sunset Valley Golf Course	169
Tourne Park	566
Traction Line Recreation Trail	14
Waghaw Mountain Greenway	235
West Morris Greenway/Hugh Force Park	147
William G. Mennen Sports Arena	15
Willowwood Arboretum	131
Total	18,691

Source: Morris County Park Commission – Summary of Acreage Report 2012.



OPEN SPACE AND FARMLAND PRESERVATION

Other County Land Preservation

The County of Morris has acquired and permanently preserved approximately 936 acres of additional lands that are not used for park or recreation purposes. Instead, these lands provide wetlands mitigation, watershed buffers and open space buffers adjacent to other preserved or environmentally sensitive lands.¹³

Farmland Preservation

The Morris County Farmland Preservation Program began with the permanent preservation of a fourteen acre parcel in Washington Township in 1987. As of May 2012, 119 farms totaling 7,323 acres had been permanently preserved, with nine additional farms totaling 516 acres in the preservation pipeline and another four farms totaling about 78 acres in the temporary “eight-year” preservation program.¹⁴

Since 1994, Morris County’s contribution to farmland preservation activity has been funded through the Morris County Open Space and Farmland Preservation Trust Program. The allocation of the funding is overseen by the Morris County Agriculture Development Board (CADB), which was created by the Morris County Board of Chosen Freeholders in 1983. The CADB is made up of seven voting members consisting of four farmer and three public members. There are also seven non-voting members including three advisory members and four ex-officio members.

The CADB oversees the preservation of farmland in accordance with the New Jersey Agriculture Retention and Development Act (N.J.S.A. 4:1C). In total, the county has expended over \$65 million, including Preservation Trust and pre-Trust dollars to preserve farmland. This county funding is combined with state and local funds to preserve existing farmland throughout Morris County’s agricultural areas.¹⁵

Preserved Farmland in Morris County

Municipality	Acres of Farmland	Preserved Farmland	Percent of Farmland Preserved in Municipality
Boonton Twp.	1,123	141.1	12.6
Chester Borough	154	53.4	34.7
Chester Twp.	2,957	1,290.2	43.6
Denville	378	19.9	5.3
Harding	1933	276.4	14.3
Lincoln Park	280	76.6	27.4
Long Hill	153	53.6	35.0
Mendham Borough	976	29.4	3.0
Mendham Twp.	1,568	145	9.2
Montville	746	26.9	3.6
Mount Olive	3,035	182.6	6.0
Randolph	385	146.7	38.1
Rockaway Twp.	443	87.7	19.8
Washington	10,815	4,793.8	44.3
Total Preserved Farmland Acres: 7,323.3			

Source: Morris County Preservation Trust, May 2012.

¹³ Morris County GIS, July 2012. Morris County Administrative ROSI and Morris County Municipal Utilities Authority watershed/wellfield protection properties. These acres are included in the Public/Quasi- land use category in Chapter 3.

¹⁴ Morris County Preservation Trust, as of May 2012.

¹⁵ Morris County Preservation Trust, all figures as of May 2012. Includes pre-trust dollars and Trust Funding.



OPEN SPACE AND FARMLAND PRESERVATION

Morris County Comprehensive Farmland Preservation Plan Element

The Morris County Comprehensive Farmland Preservation Plan was adopted as an element of the Morris County Master Plan in July 2008. This document helps guide the efforts of the CADB in preserving Morris County's remaining agricultural lands. The plan details the progress made in farmland preservation, the farmland preservation program and the goals and methodologies employed to continue this successful preservation effort.

As part of the Plan, one, five and ten year preservation targets were established and are annually updated. Updated targets are based on calculations of historic average per-acre easement cost, the average Morris County share for easement purchase, limits on annual state funding and current annual Morris County funding allocations. Based on these factors, as of December 2011, the one year goal for the purchase of new development easements is 610 acres. The five year goal is 2,974 additional acres and the ten year goal is 6,015 additional acres.¹⁶

There remain roughly 23,000 acres of unpreserved farm assessed lands in Morris County.¹⁷ Not all of this land is suitable for preservation due to property size, configuration, location or environmental constraints; however, the remaining unpreserved and productive acres of farm assessed property should allow Morris County to meet its long term farmland preservation goals.¹⁸



Morris County Preserved Farmland

Ongoing programs related to Morris County farmland preservation or open space preservation and related activities may be reviewed by accessing the [Morris County Preservation Trust website](http://www.morriscountypreservationtrust.org).

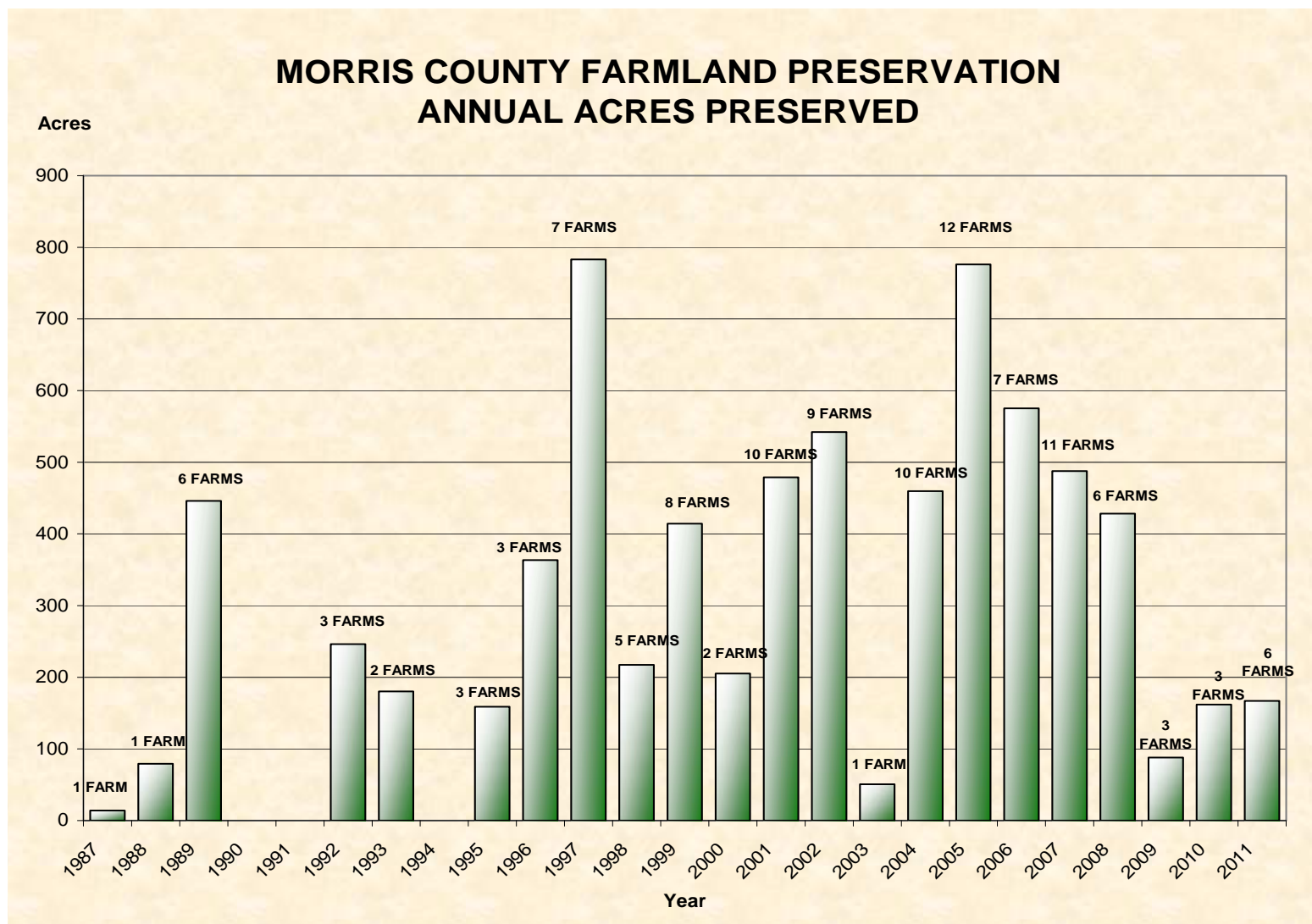
¹⁶ Morris County Preservation Trust SADC Farmland Preservation Plan Update, 2011.

¹⁷ Morris County GIS analysis, excluding already preserved farmland and 3A coded properties. As of July, 2012, 23,289 acres.

¹⁸ Morris County Planning and Development analysis estimates that approximately 46% of remaining unpreserved farm assessed property is constrained by steep slopes, wetlands and/or floodplains.



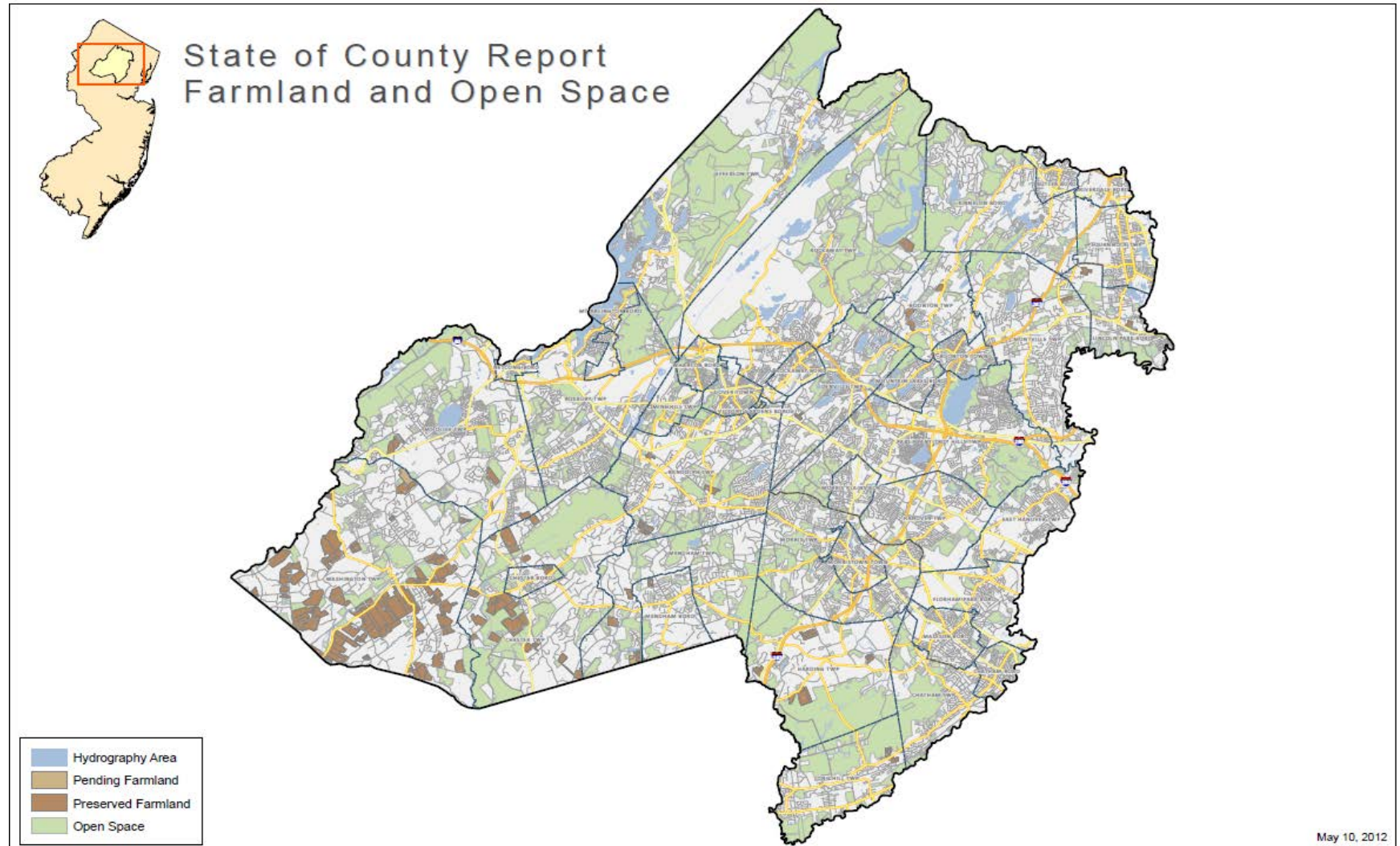
OPEN SPACE AND FARMLAND PRESERVATION



Source: Morris County Preservation Trust 2012



OPEN SPACE AND FARMLAND PRESERVATION





OPEN SPACE AND FARMLAND PRESERVATION

Trends / Issues

- ◆ Nearly three quarters of Morris County municipalities collect special funding for open space preservation and municipalities continue to update and improve local open space and preservation plans. The Morris County Preservation Trust continues to provide assistance to municipalities in meeting local open space and farmland preservation goals.
- ◆ The Preservation Trust is currently in the process of developing an Analysis and Strategy Report to review projects completed since the founding of the Preservation Trust Fund. The Report will analyze what future investments in land acquisition, historic site preservation, park development and maintenance are needed based on current inventories and local government input. It is anticipated that this report will be completed before the end of 2014.
- ◆ As the number of large parcels suitable for municipal open space preservation declines, emphasis on the creation of linkages between existing parklands via greenway and blueway protection has become an increasingly common goal in local open space plans. Creating greater accessibility and linkages to open space and recreation areas via bikeways and pedestrian pathways is also routinely identified as an objective in local open space and recreation plans.
- ◆ Agri-tourism and direct farm marketing are increasingly important aspects of agriculture and its continued success as a thriving industry. Decreasing availability of tillable land and the high value of that land limit expansion as a means to increase profits. To remain economically viable, many local farms incorporate farm markets, specialized crops, and educational and recreational programs as part of direct-to-consumer, retail marketing efforts. Promoting agri-tourism throughout the county will continue to be important for the maintenance of local agricultural businesses and supporting establishments.
- ◆ The economic realities of farming in New Jersey have increased the need to intensify the use of available acreage to maximize profits. This can result in development of farm structures such as greenhouses and horse boarding facilities. These types of uses may increase agricultural diversification and viability, but care must be taken to site such structures so as to avoid prime agricultural soils where possible. Also, such structures may change the character of existing farms and their impact on surrounding residential neighborhoods. The size and placement of large farm structures and facilities will require careful attention



Bamboo Brook Outdoor Education Center, Chester Township



OPEN SPACE AND FARMLAND PRESERVATION

in order to increase compatibility between farm operations and nearby residential uses.

- ◆ Recent legislative initiatives will play a role in the future of open space, farmland preservation and agricultural activities. For example:
 - On January 16, 2010, the Governor signed Senate Bill S1538 into law (P.L. 2009, c.213), authorizing a person who owns preserved farmland to install and operate biomass, solar or wind energy generation facilities, structures and equipment on the farm for the purpose of generating power or heat. Among other things, this adds to the list of permitted activities that may be conducted on commercial farms "the generation of power or heat from biomass, solar, or wind energy."
 - Assembly Bill A2217 was approved in September of 2010 (P.L. 2010, c.70), extending the expiration date of the special appraisal process for Green Acres and farmland preservation from 2009 to 2014 for lands located in the Highlands Region. The majority of Morris County's farmland and potential open space preservation lands are located in the Highlands Region.
 - The Farmland Assessment Act of 1964 was amended in 2013 to establish new and more stringent standards needed to qualify for farmland property tax assessment.¹⁹ Most notably, this amendment increases the minimum annual gross sales required to qualify for farmland assessment from \$500 to \$1000 and requires the reevaluation of this minimum gross sales amount every three years.

¹⁹ Senate Bill S589 signed into law April 2013 (P.L. 2013, c.43).

- Green Acres has recently dedicated the last available funding approved via the 2009 bond referendum, leaving no new state funding available for the preservation of open space, farmland, historic sites and structures or for use in blue acres or watershed protection projects. The absence of new state funding will impact future preservation efforts in Morris County.

While typically funded through bond initiatives, the State Legislature recently introduced several Bills (SCR138/ACR179 and S2529/A3824) that would generate a source of funding for future preservation derived from a dedicated portion of the New Jersey sales tax.²⁰ Final action on these bills has not been taken.

²⁰ All bills were introduced in February 2013. SCR138 was passed by the Senate on 6/20/2013 and received in the Assembly. S2529 was referred to the Senate Budget and Appropriations Committee on 5/20/2013. No activity was reported on either Assembly bill as of 7/15/2013.



7. EMPLOYMENT, EMPLOYERS AND INCOME



EMPLOYMENT, EMPLOYERS AND INCOME

Labor Force

Morris County's total labor force increased 5.1% between 2000 and 2010, to 265,835 persons.¹ Total employment of this labor force declined slightly, by 0.4% between 2000 and 2010. By comparison, the overall New Jersey labor force rose by 10.7% during the same period, and total state employment was up 4.9%. This is a reversal from previous trends, when Morris County's labor force and rate of employment growth increased faster than that of New Jersey.²

Morris County	2000	2010	% Change
Total Labor Force	252,892	265,835	5.1%
Total Employed Persons³	243,783	242,762	-0.4%
Status of Employed Persons			
Private Wage and Salary Workers	203,082	197,240	-2.9%
Government Workers	26,401	32,429	22.8%
Self-Employed Workers⁴	14,300	13,093	-8.4%

Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Concerning sectors in which residents of Morris County are employed, private wage and salary workers made up 81.2% of the workforce in 2010, down from 83.3% of the workforce in 2000, while the proportion of residents who work for government increased from 10.8% of the workforce to 13.4%.⁵ The percentage of the workforce consisting of self-employed workers declined from 5.7% in 2000 to 5.4% in 2010.⁶

¹ Labor force is defined by the U.S. Census Bureau as persons aged 16 years and older who are employed or unemployed

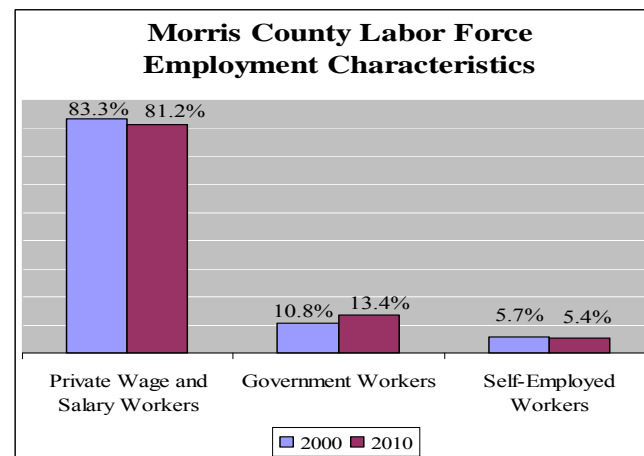
² U.S. Census Bureau, Decennial Census and 2010 American Community Survey.

³ Civilian Labor Force only; includes persons aged 16 and over, employed and unemployed.

⁴ Includes 513 "unpaid family workers", in 2010, i.e. people working 15 hours or more in a family business or farm..

⁵ "Workforce" is defined as "employed persons"

⁶ U.S. Census Bureau, Decennial Census and 2010 American Community Survey.



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Since the release of the 2010 Census, trends have reversed. Between 2010 and 2012, the number of county residents working in government dropped by 2,946 (9.1%), and the number of private wage and salary workers increased by 19,176 (9.7%). As a result, the total percentage of residents employed in government dropped from 13.4% in 2010 to 11.4% in 2012. Correspondingly, the total percentage of private wage and salary workers rose from 81.2% in 2010 to 83.7% in 2012. The percentage of self-employed residents fell from 5.4% to 4.9% during this period.⁷

It is important to understand that labor force data reflects the characteristics of resident employment, but does not reflect employment conditions specifically within Morris County. Many residents are employed outside of Morris County. The characteristics of employment conditions within Morris County are discussed later in this chapter.

⁷ (CNNMoney) - Brutal losses in state and local jobs. January 6, 2012
http://money.cnn.com/2012/01/06/news/economy/state_local_jobs/index.htm (U.S. Census Bureau, 2010 and 2012 American Community Survey)



EMPLOYMENT, EMPLOYERS AND INCOME

Occupations of Morris County Residents

The term “occupations” as used by the U.S. Census Bureau describes the kind of work a person does on the job. For 2010, Management, Business, Science, and Arts⁸ occupations remain the most prevalent occupation category for Morris County residents. While this category grew significantly in previous decades, its growth has leveled off at around 48%. The only occupation category that saw significant growth during the past decade was Service occupations, up from 10.1% of the workforce to 13% over this period.

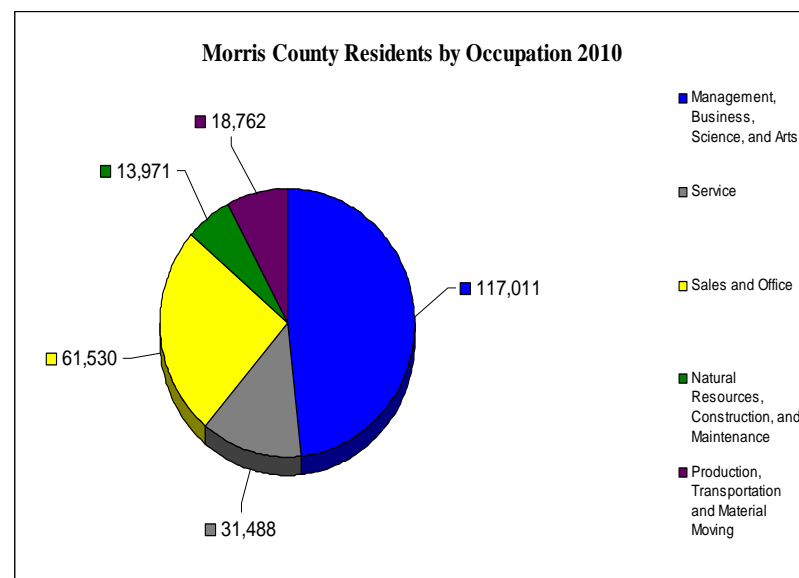
Occupations of Morris County Residents	2000	2010
Management, Business, Science and Arts Occupations	47.7%	48.2%
Service Occupations	10.1%	13.0%
Sales and Office Occupations	27.4%	25.3%
Natural Resources, Construction, and Maintenance Occupations	6.7%	5.8%
Production, Transportation and Material Moving Occupations	8.1%	7.7%
Total	100%	100%

Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Other major occupation categories all saw a decline during this period. Sales and Office occupations fell from 27.4% of the workforce in 2000 to 25.3% in 2010. The Production, Transportation and Material Moving occupation category dropped slightly during

⁸ The 2000 Census occupational category, “Management, Professional, and Related” was replaced in the 2010 Census by the “Management, Business, Science, and Arts” category.

this period, from 8.1% to 7.7%. Natural Resources, Construction, and Maintenance⁹ dropped from 6.7% of the workforce in 2000 to 5.8% in 2010.¹⁰



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

⁹ Two occupational categories from the 2000 Census, “Farming, Fishing, and Forestry” and “Construction, Extraction, and Maintenance” were combined into a single category for the 2010 Census: “Natural Resources, Construction, and Maintenance.” In 2000, “Farming, Fishing, and Forestry” represented a negligible 0.1% of all occupations in Morris County.

¹⁰ U.S. Census Bureau, Decennial Census and 2010 American Community Survey.



EMPLOYMENT, EMPLOYERS AND INCOME

Industries Employing Morris County Residents

As reported here, “industry” relates to the kind of business conducted by one’s employing organization.¹¹ These industries may be located outside of Morris County.

The Educational Services, and Health Care and Social Assistance category continues to rank number one in terms of industries in which residents of Morris County are employed. This sector experienced the second highest percentage increase in employment during the past decade, up almost 26% between 2000 and 2010, continuing a long trend of growth in this industry category.¹²

Rankings for the number two and number three industries in Morris County have flipped. Manufacturing, the number two industry in 2000, dropped to third place in 2010 after suffering a 19% employment decline. While taking the number two position from Manufacturing, employment in the Professional, Scientific, and Management, and Administrative and Waste Management Services category declined by almost 8% between 2000 and 2010.¹³

Industries in Which Morris County Residents Are Employed And Number of Employees

Rank	2000	2010
1	Educational Services, and Health Care and Social Assistance (43,812)	Educational Services, and Health Care and Social Assistance (55,177)
2	Manufacturing (36,419)	Professional, Scientific, and Management, and Administrative and Waste Management Services (33,295)
3	Professional, Scientific, and Management, and Administrative and Waste Management Services (36,116)	Manufacturing (29,462)
4	Finance and Insurance, and Real Estate and Rental and Leasing (25,857)	Finance and Insurance, and Real Estate and Rental and Leasing (26,164)
5	Retail Trade (24,824)	Retail Trade (24,489)
6	Information (13,227)	Construction (13,025)
7	Construction (12,799)	Arts, Entertainment, and Recreation, and Accommodation and Food Services (12,728)
8	Wholesale Trade (10,365)	Transportation and Warehousing, and Utilities (11,615)
9	Transportation and Warehousing and Utilities (10,268)	Information (10,352)
10	Other Services, Except Public Administration (9,686)	Public Administration (8,730)
11	Arts, Entertainment, and Recreation, and Accommodation and Food Services (9,668)	Other Services, Except Public Administration (8,589)
12	Public Administration (7,349)	Wholesale Trade (8,531)
13	Agriculture, Forestry, Fishing and Hunting and Mining (591)	Agriculture, Forestry, Fishing and Hunting, and Mining (605)

Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

¹¹ For example, Novartis manufactures pharmaceutical products and is, therefore, a “manufacturing” industry. It will employ persons in a wide variety of occupations, from office management to food service.

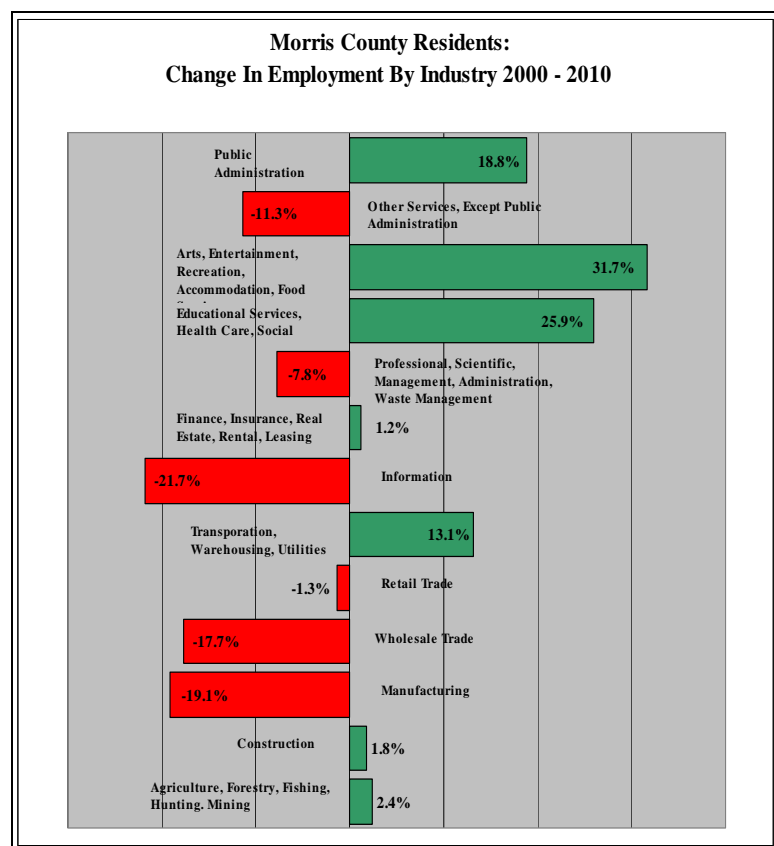
¹² U.S. Census Bureau, Decennial Census and 2010 American Community Survey. The industries noted employing Morris County residents may be located outside of Morris County.

¹³ Ibid.



EMPLOYMENT, EMPLOYERS AND INCOME

The greatest percentage increase occurred in the Arts, Entertainment, and Recreation, and Accommodation and Food Services category which saw its employment increase by almost 32% during the past decade and its ranking increase from eleventh in 2000 to seventh in 2010. Conversely, the industry which suffered the greatest percentage decline was Information, which dropped by almost 22% during this period and saw its ranking drop from sixth to ninth.¹⁴



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Employment within Morris County

Census information reveals the jobs of Morris County residents by occupation and industry but these jobs are not necessarily located within Morris County; many residents work outside of the county. New Jersey unemployment insurance information can be used to make a determination of the type and number of employment opportunities within Morris County.

At the beginning of 2012, public and private employment within Morris County totaled 268,087 jobs.¹⁵ Of these jobs, 88.4% were in the private sector. Public sector employment, i.e. federal, state and local government, made up the remaining 11.6%. Note these figures only include jobs covered by unemployment insurance, e.g. self-employment is not included.

The effect of the recession on private sector employment during the past decade is notable. In the ten year period between 2002 and 2012, the number of private sector jobs within in Morris County dropped from 247,775 to 237,122 a decline of 10,653 or 4.3%.¹⁶ Among private sector jobs during this period, only the Services sector increased, up 12,690 jobs (11.5%). All other private sector categories suffered a decline during this period. Hardest hit was the Information sector, which lost just over 6,000 jobs, down 50.0% during the ten year period. This was followed by Wholesale Trade, down 26.2% and Finance, Insurance & Real Estate (FIRE), down 21.3%, each sector losing well over 5,000 positions.

¹⁵ New Jersey Employment and Wages Covered by Unemployment Insurance, 2012 First Quarter BLS Quarterly Report: Morris County, New Jersey Department of Labor and Workforce Development. Note these figures do not include jobs not covered by unemployment insurance, e.g. self-employment. This data is not collected by NJDLWD.

¹⁶ During this same period, public sector employment increased slightly, from 30,393 to 30,965, an increase of 1.9%. NJDOL and NJDLWD 1st quarter 2002 and 1st quarter 2012.

¹⁴ Ibid.



EMPLOYMENT, EMPLOYERS AND INCOME

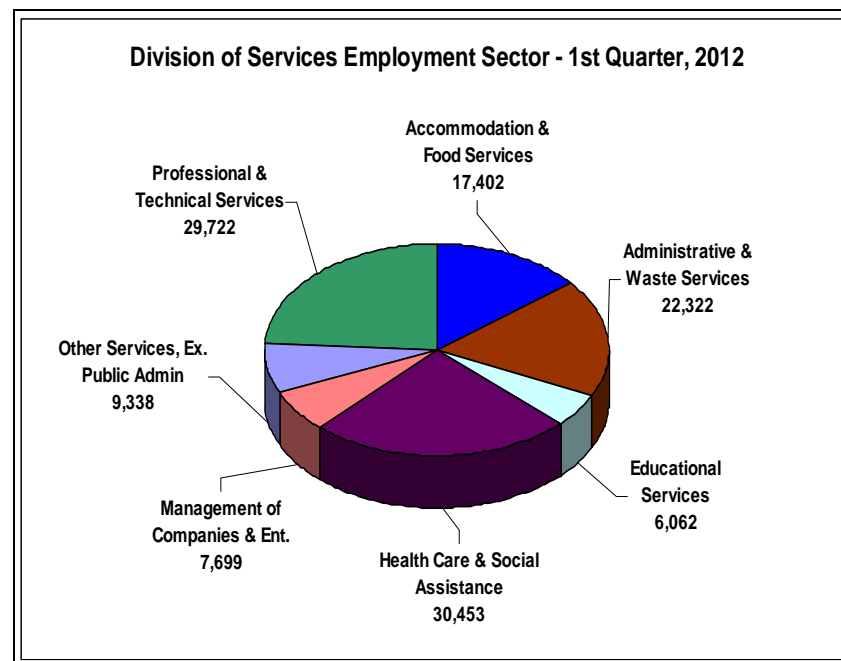
Private Sector Jobs Covered by Unemployment Insurance within Morris County

Category ¹⁷	1st Qtr. 2002	% of Total	1st Qtr. 2012	% of Total
Construction	10,930	4.4%	9,178	3.9%
Finance, Insurance & Real Estate (FIRE)	26,234	10.6%	20,642	8.7%
Information	12,047	4.9%	6,020	2.5%
Manufacturing	24,659	10.0%	22,491	9.5%
Mining, Agriculture, Other	315	0.1%	255	0.1%
Retail Trade	30,195	12.2%	27,936	11.8%
Services	110,308	44.5%	122,998	51.9%
Transportation and Warehousing	9,088	3.7%	7,807	3.3%
Wholesale Trade	21,264	8.6%	15,698	6.6%
Other/Unclassified / Suppressed ¹⁸	2,735	1.0%	4,097	1.7%
Total	247,775	100.0	237,122	100.0

Source: N.J. Department of Labor and Workforce Development, First Quarter BLS Quarterly Report -, March 2012

By 2012, Service sector jobs accounted for over half (51.9%) of all private sector jobs in Morris County, up from 44.5% in 2002. The Retail Trade sector remained the second largest sector, with a 11.8% share of county employment. At 9.5%, Manufacturing declined slightly, but replaced the Finance, Insurance, & Real Estate sector as the third largest sector in the county.

The following chart illustrates the many subcategories included in the Service sector, which currently dominates Morris County employment, accounting for approximately 52% of all private sector jobs.



Source: N.J. Department of Labor and Workforce Development

Figures just released for the end of 2012 show a rise in total covered jobs in Morris County to 275,593. Since the beginning of 2012, private sector jobs in the county rose from 88.4% to 88.8% of the total, while public sector employment in the county fell from 11.6% to 11.2% of the total.¹⁹

¹⁷ Utilities excluded, making up less than 0.1% for designated periods.

¹⁸ The NJDLWD suppresses data for industries with few units or for industries where one employer makes up a significant portion of industry employment. Data rounded equal 100%

¹⁹ New Jersey Employment and Wages Covered by Unemployment Insurance, 2012 Fourth Quarter BLS Quarterly Report: Morris County, New Jersey Department of Labor and Workforce Development. Other private sector, e.g. self employed, not included in these figures.



EMPLOYMENT, EMPLOYERS AND INCOME

Major Employers

Major employers in Morris County reflect a diverse business environment with significant representation from industries engaged in Information Technology, Health Care and Pharmaceuticals, Finance and other high tech and professional commercial enterprises. As of the first quarter of 2012, there were 16,804 private sector business establishments in Morris County.²⁰

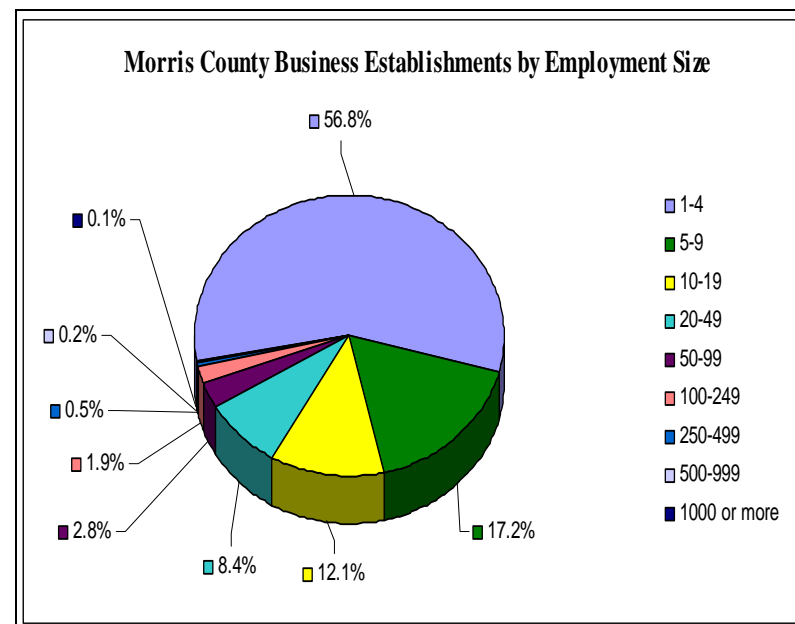
At present, the largest single employer in Morris County is Picatinny Arsenal in Rockaway Township. Other major employers include Atlantic Health in Morristown and Novartis Corporation, with locations in East Hanover Township, Parsippany-Troy Hills Township and Florham Park Borough.

2013 Sample of Major Employers

♦ Picatinny Arsenal (5,841)	♦ Honeywell (1,200)
♦ Atlantic Health (5,576)	♦ Pfizer/Wyeth (1,050)*
♦ Novartis (5,035)	♦ Tiffany & Co. (930)*
♦ ADP (2,060)	♦ UPS (850)
♦ St. Clare's (1,662)	♦ Realogy Corporation (813)*
♦ County of Morris (1,659)	♦ Johnson & Johnson Healthcare Prod. (800)*
♦ Wyndham Worldwide (1,546)	♦ Alcoa (750)
♦ Accenture (1,500)	♦ Colgate-Palmolive Co. (750)*
♦ BASF (1,500)	♦ Avis Budget Group, Inc. (670)
♦ Chilton Memorial (1,440)	♦ Lincoln Park Care Center (640)*
♦ Deloitte & Touche (1,336)*	♦ State Farm Insurance (595)*
♦ Greystone Park Psychiatric (1,309)	♦ Bayer (480)
♦ PricewaterhouseCoopers (1,224)	♦ JCP&L/FirstEnergy (435)*

Source: Morris County Department of Planning and Development - April 2013 Survey of full time employees (except items marked with an asterisk which are based on a May 2012 survey). Sample based on survey response. Not all major employers included. May include on site contractors.

While major corporations continue to play a significant role in providing employment opportunities, most private sector jobs are provided by small business establishments. In 2011, just over 86% of all business establishments in Morris County had fewer than 20 employees.



Source: 2011 County Business Patterns, U.S. Census.

²⁰ New Jersey Department of Labor and Workforce Development, 2012 Quarterly Census of Employment and Wages. <http://lwd.state.nj.us/lpaapp/app>



EMPLOYMENT, EMPLOYERS AND INCOME

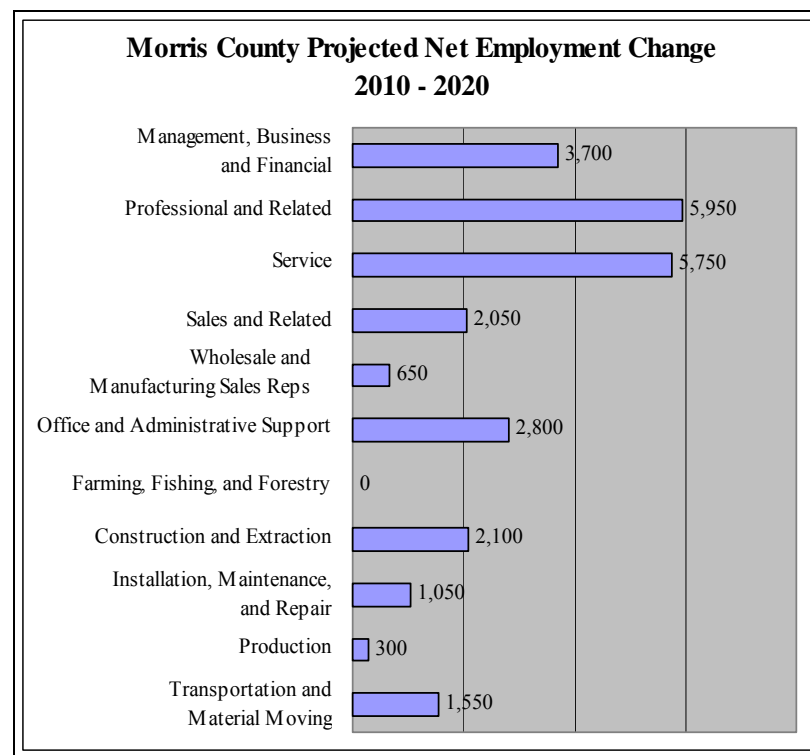
Employment Change by Industry

The N.J. Department of Labor and Workforce Development projects that Morris County will experience a net growth of 25,750 jobs from 2010 to 2020.²¹ Health Care and Social Assistance industries are projected to lead this growth with 5,000 net new jobs. Substantial growth is also projected in the Professional, Scientific and Technical Services industries. Information industry jobs are projected to decline by 1,300 during the same period and Government jobs are projected to continue to decline by approximately 600 positions. Projected employment change by industry is as follows:

<u>Industry Title</u>	<u>Projected Job Change 2010 - 2020</u>
♦ <u>Total Nonfarm Employment</u>	<u>25,750</u>
♦ Health Care and Social Assistance	5,000
♦ Professional, Scientific, and Technical Services	4,300
♦ Administrative Support / Waste Mgmt/Remediation	3,850
♦ Construction	3,050
♦ Retail Trade	1,900
♦ Other Services (Except Government)	1,800
♦ Wholesale Trade	1,750
♦ Finance and Insurance	1,300
♦ Educational Services	950
♦ Self-Employed Workers, All Jobs	950
♦ Accommodation and Food Services	750
♦ Transportation and Warehousing	700
♦ Management of Companies and Enterprises	650
♦ Arts, Entertainment, and Recreation	550
♦ Utilities	100
♦ Real Estate and Rental and Leasing	50
♦ Mining	0
♦ Unpaid Family Workers, All Jobs	0
♦ Manufacturing	-50
♦ Government	-600
♦ Information	-1,300

Employment Change by Occupation

Between 2010 and 2020, Professional and Related occupations are projected to provide the greatest occupational growth within Morris County, followed closely by Service sector occupations. Occupations showing the least growth are the Farming, Fishing, and Forestry occupations with zero growth projected, followed by the Production sector as the second slowest growing occupation.



Source: N.J. Department of Labor and Workforce Development

²¹ Industry Employment Projections, 2010 - 2020, N.J. Department of Labor and Workforce Development



EMPLOYMENT, EMPLOYERS AND INCOME

Specific occupations anticipated to have the greatest growth between 2010 and 2020 within Morris County are as follows:²²

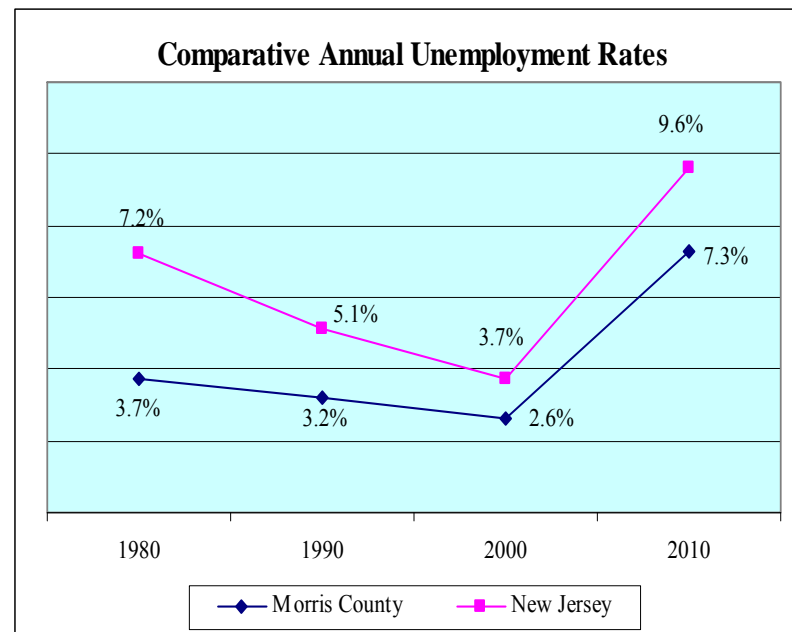
Occupation	Increase: 2010 - 2020 Numeric	Increase: 2010 - 2020 (%)	2012 Average Yearly Salary ²³ (\$)
Landscaping and Groundskeeping Workers	1,000	20.6	28,880
Retail Salespersons	950	11.0	28,720
Registered Nurses	800	13.3	78,620
Customer Service Representatives	600	11.9	36,370
Office Clerks, General	600	9.6	32,160
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	550	6.2	26,520
Receptionists and Information Clerks	550	14.0	29,240
Home Health Aides	500	51.0	22,450
Personal and Home Care Aides	500	59.6	26,170
Software Developers, Applications	450	18.8	108,250
Combined Food Preparation and Serving Workers, Including Fast Food	400	9.5	18,780
Sales Representatives, Wholesale and Manufacturing, Except Tech. and Scientific	400	11.4	74,750
Electricians	400	24.9	77,830
Management Analysts	350	13.9	92,900
Accountants and Auditors	350	8.3	87,110
Computer Systems Analysts	350	13.7	90,840
Security Guards	350	15.0	30,570
Bookkeeping, Accounting, and Auditing Clerks	350	7.7	41,060
Laborers and Freight, Stock, and Material Movers, Hand	350	9.7	28,530
Market Research Analysts and Marketing Specialists	300	30.6	74,610

²² New Jersey Department of Labor and Workforce Development, Long-Term Occupational Employment Projections, 2010 - 2020

²³ New Jersey Department of Labor and Workforce Development, Essex-Hunterdon-Morris-Sussex-Union-County Area Occupational Wages, OES Wage Survey, July 2012

Unemployment

Historically, Morris County's unemployment rate has been a full percentage point or more below New Jersey's and that has continued even as the recent recession has caused unemployment rates to increase dramatically. In 2010, the annual average unemployment rate for Morris County was 7.3% while the rate for New Jersey was 9.6%. At 7.3%, Morris County had the second lowest unemployment rate in the state.²⁴



Source: N.J. Department of Labor and Workforce Development

²⁴ N.J. Department of Labor and Workforce Development Labor Force Estimates.



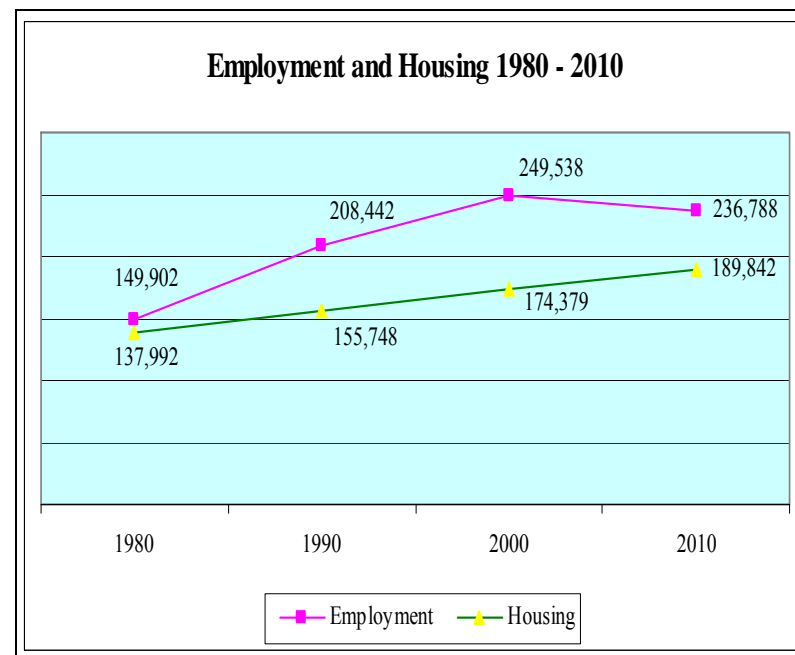
EMPLOYMENT, EMPLOYERS AND INCOME

As of the end of 2012, the annual average unemployment rate for Morris County was still 7.3%, continuing to be the second lowest of all counties in New Jersey. The statewide annual average unemployment rate at this time was 9.5%.²⁵ The last reported monthly unemployment rate for Morris County was 6.3%. (August 2013).²⁶

Jobs-to-Housing Ratio

The jobs-to-housing ratio is a measure of the relationship between employment opportunities to the number of housing units in the same area. In concept, the closer the ratio is to 1:1, the greater the relationship between residents and available jobs. When this ratio exceeds 1:1, it is interpreted to mean that an area has more jobs than housing and needs to import workers. Conversely, when the ratio falls below 1:1, an area has fewer jobs than housing, and is expected to export workers. In 1980, the ratio of jobs to housing in Morris County was 1.09:1. In 1990, it rose to 1.34:1 and by 2000 it had reached 1.43:1. In 2010, the ratio fell back to 1.25:1. The decline in the ratio reflects the recession era reduction in employment compared to the availability of housing.

Theoretically, a balanced jobs to housing ratio suggests a reduced need to import workers from outside the county, decreased regional traffic, and a reduction in journey to work times. Although this ratio is often used to explain these conditions, other factors may also be significant in determining where employees live, including the price and type of housing available in an area. If local housing prices do not match the income levels of local jobs, employees must live where housing is more affordable.



Source: U.S. Census Bureau, Decennial Census, N.J. Department of Labor and Workforce Development, Census of Employment and Wages Note: 2010 employment data used for comparison to Decennial Census housing data.

²⁵ New Jersey Department of Labor and Workforce Development.

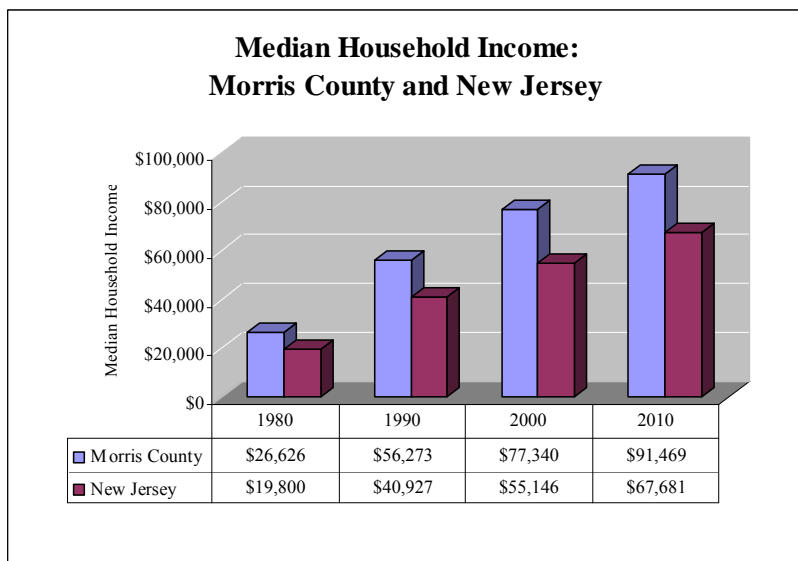
²⁶ New Jersey Department of Labor and Workforce Development (August 2013 – Not Seasonally Adjusted.)



EMPLOYMENT, EMPLOYERS AND INCOME

Income

Morris County median household income consistently outpaces the statewide median and is consistently within the top three New Jersey counties in terms of median household income. Nationwide, Morris County had the 10th highest median household income in 2010.²⁷

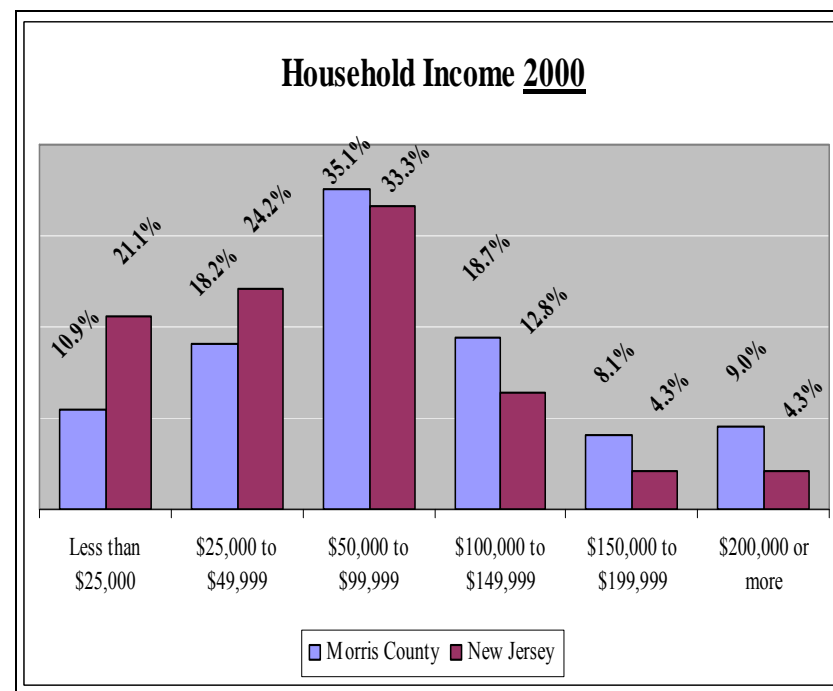


Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Morris County's income advantage is long standing. In 1980, Morris County households had an income that was 34.5% higher than the median for the state as a whole. This comparative income advantage was 37.5% in 1990 and reached 40% in 2000, before declining back to a 35% income advantage in 2010.

Income ranges also reflect Morris County's relative affluence compared to statewide figures. The largest number of households in

the county and in New Jersey is in the income range earning between \$50,000 and \$99,999. However, for 2010, the percentage of Morris County households with an income greater than \$200,000 was nearly twice that of New Jersey. Between 2000 and 2010, the percentage of Morris County households making \$200,000 or more jumped from 9.0% to 14.7% of all households, as Morris County continued to attract and/or maintain higher income households. Statewide, this category of households increased from 4.3% to 8.1%.²⁸ Conversely, the proportion of households in Morris County earning less than \$25,000 per year is significantly less than that of New Jersey, i.e. Morris County: 10.9% vs. New Jersey: 18.2%.

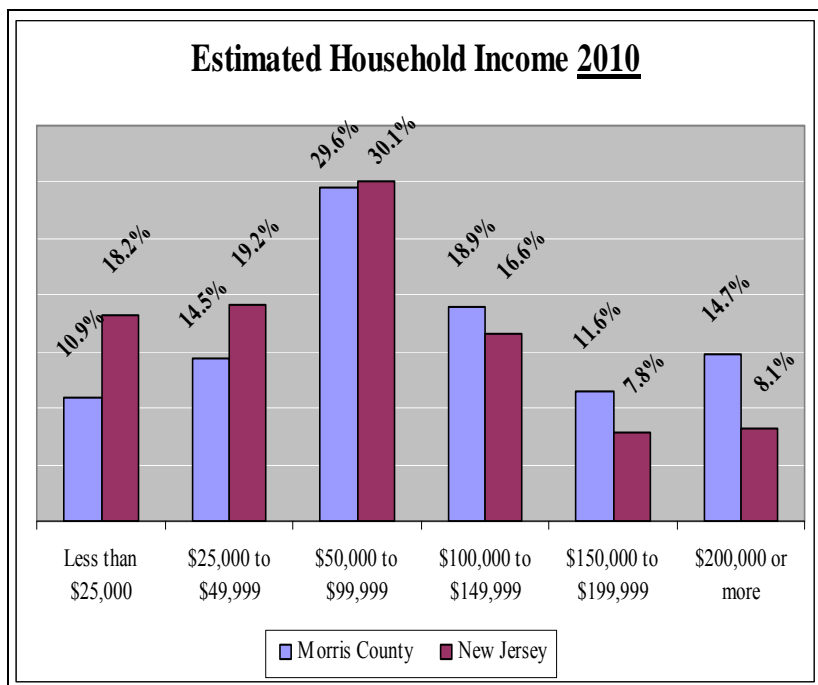


²⁷ U.S. Census Bureau, Decennial Census and 2010 American Community Survey.

²⁸ Ibid.



EMPLOYMENT, EMPLOYERS AND INCOME



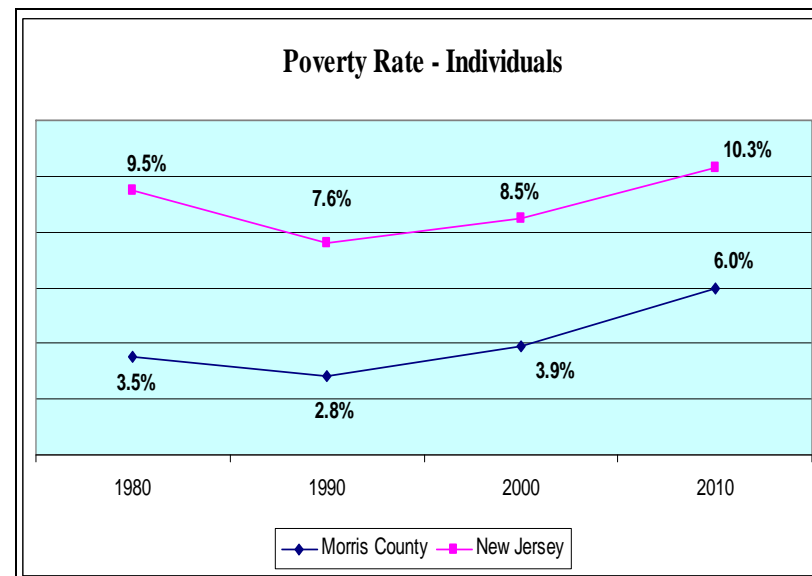
Sources: U.S. Census Bureau, Decennial Census U.S. Census Bureau, 2010 American Community Survey

Most recent Census figures (2012) place the median household income for Morris County households at \$95,294, significantly higher than the 2012 statewide median household income of \$69,667.²⁹

Poverty

Morris County's poverty rate remains substantially lower than the statewide rate; however, the recent recession has contributed to an increase in the county's poverty rate from 3.9% in 2000 to 6.0% in

2010. While the county's 6.0% poverty rate is significantly less than the 10.3% rate for the state, this rate translates to about 29,191 persons living below the poverty level in Morris County in 2010, including 7,031 children under the age of 18.³⁰



Source: U.S. Census Bureau, Decennial Census and 2010 American Community Survey

Recently released poverty rate estimates show a decline in the county poverty rate from 6.0% in 2010 to 4.3% in 2012. During this same period, the statewide poverty rate rose from 10.3% to 10.8%.³¹

²⁹ U.S. Census Bureau American Community Survey 2012

³⁰ U.S. Census Bureau, Decennial Census and 2010 American Community Survey.

³¹ U.S. Census Bureau, 2012 American Community Survey.



EMPLOYMENT, EMPLOYERS AND INCOME

Trends / Issues

Morris County continues to feel the impact of the nationwide recession that began in December 2007. Unemployment remains high by historical standards and there have been significant negative changes experienced by local employers and employees alike. The bursting of the housing bubble resulted in increased foreclosures and declining tax revenues, causing great difficulties for residents and local governments. Yet, even as this economy has presented hardships for many residents, Morris County as a whole weathered this recession much better than the State and most other New Jersey counties.

Morris County's median household and per capita income remain among the highest in the state. Unemployment is the second lowest in New Jersey and, while always a concern, the poverty rate is less than half that of New Jersey.³² The county retains competitive advantages that include its location, a highly educated workforce, a multi-modal transportation network, substantial resident and regional buying power, access to regional markets and distribution facilities, and its overall quality of life. These advantageous continue to help attract and retain major businesses, including many Fortune 500 companies. While these and other factors should help position Morris County for continued economic improvement, there are many trends and issues influencing the recovery of the local economy.

- ♦ Pharmaceutical companies, along with biotechnology and medical devices/equipment companies, continue to provide substantial professional, technical and related manufacturing employment in Morris County and within northern and central New Jersey. Over the last several years, major pharmaceutical companies have been undergoing mergers, consolidation and restructuring, resulting in job losses in Morris County and other

parts of New Jersey. Between 2005 and 2010 New Jersey lost 14.9% of its pharmaceutical jobs (while the nation as a whole lost 7.6%).³³

Despite these employment losses, the total number of pharmaceutical establishments in the state actually increased 19.2% between 2005 and 2010, compared to only 4.9% for the nation.³⁴ This increase in establishments suggests a potential for future job growth in this industry. With Morris County's highly educated workforce and concentration of higher education facilities, the county is well positioned to take advantage of pharmaceutical and related industry expansions and consolidations.³⁵ There are various recent examples of renewed growth in the pharmaceutical and health care industry in Morris County:

- Ferring Pharmaceuticals of Switzerland recently acquired a 25-acre site in Parsippany-Troy Hills Township to expand its U.S. operations center. The expansion is expected to generate jobs in management, administration and support, commercial operations, manufacturing and product development.³⁶
- Amneal Pharmaceuticals is expanding operations by leasing over 70,000 square feet of space in East Hanover Township. The presence of a skilled workforce and ability to

³² As of November 2012. US Department of Labor, Bureau of Labor Statistics

³³ John Ehret, N.J. Department of Labor and Workforce Development, "Life Science Remains Strong in the Garden State. NJ Labor Market Views, #20. August 28, 2012. pg. 3

³⁴ John Ehret, N.J. Department of Labor and Workforce Development, "Life Science Remains Strong in the Garden State." NJ Labor Market Views, #20. August 28, 2012. pg.3-4

³⁵ Morris County hosts the second most highly educated and skilled workforce in the State. See Section 9, "Education and Cultural Facilities."

³⁶ Regional Focus: North Jersey, Issue #2N. August 2012. N.J. Department of Labor and Workforce Development.



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collaborate with the state's institutions of higher education were factors contributing to this decision.³⁷

- Bayer HealthCare Pharmaceuticals is consolidating its East Coast operations in Hanover Township, resulting in a shift of 2,000 employees from the region into the Township, in addition to generating up to 500 new jobs.³⁸
- Siemens Health Care Diagnostics in Mount Olive Township plans to nearly double the size of its current facility on Bartley-Flanders Road by renovating its existing 160,000 square foot structure and building a new 140,000 square foot plant on adjacent land. This expansion is expected to more than double the existing employment on site, adding 500 positions over the next ten years.³⁹
- Finally, while Novartis announced the layoffs of several hundred existing employees at the East Hanover Township location in 2012, the company has plans for a significant building expansion at this location, which is anticipated to result in the addition of approximately 1,400 new employees at the newly expanded campus.⁴⁰
- ◆ As of the second quarter of 2013, Morris County's total office vacancy rate was 27.6%, compared to a 19.8% total vacancy rate for New Jersey.⁴¹ This problem is particularly acute in the larger "Class A" offices, in which Morris County suffers from a 31.9%

vacancy rate compared to a 21.7% rate for the state as a whole.⁴² While reflecting reductions, restructuring and consolidations in the manufacturing, telecommunications and pharmaceutical industries, these rates are disproportionately influenced by a few very large properties, such as the 950,000 square foot former BASF office complex in Mount Olive.⁴³ One near term positive influence on these rates will occur as the former 1.9 million square foot Alcatel Lucent complex in Hanover Township is fully occupied by the Bayer Corporation.

High vacancy rates inhibit, but do not automatically eliminate, the demand for new office construction. For example, while the former BASF complex in Mount Olive Township remains vacant, BASF opened its new 325,000 square foot headquarters in Florham Park Borough in May 2012.⁴⁴ This movement demonstrates that the vacancies do not necessarily represent a shift away from the resources and amenities of Morris County, but rather may be the result of other factors, such as changing spatial needs, new structural demands, location requirements and evolving corporate cultures. Addressing these changes will be necessary if Morris County is to meet future economic goals and challenges.

- ◆ Much of the large-scale office space in Morris County was built in the 1980's and 1990's, at a time when the creation of suburban corporate campuses led economic development in northern and central New Jersey.⁴⁵ This development addressed the needs of that time, occurring before the internet changed the

³⁷ Ibid.

³⁸ Ehret, J. Life Science Remains Strong in the Garden State. NJ Labor Market Views. August 28, 2012. N.J. Department of Labor and Workforce Development

³⁹ "Siemens expansion in Mount Olive gains steam, windfall tax seen," Mount Olive Chronicle, May 17, 2013.

⁴⁰ "Novartis Layoffs to hit hundreds of N.J. Employees." The Star Ledger. January 13, 2012.

Morris County Site Plan Report, March 19, 2010, File #2010-10-2-SP-0.

⁴¹ Cushman & Wakefield, Office Statistical Summary - Second Quarter 2013..

⁴² Ibid.

⁴³ Goldberg, Dan, "Huge BASF complex proving a tough sell in Mount Olive". December 12, 2009. Star Ledger.

⁴⁴ BASF opens new headquarters building in Florham Park. Press release. May 4, 2012. BASF.

⁴⁵ Hughes, J. Seneca, J. Rutgers Regional Report: Reinventing the New Jersey Economy, #33, December 2012. Up to 80% of all commercial office space ever built in the history of New Jersey was built in the 1980s.



EMPLOYMENT, EMPLOYERS AND INCOME

nature of workplace interactions, before “Green Building”⁴⁶ was a common component of desired office and industrial facilities and before more efficient workplace design, shared work environments and advanced manufacturing techniques reduced overall space needs. As a result, many commercial structures, designed for past economic and technological realities, are now functionally obsolete. Significant upgrades will be required in such facilities if they are to remain viable, but this may not be possible for all existing structures.

- ◆ Technical advances, increases in worker productivity, and the recent consolidation of many company operations, have reduced the number of employees needed for some operations, subsequently reducing space needs for related businesses. Reductions in the number of needed employees can reduce demand for existing office and/or industrial space, further inhibiting efforts to reduce existing office and industrial vacancy rates in the county.
- ◆ Changes in the locational preference of many businesses will influence future economic development in Morris County. Many corporations are abandoning insular suburban corporate campuses in favor of more concentrated interactive environments and multi-modal communities with diverse housing opportunities. A major reason for this shift is the desire of businesses to address the work, live and lifestyle preferences of their target workforce, i.e., the current “Millennial” generation of young, highly educated and skilled professionals. This much sought after workforce has demonstrated a general preference to work and live in more vibrant, active and transit friendly environments, where a broader variety of housing options typically exist, where there is a walkable environment and an

assortment of downtown amenities and activities. While such environments exist in Morris County, (e.g. Morristown) many existing corporate employment centers are located in more suburban and/or relatively isolated locations. If these changes in workforce demands and expectations continue to factor into corporate locational decision-making, finding new corporate tenants to fill the county’s existing campus style suburban office parks will present a continuing challenge.

- ◆ Maintaining existing businesses, attracting new businesses and reducing vacancies in an increasingly competitive market will require increased flexibility. Economic advancement may require a greater focus on redevelopment and/or repurposing of existing sites and adaptive reuse of facilities, consideration of significant land use changes, and/or changes in land use intensities or densities. In instances where former office or industrial buildings and/or sites are no longer suitable for commercial use or development, and cannot be feasibly retrofitted to meet modern economic requirements, rezoning and/or adaptive reuse may be required to bring such facilities or sites into utility. As the economy of the region evolves, there will be a need for an increasingly diversified economic base that can more readily adapt to rapidly evolving economic trends.
- ◆ A decline in the availability of vacant land, free of significant environmental restrictions, will also make the redevelopment and/or repurposing of existing commercial sites increasingly important. One recent example of this trend is the redevelopment of the former Exxon-Mobil property in Florham Park Borough into a Jets football practice facility and office space.
- ◆ As expressed in the current draft State Strategic Plan, state planning efforts to promote economic development will utilize state agency strategic plans and discretionary spending within state agencies to coordinate support for growth in “Regional

⁴⁶ Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.



EMPLOYMENT, EMPLOYERS AND INCOME

Innovation Clusters” focused on key industries recognized for their statewide and regional importance. These key industries include Bio/Pharma & Life Sciences, Transportation, Logistics and Distribution, Finance, Manufacturing, Technology and Health Care.⁴⁷ Morris County already contains many of these industries, and has the educated and skilled workforce needed to support their expansion. The identification of these clusters, supporting economic assemblages and institutions, transportation opportunities and available infrastructure will benefit Morris County, since state agencies are tasked by the State Strategic Plan to provide priority state investment in these areas.

- ♦ One of the more unique economic engines of Morris County, the Picatinny Applied Research Campus (PARC), is currently under development at Picatinny Arsenal in Rockaway Township. The PARC is a 125,000 square foot development of one and two story multi-tenanted buildings with labs, office space and multipurpose space for high tech, defense and academic tenants and users with additional build-to-suit opportunities available.⁴⁸ With an estimated build-out potential of approximately one million square feet, substantial economic development and employment generation can be anticipated through continued development of this unique facility.⁴⁹
- ♦ Morris County’s transportation network of major roadways, rail and bus services have been instrumental in promoting regional economic development and supporting the county’s employment base. The ability to move raw materials, finished goods and, most importantly, talented employees, to and from places of work and production is a critical factor for maintenance of the

local economy. As roadway expansion becomes ever more difficult and existing roadway capacities are strained, expanded use of bus and rail mass transit opportunities for commuting and the use of rail for freight movement will become increasingly important.

- ♦ Retention of existing employers and the attraction of new companies will require the county to maximize and market its competitive advantages. These advantages include proximity to Manhattan and northeastern New Jersey business centers, major marine ports and airports, an established transportation network, high quality schools, high income levels, parks, cultural amenities and a highly educated and skilled workforce.
- ♦ As businesses become more specialized, the ready availability of a highly skilled and educated workforce that can meet current and future business needs is a growing factor in business location decisions. Maintaining the county’s workforce advantage will require continued and/or expanded communication between corporate entities and educators to assess evolving employer needs and coordinate these needs with curriculum development and capital investments. Morris County’s various public and private colleges and universities will continue to play a vital role in providing this skilled and educated workforce.
- ♦ The same advantages that make the county attractive as a place of business, also contribute to higher housing costs, which can have a negative impact on corporate relocation decisions if businesses believe that high housing costs or lack of housing options will hurt their ability to attract and/or retain essential employees.

⁴⁷ Final Draft State Strategic Plan: New Jersey’s State Development and Redevelopment Plan, issued December 2012, pg. 12.

⁴⁸ the-parc.com Accessed 3/21/2013.

⁴⁹ Industrial County Overview, Morris County Northern New Jersey, Third Quarter 2005, Cushman & Wakefield.



EMPLOYMENT, EMPLOYERS AND INCOME

- ◆ While many Morris County residents continue to be employed in higher paying management and business occupations, service sector occupations are projected to make up an increasing share of future local employment. A significant increase in often lower wage paying service sector jobs may eventually affect overall household income levels, local spending and economic growth. Any significant increases in lower wage employment may also affect local housing demand preferences and/or commuting patterns.
- ◆ In some cases, former office or industrial buildings and/or sites no longer suitable for commercial use or development may find new life as residential developments. Examples of this type of conversion include River Place at Butler, formerly the Butler Rubber Company and the Granny Brook Apartments in Dover, site of the former Ross Ribbon Factory. More recently, the former New Jersey Bell building on Ford Avenue in Morristown has been proposed for conversion into multi-family housing.



8. HISTORIC PRESERVATION



HISTORIC PRESERVATION

Historic Preservation Planning

In 1976, the Morris County Planning Board adopted the Historic Preservation Plan Element of the Morris County Master Plan. This element identified the need for and value of historic preservation, while also identifying preservation tools, funding sources, government support programs, private organizations and recommendations for municipal, county, state and federal historic preservation. Lastly, the plan included a preliminary inventory of 268 historic sites based on information from the National Register of Historic Places, the Historic American Buildings Survey and the New Jersey Register of Historic Places.



Museum of Early Trades and Crafts, Madison Borough

Morris County Heritage Commission

In 1970, the Morris County Board of Chosen Freeholders created the Morris County Heritage Commission. This nine-member commission acts as an advisory body to the Freeholders, promotes awareness of Morris County's heritage and provides advice and support to local historic preservation groups in Morris County.

The Heritage Commission has taken a leading role in the preservation of Morris County's historic records. In 1978, the commission created an archival program to insure the accessibility of Morris County's historic documents and helped create the Morris County Archives as the county's official document repository. The commission employs a County Archivist to maintain various records and assist researchers with investigations on such items as building contracts, records of the Surrogate, roadway records, court records, and Morris County Freeholder minutes, among others.

In 1987, the Morris County Heritage Commission undertook a comprehensive historic sites survey for each municipality in Morris County. The survey documented sites of known or potential historic significance dating from 1700 to 1940. The survey contained 2,850 sites of known and potential historic significance.¹

¹ In both the 1976 and 1987 documents, the number of sites identified did not necessarily reflect the actual number of separate buildings or structures, since a district or group listed as one site may contain a number of individual buildings or structures.



HISTORIC PRESERVATION

Morris County Preservation Trust – Historic and Cultural Resource Inventory

The Preservation Trust Division of the Morris County Department of Planning and Development has undertaken a new and detailed [Cultural Resource Inventory](#) of historic and culturally significant sites in Morris County. Specifically, this multi-year effort will:

- Document changes that have occurred to existing historic sites noted in 1987.
- Add historic sites that were overlooked in the previous survey.
- Define the boundaries of historic districts.
- Identify sites that have been demolished or relocated into or out of Morris County.
- Showcase the broad spectrum of cultural resources found in Morris County.
- Map historic sites using GIS technology.



Montville Schoolhouse, Montville Township

To date, fourteen municipalities have been completely surveyed. Information on this effort can be found in the Cultural Resource Inventory section of the Morris County Preservation Trust website. As part of this effort, a new interactive GIS²-based web [application](#) has been launched that allows instant access to all information contained within the inventory, which is updated continuously. The application allows searches by various “themes” and the search results can be displayed in a variety of formats. Recognizing “pioneering or inventive efforts in historic preservation education or interpretive programs,” the New Jersey State Historic Preservation Office (HPO) bestowed the 2013 Award for Innovation on the Morris County’s Cultural Resource Inventory application. Information on the Cultural Resource Inventory application can be found on the [Morris County Preservation Trust website](#)

Morris County Historic Preservation Trust Fund

In November 2002, Morris County voters approved a referendum to use up to five percent of the Open Space and Farmland Preservation Trust Fund to support historic preservation projects. The use of this money falls to the Morris County Historic Preservation Trust Fund Review Board, which considers grants for the acquisition, stabilization, rehabilitation, restoration or preservation of historic resources by municipalities, qualified non-profits and the county. All funded activities must be in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.³ To be eligible for the program, historic resources must be listed, or certified

² Geographic Information System

³ United States Department of the Interior, National Park Service, 1995, revised as of July 1, 1998. <http://www.nps.gov/history/hps/tps/standguide>



HISTORIC PRESERVATION

as eligible for listing on the New Jersey and National Registers of Historic Places.

The Review Board's membership consists of two at-large representatives, four municipal representatives, one member of the Morris County Heritage Commission, three appointees with professional expertise in historic preservation, one person each from the disciplines of preservation architecture, architectural history and restoration, and one appointee with a background as an archeologist, historic landscape specialist, historic site manager or curator or engineer with historic preservation expertise. Staff is provided by the Preservation Trust Division of the Morris County Department of Planning and Development. Preservation Trust historic preservation funding activities are detailed on the [Preservation Trust website](#).



Butler Train Station, Butler Borough

Based on the recommendations of the Historic Preservation Trust Fund Review Board, the Morris County Board of Chosen Freeholders provide funding to municipalities, nonprofit groups and

the Morris County Park Commission to help preserve historic resources throughout the county. These funds have been made available for "construction" and "non-construction" purposes. "Construction" grants provide funding for restoration, rehabilitation and protection of historic resources. "Non-construction" grants provide funding for acquisition, architectural assessments, reports, and other plans related to the implementation of historic preservation projects. Between 2003 and 2013, approximately \$20.4 million was awarded for historic preservation via 264 historic site grants made in 32 Morris County municipalities. Grants were provided for a total of 141 "construction projects" and 123 "non-construction" projects.⁴

Yearly Morris County Historic Preservation Trust Fund Awards

Year	Number of Projects	Total Funding
2003	18	\$750,000
2004	16	\$1,000,000
2005	20	\$1,492,400
2006	24	\$1,614,320
2007	29	\$2,009,427
2008	25	\$2,098,232
2009	30	\$2,086,924
2010	29	\$2,503,946
2011	29	\$2,571,162
2012	27	\$2,493,354
2013	26	\$2,721,051

Source: Morris County Preservation Trust

A wide variety of historic sites and structures are funded under this program. Historic homes and farmhouses/farmsteads are the most common grant recipients with other grants awarded to preserve or maintain such entities as historic museums, one-room schoolhouses, historic religious buildings, gristmills, and train stations.

⁴ Morris County Preservation Trust, June 2013.



HISTORIC PRESERVATION

County-Owned Historic Sites and Structures

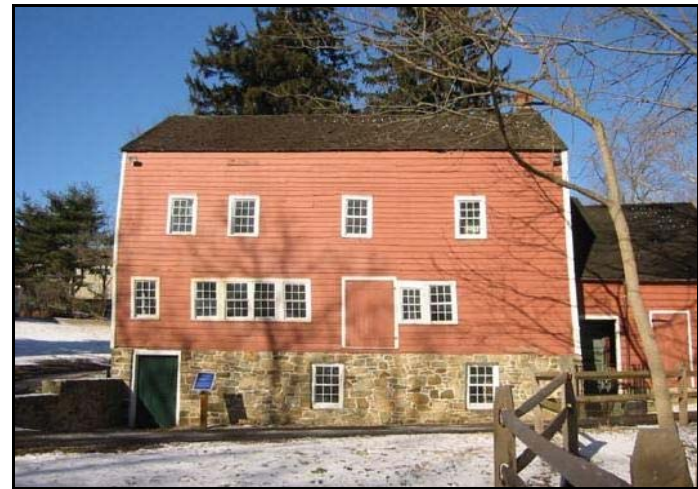
Historic structures and sites abound throughout Morris County, and the County of Morris is caretaker of many of these sites. Perhaps the most widely recognized of these sites is the historic Morris County Courthouse in Morristown. Constructed in 1827, the courthouse is listed on the National and New Jersey Registers of Historic Places and continues to be a functioning and vital part of county government.



Morris County Courthouse, Morristown

Most county-owned historic sites and structures are contained within the properties managed by the Morris County Park Commission. County parks contain various historic structures, sites, landscapes and areas of archeological importance. Historic sites/structures located within Park Commission properties that are listed on the State and/or National Registers of Historic Places are listed as follows:⁵

- ♦ ***Nathan Cooper Mill*** (Cooper Gristmill at Black River County Park) – Chester Township
- ♦ ***Merchiston Farm*** (Bamboo Brook Outdoor Education Center) – Chester Township
- ♦ ***Whippany Farm*** (Frelinghuysen Arboretum) – Morris and Hanover Townships
- ♦ ***General Revere House*** (Fosterfields Living Historical Farm) – Morris Township
- ♦ ***Historic Speedwell/Vail Factory*** (Historic Speedwell) – Morristown
- ♦ Leddell's Pond Dam within the ***Tempe Wick Road Historic District*** (Lewis Morris County Park) – Mendham Township
- ♦ ***Greystone Park Historic District*** (Central Park of Morris County) – Parsippany-Troy Hills Township
- ♦ ***Weldon Mine*** (Mahlon Dickerson Reservation) – Jefferson Township



Vail Telegraph Factory – Historic Speedwell, Morristown

⁵.The Commission also maintains the Morris Canal, on behalf of Wharton Borough.



HISTORIC PRESERVATION

Historic preservation is an essential part of the Park Commission's mission. The Park Commission directly manages, staffs and operates the museums of Historic Speedwell, the Cooper Gristmill and the Fosterfields Living Historical Farm. The Commission coordinates various historic programs and activities and is responsible for the care, maintenance and preservation of all historic sites and structures throughout the park system.



Bamboo Brook, Chester Township

The Morris County Park Commission continues to examine the eligibility of county-owned sites and structures for inclusion on the State and National Registers of Historic Places. For example, the Mount Hope Methodist Miner's Church at Mount Hope Historic County Park in Rockaway Township is in the process of being confirmed on both the State and National Registers of Historic Places. The Willowwood Arboretum in Chester Township is also being considered for historic site registration.

Local Historic Commissions, Committees and Historic Preservation Groups

At present, 22 municipal historic commissions and/or landmarks advisory committees provide advice to municipal planning boards and boards of adjustment regarding applications for development that may affect historic sites or historic districts.⁶ These commissions and committees are also involved in the identification of these sites and the development of plans and regulations associated with their protection. There are about 53 other private associations, foundations and societies devoted to local historic preservation located throughout the county.⁷ Many of these organizations have been recipients of Morris County Historic Preservation Trust funding.



First Presbyterian Church of Succasunna, Roxbury Township

⁶ Morris County Planning and Development update of 2006 Preservation Trust Survey, June 2012.

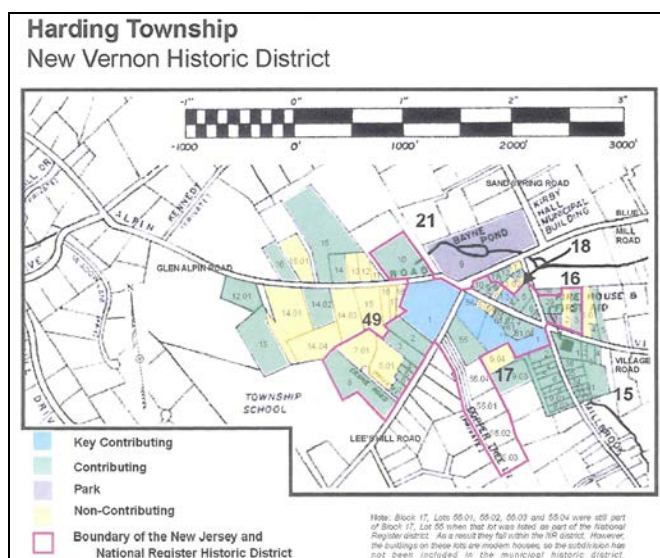
⁷ Morris County Heritage Commission Directory as of May 2012



HISTORIC PRESERVATION

Local Historic Preservation Plan Elements

Additional support for local historic commissions and preservation group activities is often provided by local municipalities in the development of historic preservation plan elements in local master plans. As authorized by the Municipal Land Use Law, local planning boards may prepare a historic preservation plan element “indicating the location and significance of historic sites and districts; identifying the standards that may be used to assess worthiness for historic site or district identification; and to analyze the impact of other master plan elements on the preservation of historic sites and districts.”⁸ At least 22 municipalities have historic preservation plan elements as part of their master plan.⁹



Source: 2005 Harding Township Master Plan

Municipal Funding for Historic Preservation

Many municipalities in Morris County also fund historic preservation activities through their municipal open space tax. Of the 28 municipalities in Morris County that have a dedicated open space tax, twelve allow some portion of the tax to be used for historic preservation purposes.¹⁰



Kinney Estate Chapel, Kinnelon Borough

⁸ NJSA 40:55D-28b.(10)

⁹ Morris County Department of Planning and Development, June 2012.

¹⁰ Morris County Preservation Trust, June 2012.



HISTORIC PRESERVATION

TRENDS / ISSUES

- ♦ As redevelopment within centers and other developed areas of the county occurs, greater public awareness of historic resources and the benefits of preservation will be required to ensure protection of these resources. Through local land use controls and decisions, municipalities exercise ultimate responsibility regarding the fate of many historic structures and sites. Greater public awareness, including that of local planning boards and governing bodies, is needed to promote the creation of compatible redevelopment plans in areas with historic and/or architecturally significant structures. Increased opportunities for public education should be pursued, as characterized by the new Morris County web-based interactive Cultural Resource Inventory.



Vail Memorial Cemetery, Parsippany-Troy Hills Township

- ♦ The use of digital technology by Morris County in updating its historic sites inventory is ongoing. Through the new Cultural Resource Inventory web application, “real-time” data sharing with municipalities has become a reality. County efforts to

complete and digitize this inventory will provide instant public access to this data. The ability of users to provide new information via the interactive website will help ensure that this information remains current.¹¹

- ♦ County and local funding currently provides support for historic site acquisition, rehabilitation and restoration. After steadily increasing between 2003 and 2009, applications for financial support for preservation through the Trust Fund hovered at about \$2.5 million annually between 2010 and 2012, but increased again starting in 2013. Although county support through the Preservation Trust is anticipated to continue, future preservation efforts may require additional support from other local, private and nonprofit sources. Increasing use of some local open space trust funding for historic preservation purposes may help to address this issue.



Hendrik Doremus House, Montville Township

¹¹ Uploaded data is verified by Preservation Trust and/or associated consultants acting on the Trust's behalf. Information that cannot be confirmed is identified as such.

HISTORIC PRESERVATION

- ♦ Most historic structures and sites are privately owned and government, in most cases, has limited influence over their alteration or destruction. With growing demands on local discretionary funding, less government funding may be available in the future to assist in public and /or non-profit preservation activities. While it may be economically impractical to develop an adaptive reuse for all public or private historic structures, the identification of economically viable uses for historic structures and sites will, nevertheless, become an increasingly important factor in support of the preservation of privately, and in some cases, publicly owned historic structures.



Richards Block, Dover, Cornice Detail



9. EDUCATIONAL AND CULTURAL FACILITIES



EDUCATIONAL AND CULTURAL FACILITIES

Educational Facilities

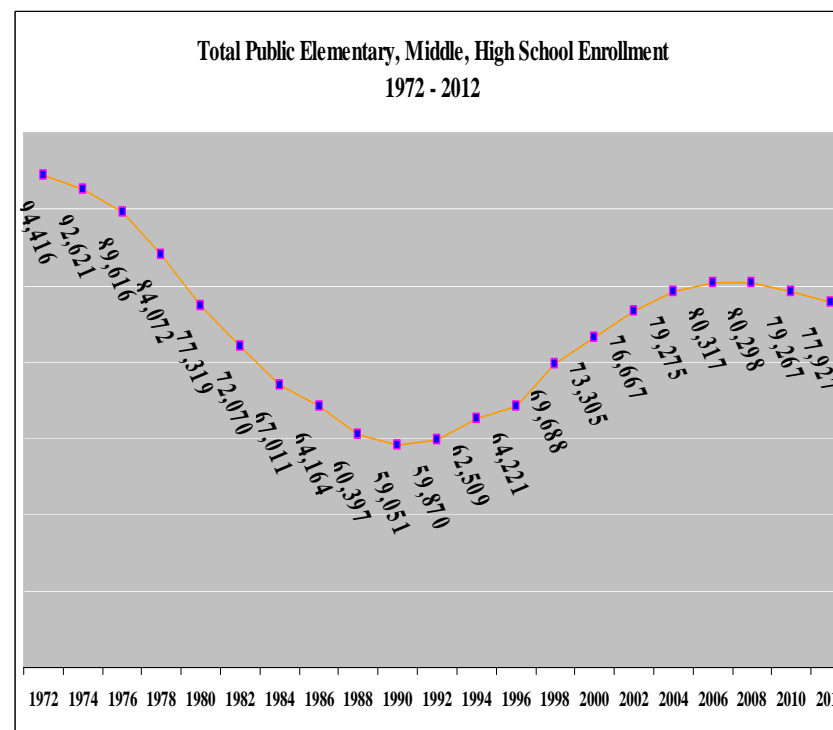
Public Elementary and Secondary Education

While the total population of Morris County has risen steadily over the last 30 years, public school enrollment has not kept pace. In 1972, over 94,000 children were enrolled in the public school system.¹ By 2012, this figure was just under 78,000.² Between 1972 and 2012, public school enrollment dropped by about 17% while total population rose by about 28%.

Public school enrollment in Morris County over the years reflects the baby boom, baby bust and baby boom “echo” cycle also experienced statewide during this reporting period. Public school enrollment in Morris County peaked in 1972, with a total enrollment in elementary, middle and secondary school of 94,416 students.³ From that time, enrollment dropped to a low of about 59,000 students in 1990. From 1990 to 2006, public school enrollments generally increased, although remaining well below historic levels. Since 2006, enrollment figures have shown some decline, which reflects the recently declining number of births in the county.⁴ For 2012, public school enrollment is nearly identical to 1980 figures.

Changes in public school enrollment have resulted in reductions in the number of public schools in the county. In 1976, there were 162

public elementary, middle and secondary schools in Morris County.⁵ By 2012, the number of public school facilities declined to 152.⁶ The reduction in the number of schools reflects various factors, including reduced enrollment, district mergers, school closings, school consolidations, regionalization, and program requirement changes.



Source: NJ Department of Education and Morris County Superintendent of Schools.

¹ Public school enrollment figures include grades K through 12 and pre-K where offered by the school.

² The most recent 2012-2013 figures put total public school enrollment in Morris County at 77,923. N.J. Department of Education, <http://education.state.nj.us/directory/schoolDL.php>

³ State Department of Education, Morris County Office, Morris County Superintendent of Schools, 5/2/06.

⁴ Total births in Morris County declined from 6,474 in 1998 to 5,096 in 2009. N.J. Department of Health and Senior Services

⁵ Morris County Public School Directory, 1976/77, and New Jersey Educational Management Information System Databases, NJDOE Division of Administration and Finance, March 1976.

⁶ N.J. Department of Education, <http://education.state.nj.us/directory/schoolDL.php> 2011-2012

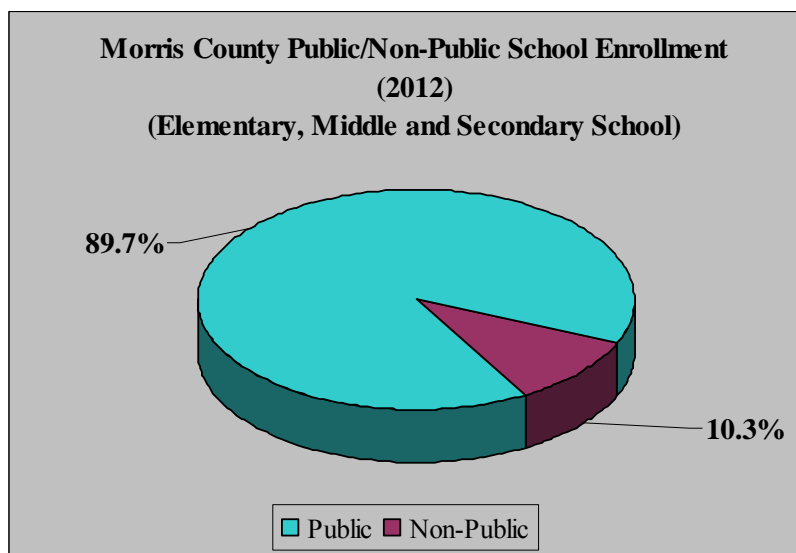


EDUCATIONAL AND CULTURAL FACILITIES

In all, there are presently 40 public school districts and one (1) charter school within Morris County. Of these districts, fifteen are Kindergarten (K) through 12, nineteen are K through 8, four are 9 through 12, and one is K through 6. The single charter school serves grades K through 8. There is also one “ungraded” district, i.e. the Educational Services Commission (special education).⁷

Non-Public Elementary and Secondary Education

“Non-public” schools include pre-schools, Montessori schools, religiously affiliated elementary, middle and secondary schools and schools dedicated to specialized education programs for children with physical or learning disabilities.



Source: NJ Department of Education

Total enrollment in non-public schools and the number of non-public schools have risen, although at an inconstant rate. In 1984, there were 70 non-public schools registered in Morris County.⁸ The earliest period for which both non-public enrollment and school site figures are available is the 1992-1993 school year. At that time there were 62 non-public schools with a total enrollment of 9,713 students, accounting for 14% of the total elementary, middle and secondary school enrollment in the county.⁹ As of the 2012-2013 school year, the New Jersey Department of Education identified 87 non-public schools in Morris County, with a total enrollment of 8,933 students, representing 10.3% of total elementary, middle and secondary school enrollment in Morris County.¹⁰

Private Schools for Students with Disabilities

As a subset of the non-public school offerings in Morris County, schools devoted to students with disabilities make up an important component of the education system. There are currently sixteen such schools approved for operation in Morris County, addressing a multiple special needs. Students with learning, behavioral, language, and other disabilities, including autism, are provided a unique learning environment supportive of their needs. Student ages in these schools range from three to 21, depending on the school.¹¹ Examples include the Allegro School in Hanover Township, Celebrate the Children School in Wharton Borough and Chapel Hill Academy in Lincoln Park Borough.

⁸ N.J. Department of Education (NJDOE), Division of Administration – Information Resources. Management, NJ Non-public School District and School Codes, 1984-1985, for the County of Morris, July 1984. Enrollment figures not available.

⁹ N.J. Department of Education, Division of Administration, 1992. Non-public Enrollment Report.

¹⁰ N.J. Department of Education, Nonpublic School Services, Oct. 2012

¹¹ NJDOE website, [Special Education](#).

⁷ Dr. Rosalie S. Lamonte, Interim Executive Morris County Superintendent, New Jersey Department of Education, 8/26/2013.



EDUCATIONAL AND CULTURAL FACILITIES

Charter Schools

There is one charter school located in Morris County; the Unity Charter School located in Morris Township, serving kindergarten through grade 8, with an approximate enrollment of 180 students.¹² A charter school is a specialized public school open to all students on a space-available basis. These schools operate independently of the district board of education under a charter granted by the New Jersey Department of Education. Although autonomous from the local school district, their funding comes from state and local taxpayers through the district board of education, which is also responsible for providing transportation for charter students residing in the district.

Charter schools operate under more flexible regulations than traditional public schools and are typically formed along a particular educational orientation or vision. For example, the Unity Charter School stresses “the principles of sustainability, ecology and diversity in a way that celebrates and honors [the] planet and all its inhabitants.”¹³

Vocational – Technical Education

Vocational-Technical or Career and Technical Education (CTE) schools provide public secondary school education with emphasis on career preparation, offering students an alternative to a traditional comprehensive high school. They also offer adults a variety of adult-oriented education and career programs. Graduates from vocational-

technical schools receive a state endorsed high school diploma and a certificate of competency in their career area. In New Jersey, vocational schools are organized on a county-wide basis.

The Morris County Vocational School District (MCVSD) was founded in 1969 and is supported by the County of Morris. The [Morris County School of Technology](#) in Denville Township was established initially as a share-time county-wide vocational school but has emerged primarily as a four-year, full-time comprehensive career and technical school organized into nine career academies:

- ♦ Academy for Child-Related Careers
- ♦ Academy for Computer and Information Systems
- ♦ Academy for Culinary Arts
- ♦ Academy for Design
- ♦ Academy for Finance and International Business
- ♦ Academy for Health Care Sciences
- ♦ Academy for Veterinary Sciences
- ♦ Academy for Visual and Performing Arts – Dance
- ♦ Academy for Visual and Performing Arts – Multimedia

The district also has three satellite academies in Butler and Rockaway:

- ♦ Academy for Law and Public Safety and Academy for Sports Medicine and Management (at Butler High School)
- ♦ Academy for Mathematics, Science and Engineering (at Morris Hills High School in Rockaway)

The district’s total enrollment for the 2013-2014 school year comprises 753 full-time students and 372 share-time students.

Each individual academy program offers students with similar career interests a challenging curriculum in collaboration with community, higher education and industry partners. While the New Jersey

¹² N.J. Department of Education, Approved Charter Schools Fall 2011-2012
<http://www.nj.gov/cgi-bin/education/charter/charter2.pl?string=agencycode=80-8050&maxhits=1000>

¹³ Unity Charter School website 2012. <http://www.unitycharterschool.org>



EDUCATIONAL AND CULTURAL FACILITIES

Department of Education mandates 120 credits for graduation, MCST's academic program requires students to achieve a minimum of 160 credits, as well as complete a 160-hour Structured Learning Experience (SLE) in their career field.

As a school of choice, applicants for full-time academies are selected from a diverse population of eighth grade students throughout Morris County during the fall of their eighth grade year. Generating approximately 700 applications per year, just over 200 students are selected for admission in each entering freshmen class. Students take a college preparatory program that provides them with multiple options after graduation, including admission to colleges and universities or a career path to entry-level employment in some of the nation's fastest growing industries.

The Morris County School of Technology also provides students the opportunity to receive daily career and technical training as part of their junior and/or senior high school program on a share-time basis. Academic subjects are taken at the home school. Students are then transported to the Morris County School of Technology for publicly-supported specialized career and technical training. Fourteen share-time programs are offered, including: Auto Body, Auto Service, Carpentry, Computer Drafting and Graphics, Cosmetology, Electrical Trades, Plumbing, Welding, Building Construction, Building and Grounds, Food Services and Retail Supermarkets.¹⁴

The Morris County Vocational School District also supports an adult continuing education program that services 3,500 Morris County students annually, making it one of the largest career and technically-oriented adult education programs in the region. Programs include career training, full-time post secondary classes in HVAC, Cosmetology and LPN, personal interest classes, apprenticeships,

basic skills, English language courses and GED testing. The MCVSD Continuing Education Program has now joined with the County College of Morris to offer an expanded variety of career, technical and adult enrichment courses at convenient locations throughout Morris County.

Colleges and Universities

Morris County is home to several prestigious colleges and universities offering a wide variety of degree programs. These schools provide numerous educational opportunities and their graduates help provide the highly educated workforce needed to fuel a high tech and corporate employment base. As of the Fall of 2012, there were nearly 16,000 full and part time students enrolled in the four major colleges and universities.

Fairleigh Dickinson University (FDU)

Located in the Boroughs of Madison and Florham Park, FDU offers over 100 undergraduate, graduate and certificate programs. Identified as the largest private university in New Jersey, Fairleigh Dickinson University is an independent, nonsectarian, coeducational, multi-campus institution with two major campuses: the College of Florham in Madison and the Metropolitan Campus located in Teaneck, New Jersey. The university was founded in 1942, receiving its four-year status in 1948 and approval as a university in 1956. FDU offers degrees from associate to PhD, in disciplines and careers from traditional liberal arts and sciences to hotel and restaurant management, among many others.

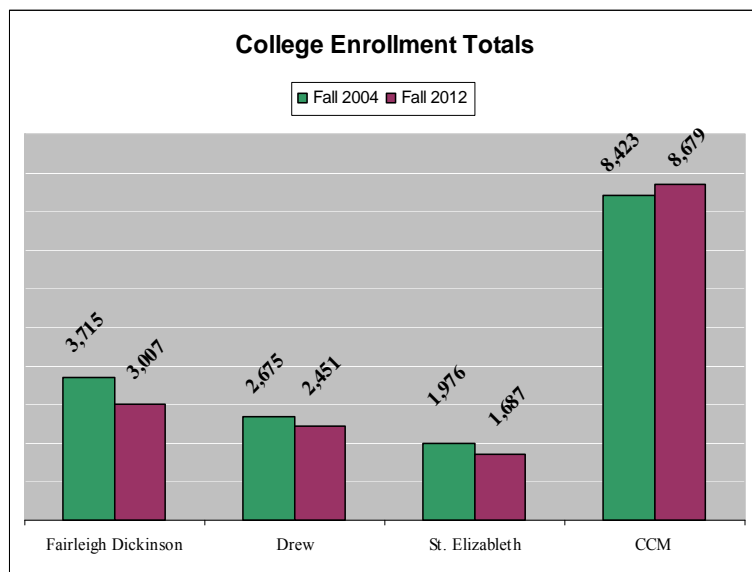
In October 2012, the University completed a 20,050 square foot expansion to its Morninger Center for Learning and Research

¹⁴ Auto Body and Auto Services are also offered as Special Needs Programs. Building Construction, Buildings and Grounds, Food Services and Retail Supermarkets are offered solely as Special Needs Programs.



EDUCATIONAL AND CULTURAL FACILITIES

Library, constructed to LEED standards.¹⁵ In addition, about 7,500 square feet of the existing building was renovated.¹⁶



Source: Figures provided by respective institutions, compiled by the Morris County Department of Planning and Development. (FDU- Madison Campus Only).

Drew University

Also located in Madison Borough, Drew University is a small liberal arts university, comprised of a college, graduate school, and theological school. Started as a Methodist seminary in 1867, Drew is an independent university that stresses liberal arts and the use of technology in support of teaching and learning. Its undergraduate college is recognized as one of the top liberal arts colleges in the nation, and ranks in the top third of the nation's liberal arts colleges.

¹⁵ "LEED" Leadership in Energy and Environmental Design. A rating system for the construction and operation of buildings established by the U.S. Green Buildings Council.

¹⁶ Correspondence from B. Mauro, FDU, 10/5/2012

Since 2006, the University has completed several major facility upgrades and expansions. The student center has recently been redesigned and renovated to be LEED certified. In 2008, a new 159-bed residence hall was completed and became the first LEED silver residence hall in New Jersey. Major upgrades were also completed to five other residence halls and to undergraduate classrooms in the main academic building.¹⁷

College of St. Elizabeth

Located in Morris Township and Florham Park, the College of Saint Elizabeth began as a women's college, founded in 1899 by the Sisters of Charity and incorporated in 1900. It is the oldest college for women in New Jersey and one of the first Catholic colleges in the United States to award degrees to women. The college became a coeducational institution in 1976 and has offered Master's degrees since 1994.

Recent facility improvements include the opening of the College of Saint Elizabeth Annunciation Center in 2007 and the upgrade and expansion of the college chemistry laboratories. Additional upgrades to the biology laboratories were completed in 2012.¹⁸

The County College of Morris

Located in Randolph Township, the County College of Morris (CCM) was established in 1965 and first began educating students in 1968, having graduated more than 43,000 students since that time. This two-year public community college offers more than 70 Associate's degrees and 30 certificate programs. For the 2011-2012 graduation year, 1,102 degrees were awarded.

¹⁷ Correspondence from B. Bruno, Drew University, 10/8/2012.

¹⁸ Correspondence from L. Murray, College of St. Elizabeth, 10/2/2012.



EDUCATIONAL AND CULTURAL FACILITIES

In addition to its regular programs, CCM also offers specialized computer and communications classes to improve workforce skills in support of New Jersey employees and businesses. This training is provided as part of a collaborative effort with the New Jersey Business and Industry Association and New Jersey Department of Labor and Workforce Development.¹⁹

In 1992, a satellite campus was opened at the Headquarters Plaza complex in downtown Morristown. In 2011, the college moved its Morristown location to the Morris County Administration Annex Building at 30 Schuyler Place. In 2012, CCM opened a new LEED Gold Certified Landscape and Horticulture Technology Building on its Randolph Township campus and purchased a one-story, 15,500 square foot commercial building on Route 10 in Randolph Township. This new building is temporarily housing the college library while the current library is undergoing renovation and will eventually be used for new classroom space.²⁰



County College of Morris, Randolph Township

Other Specialized Education

In addition to traditional public and private educational facilities, the county also hosts many other public and private educational facilities that provide a wide variety of degrees, programs, certificates and specific skills-based curriculums. For example:

- ♦ The Morris County Public Safety Training Academy, located in Parsippany-Troy Hills Township, is a county sponsored multi-faceted training facility providing professional training for fire, law enforcement, corrections and first aid squad personnel, both volunteer and salaried.
- ♦ Both college degrees and religious instruction are provided by the Assumption College for Sisters, located in Mendham Borough and at the Rabbinical College of America, located in Morris Township.
- ♦ Numerous private trade and business schools, computer learning centers, schools for health care and culinary institutes and other schools offering specialized skills training are located throughout the Morris County. For example, the Berkeley College (formerly the Dover Business College), located in Dover, provides a variety of programs in health care, business administration and information technology.

¹⁹ Funding for this program comes through a grant from the NJ Department of Labor and Workforce Development. Training is provided at no charge under certain eligibility requirements.

²⁰ Correspondence from K. Brunet-Eagan, CCM 10/2/2013

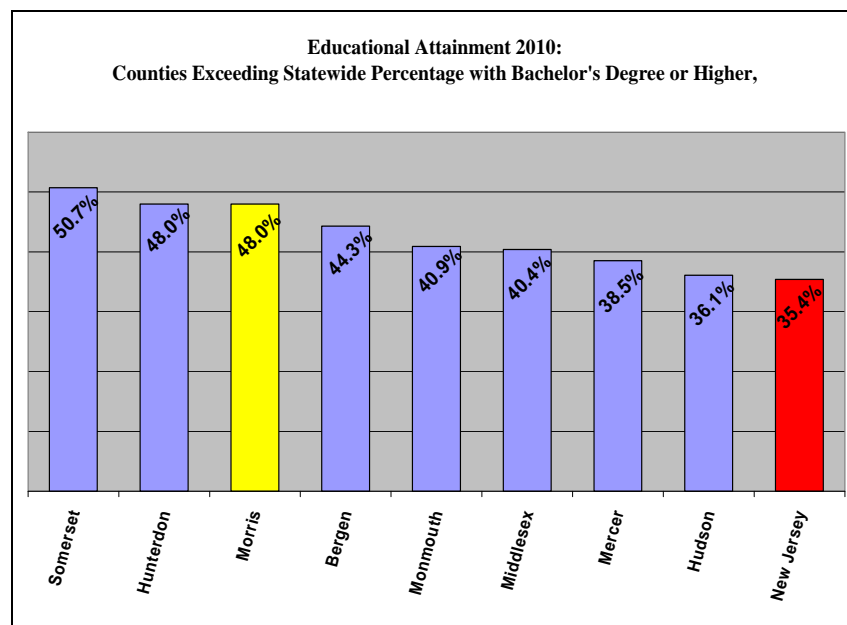


EDUCATIONAL AND CULTURAL FACILITIES

Educational Attainment

In 2010, Morris County had a high school graduation rate of 93.5%, the highest of any county in New Jersey and higher than the overall state graduation rate of 88.0%. With regard to higher education, of Morris County's population aged 25 and over, 48% have a Bachelor's Degree or higher, which is the second highest percentage of all twenty-one counties in New Jersey. Statewide, this percentage is only 35.4%. Of this county population, approximately 19.6% hold a Graduate or Professional Degree, compared to 13.3% for the State.

²¹



Source: U.S Census Bureau, 2010 American Community Survey

Cultural Contributions

In addition to providing needed workforce education and training, the county's colleges and universities offer various cultural opportunities. World class libraries and lecture series are made available to the public, in addition to performances and exhibitions provided by theater, music and other arts programs. There are also a full range of athletic programs and inter-collegiate sporting events. The presence of these institutions plays a large part in supporting both educational needs and enhancing the quality of life of Morris County.

Cultural Activities

Over the years, the number and diversity of cultural and artistic organizations and activities has grown in Morris County. Visitors are attracted to the county to sample the wide range of cultural activities supported by the multitude of literary, arts and educational organizations located here. This attraction is further enhanced by the county's rich heritage and historic tourism opportunities. Dance companies, literary societies, symphonies, bands, and musical organizations, museums, theaters and venues for the visual arts and arts-related schools and support organizations are located in and/or operating throughout the county.

Well known attractions include the [Mayo Performing Arts Center](#) (MPAC) in Morristown, a destination for nationally and internationally known theater, dance and popular entertainment. Another attraction is the famous [Shakespeare Theater of New Jersey](#), located at Drew University in the Borough of Madison and recognized as one of the leading Shakespeare theatres in the nation. The [Morris Museum](#), located in Morris Township, is the third largest museum in New Jersey. Dedicated to the visual and performing arts, natural and physical sciences and the humanities, the Morris

²¹ U.S. Census Bureau, 2010 American Community Survey,



EDUCATIONAL AND CULTURAL FACILITIES

Museum is also the only museum in New Jersey with a professional theater, i.e. the [Bickford Theater](#), which presents professional theatrical productions, year-round children's theater, special music series, concerts and performances.

The county's cultural institutions help support the high quality of life enjoyed by residents, and also help to fuel the county's economic engine. By attracting visitors to downtown areas, these artistic enterprises support local retail, services and restaurants. The county's many cultural venues and opportunities help shape the foundation upon which a thriving tourism economy is based.



As evidence of this tourism economy, in 2012, the private, non-profit Morris County Visitor Center served nearly 8,000 walk-in visitors, answered 120,000 inquiries from emails, and its website received approximately 130,000 visits.²² The Morris County Tourism Bureau, which runs the Visitor Center, is a destination marketing organization that positively affects the county's economy by promoting the area's exceptional historical and cultural opportunities to residents, visitors and business travelers.

Complementing the many cultural organizations and venues devoted exclusively to art and music, most houses of worship, elementary and high schools and most colleges engage in presentations of music, theatre and/or arts within their regular programs of activity. They also provide performance space and/or exhibit space for outside artists, performers and artistic entities.

Morris County's historic sites and structures add to local cultural diversity and many are open to the public on a regular basis or at special times throughout the year. These sites often double as museums and may provide a venue for exhibits highlighting community history. Some are owned and maintained by the County Park Commission as part of the County Park System and others are operated by local Historic Commissions or Historical Societies.



Morris Museum, Morris Township

²² Morris County Tourism Bureau, January 2013. Morris County is a sponsor of the Morris County Visitor Center, which is run by the Morris County Tourism Bureau.



EDUCATIONAL AND CULTURAL FACILITIES

Morris Arts

One of the primary support groups for the arts in Morris County is Morris Arts (formerly the Arts Council of the Morris Area). Located in Morristown, Morris Arts is a not-for-profit organization founded in 1973, dedicated to engaging and building community through the arts. Using the arts to inspire, connect and engage, Morris Arts serves as a resource for Morris County with a special focus on arts programming in the schools and in the community, arts advocacy, and support for the Morris Area community of artists and arts organizations.



The number of arts and cultural organizations is constantly changing as new groups are added and others dissolved. In addition, there are other organizations that provide historic and cultural opportunities that may not be members of Morris Arts.

Information on Morris Arts and local arts and cultural organizations can be obtained through the Morris Arts website: <http://www.morrisarts.org>. Additional information on the wide variety of cultural and historic resources found in Morris County can be obtained by contacting:

- ♦ [Morris County Tourism Bureau](#)
- ♦ [Morris County Park Commission](#)
- ♦ [Morris County Preservation Trust](#)
- ♦ [Morris County Heritage Commission](#)

In addition to Morris County-based organizations, a small sample of regional arts organizations that regularly perform in Morris County include:²³

- ♦ NJ Ballet Company - Livingston
- ♦ NJ Festival Orchestra - Westfield
- ♦ New Jersey Center of Visual Arts- Summit
- ♦ New Jersey Symphony Orchestra - Newark
- ♦ Carolyn Dorfman Dance company - Union
- ♦ Pied Piper Theater Group - Basking Ridge
- ♦ Farmstead Arts - Basking Ridge

²³ Dr. Lynn Siebert, Director of Arts Participation and Communication, Morris Arts, 7/15/2013.



EDUCATIONAL AND CULTURAL FACILITIES

Trends / Issues

- ◆ Future residential development, along with other factors such as family formation and family size, will impact future school facility requirements. The pace of new housing construction has slowed and recent public school enrollment has leveled off, suggesting a reduced demand for new or expanded facilities. However, if the school age population increases significantly in the future, opportunities to build new facilities on vacant land will be limited. Changing state educational programs and facility requirements may also necessitate school facility expansions and redevelopment, even if school age populations remain constant.



John Hill School, Town of Boonton

- ◆ Access to a highly educated and skilled workforce is vital for the attraction and retention of significant businesses and corporations, particularly those representing the high tech and growth “industries of statewide importance” identified

as key to New Jersey’s economic future in the New Jersey State Strategic Plan (Draft).²⁴ The local availability of this workforce gives Morris County a competitive advantage in an economy that is increasingly dependent on its presence. This workforce and these industries are supported by the many high quality institutions of higher learning, trade schools and specialized centers of learning found in the County. Continued accessibility to these resources is a key necessity to retaining the county’s major employers.

- ◆ The County College of Morris and the Morris County School of Technology receive funding from the County of Morris. Complementing the other colleges, universities and schools in the county, these schools play an important role in creating a superior local workforce, providing support for economy development, job creation and job retention.

Many advanced manufacturing firms report having difficulty finding workers with advanced manufacturing and technology-based skills, making county colleges and vocational schools increasingly important contributors in the present economy. Also, as the cost of traditional four year colleges and universities rise, vocational schools and two-year colleges provide a valuable and cost effective means of obtaining the education needed to meet current employment demands. For example, recently proposed upgrades to the CCM mechanical and electrical laboratories will help increase the local availability of qualified employees with the skills required to support advanced manufacturing activities, a key growth “industry of statewide importance” as recognized in the draft New Jersey State Strategic Plan.²⁵

²⁴ New Jersey State Strategic Plan (Draft), November 2012, pg. 22-23.

²⁵ “Morris Capital Budget Meets Needs with an Eye on Debt Reduction” County of Morris Press Release, 3/7/2013.

EDUCATIONAL AND CULTURAL FACILITIES

- ♦ A superior quality of life environment is often a factor in business relocation decisions; it is necessary to attract and retain the workforce needed by today's growing industries. Educational and cultural facilities continue to play an important role in maintaining the overall quality of life in Morris County.



*Titans Ice Hockey, County College of Morris
Source: County College of Morris*



Mayo Performing Arts Center, Morristown

- ♦ Educational and cultural facilities also generate localized economic benefits in the areas in which they are sited, i.e., typically in or near local town centers and downtown areas. By bringing people to downtowns and town centers, these facilities help support local shopping and dining, which in turn help sustain other business and generate employment opportunities.



CREDITS

COVER PHOTO CREDITS:

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EXHIBITS/PHOTOS:

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