



2022

Development Activity Report

Prepared by
The Morris County Planning Board



2022

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Joseph Barilla, P.P., A.I.C.P., Planning Director
Stacy L. Santucci, Esq., Attorney, First Assistant Morris County Counsel

Land Development Review Section

Gregory Perry, P.P., Supervising Planner
Michael DiGiulio, P.P., A.I.C.P., CFM, Senior Planner

Long Range Planning Section

Kevin Sitlick, P.P., A.I.C.P., Senior Planner



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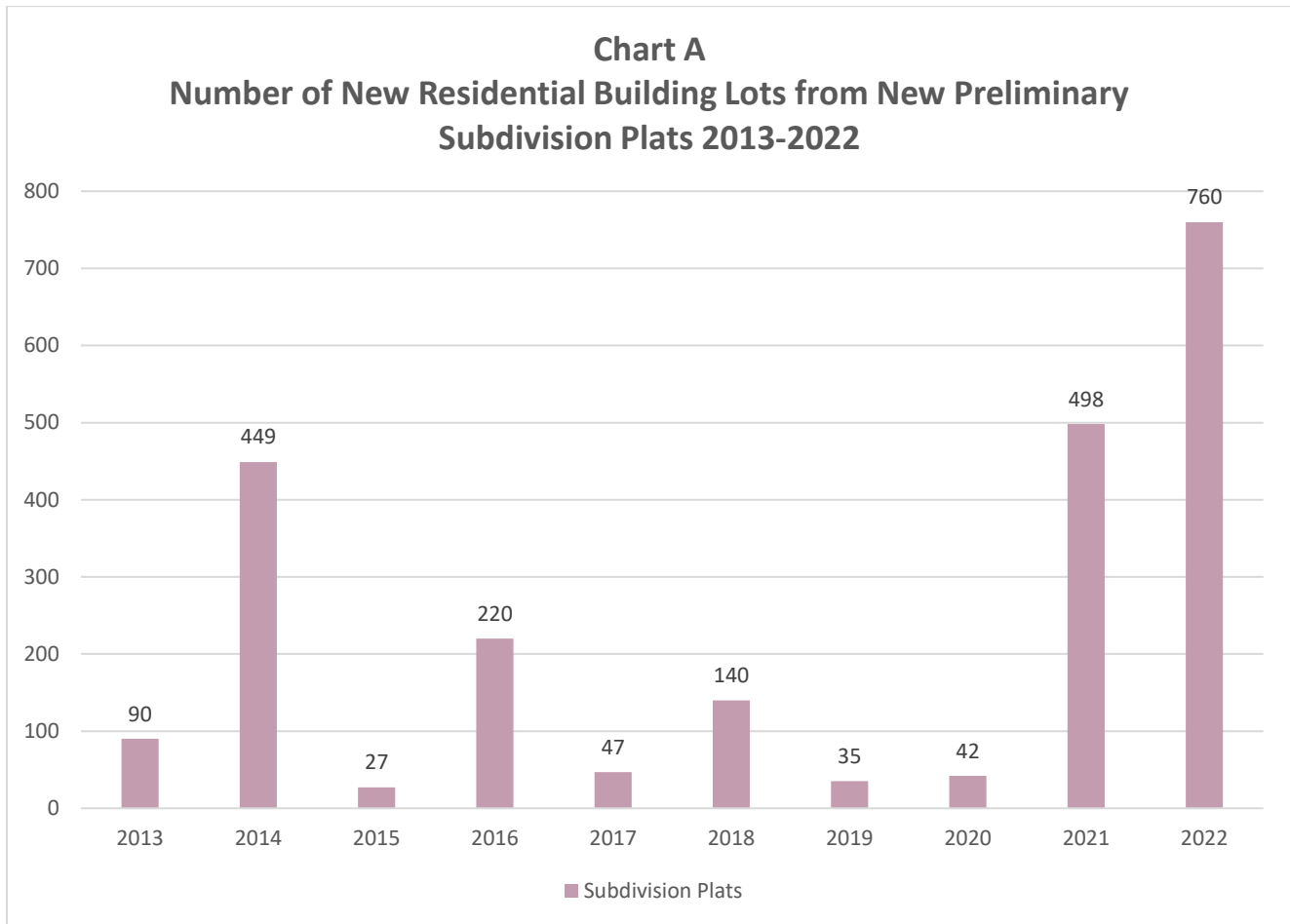
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Summary

- The amount and type of applications received is similar to the levels received in 2021. A total of 300 applications were received by the County Planning Board in 2022, which is slightly less than 2021. Exhibit A depicts the number of applications received from each municipality. The Town of Dover had the highest number of submittals of 23, followed by the Township of Mount Olive with 19 and The Townships of Denville, Parsippany-Troy Hills and Roxbury with 18 each.
- Multi-family residential developments continue to be strong as municipalities try to fulfill their affordable housing obligations. With the cumulative number of new proposed units at 1,902 and the number of applications at 24.
- There has been a marked increase in submissions for new warehousing with limited office space at over 3.9 million new square feet proposed in 2022. There were two projects proposed in Roxbury Township that accounted for most of the square feet (80%); Park View at 653,593 sf & Roxbury Commerce Center at 2,514,060 sf. We continue to see a trend in proposed redevelopment of former office building sites to a mixed-use combination of residential/retail/office use and or warehousing.
- As has been discussed in past reports, except for large legacy projects, single-family detached residential lots created by major subdivision are continuing to decline. Though we have seen many new single-family lots proposed for major subdivisions over the last two years, the projects are predominately for townhomes with individual lots.
- Housing affordability continues to be an issue. In 2021, the median new single-family attached home sale price in Morris County was \$743,014, while the median home price for new single-family detached was \$928,423. This information was obtained through NJDCA data from home warranty companies. This data is normally not available until the third quarter of the preceding year.
- New applications totaling 1,900 multi-family units were reviewed in 2022. Most of the proposed developments were luxury rentals that have projected rent levels higher than the median rent level for the County. The median rent for a two-bedroom apartment is \$1,871. Approximately 45.3% of renters in Morris County are paying 30% or more of their gross income for rent. As municipalities strive to meet their local affordable housing mandates, the County Planning Board has begun to see the expected increase in the amount of multi-family units submitted (1,411 units in 2019, 3,232 units in 2020, 3,748 units in 2021 and 1,900 units in 2022).

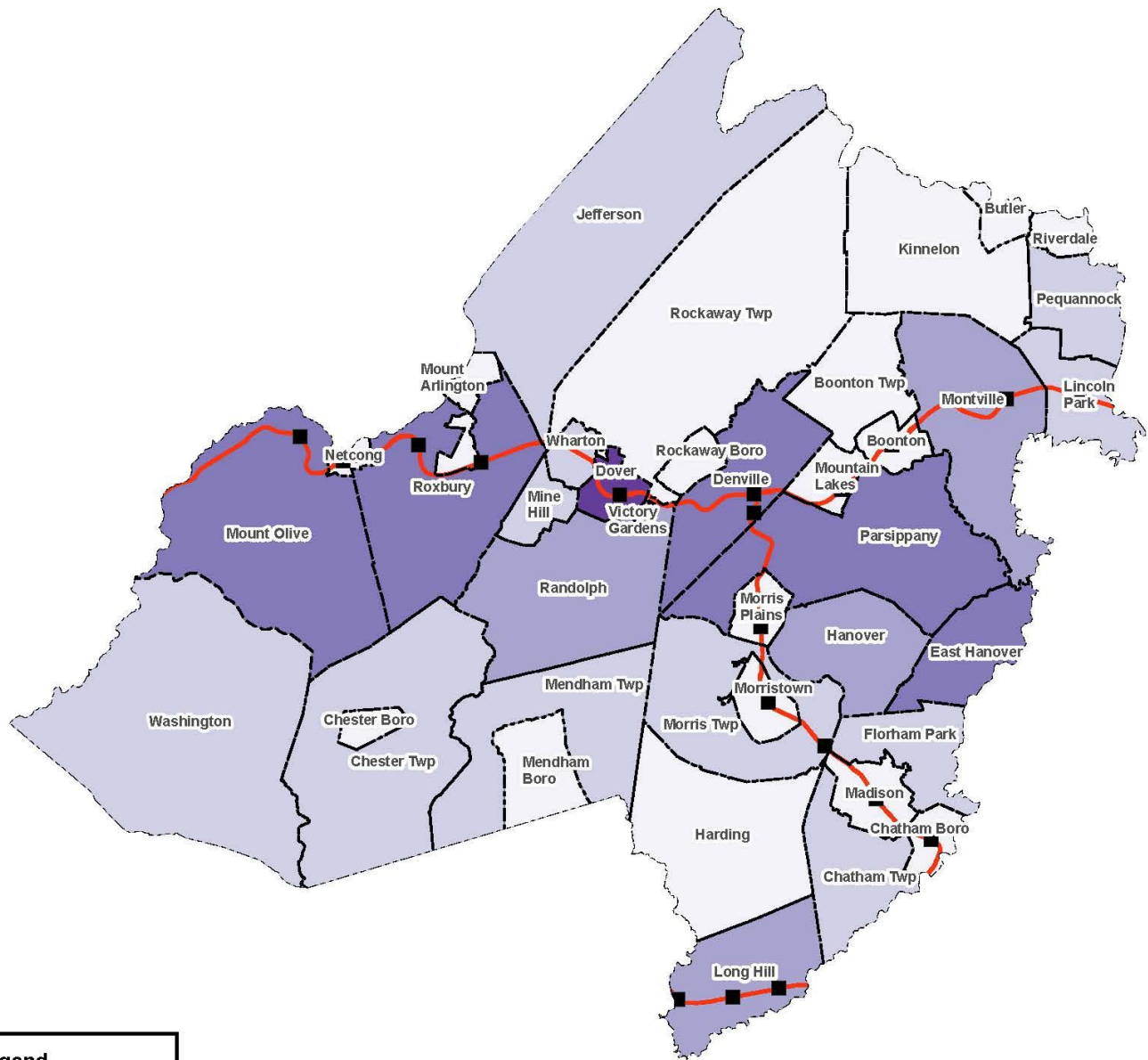


As shown in Chart A, there was a significant increase in the number of new residential building lots proposed from major subdivisions in the last two years (2021 & 2022). The 760 lots proposed were generated from eleven projects. The largest of the major subdivisions, ITC East-Continental Crossings in Mount Olive Township, consisted of 405 lots. Seven of the new projects totaling 736 lots were for single-family attached townhomes on individual lots.

Minor subdivisions exempt from County review created 44 new lots; this is a decrease of approximately 6% from 2021 exempt minor subdivisions lots. The amount of single-family house lots created from minor subdivisions and exempt minor subdivisions totaled 71 in 2022. This is an increase of approximately 8% from 2021.

Exhibit A

2022 Number of Submissions Reviewed by the Morris County Planning Board



Legend

- Municipalities
- Railroad Stations
- Rail Lines

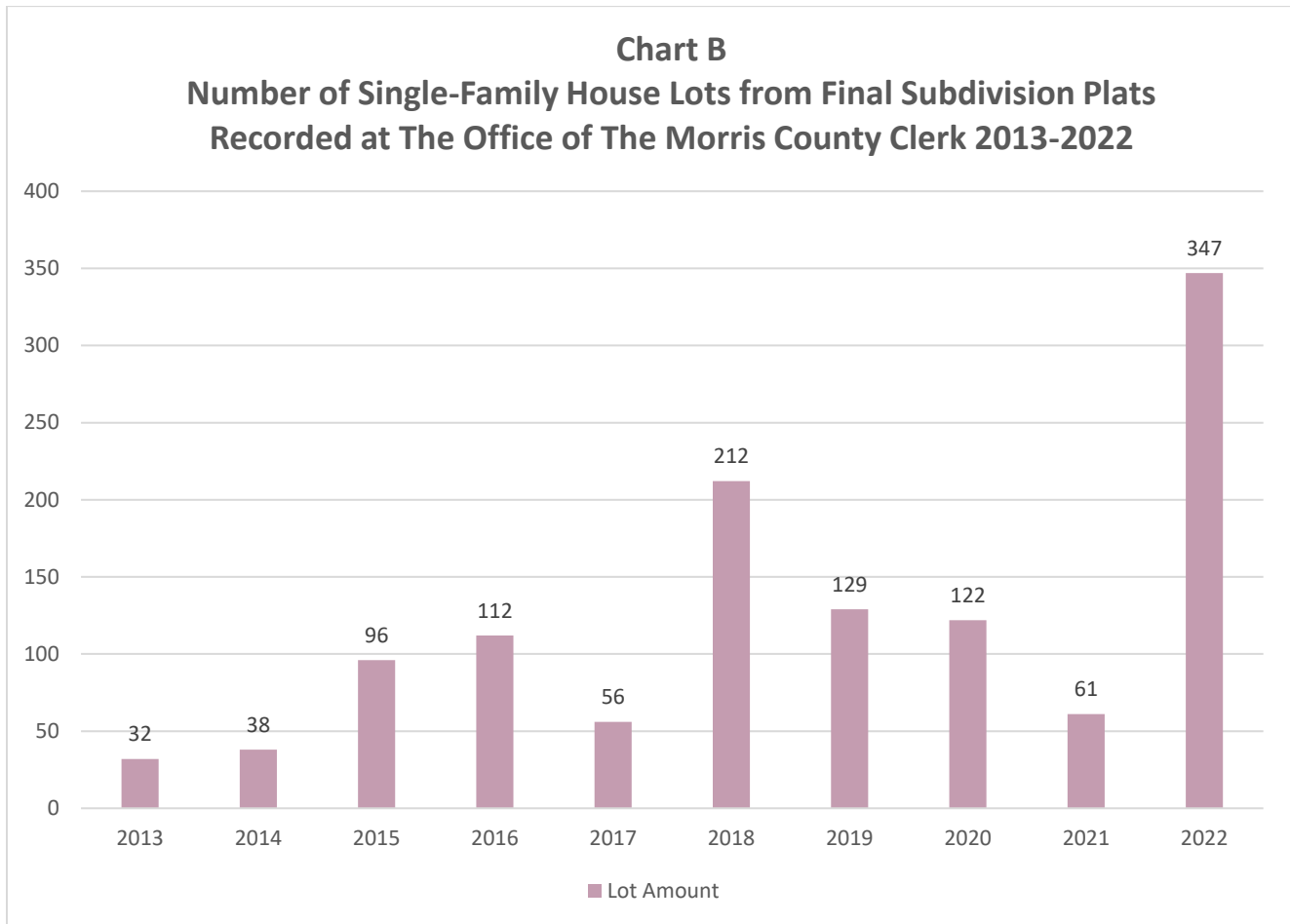
Number of Submissions

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

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Development Review Section
A Division of the Morris County Planning Board
Date Created: 1/23/2023



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As shown in Chart B, there was a significant increase in the number of single-family home lots from major subdivisions recorded at the Office of the Morris County Clerk in 2022 (469%). The two largest of the ten projects (323 lots) recorded at the County Clerk's Office in 2022 were KRE Acquisitions in East Hanover Township (268 lots) and The Meadows in Denville Township (55 lots). The number of single-family home lots recorded from major subdivisions may continue to increase due to redevelopment sites constructing single-family attached townhomes. Of the 347 recorded residential lots filed by map at the Office of the Morris County Clerk, only 10 were for single-family detached residential lots.

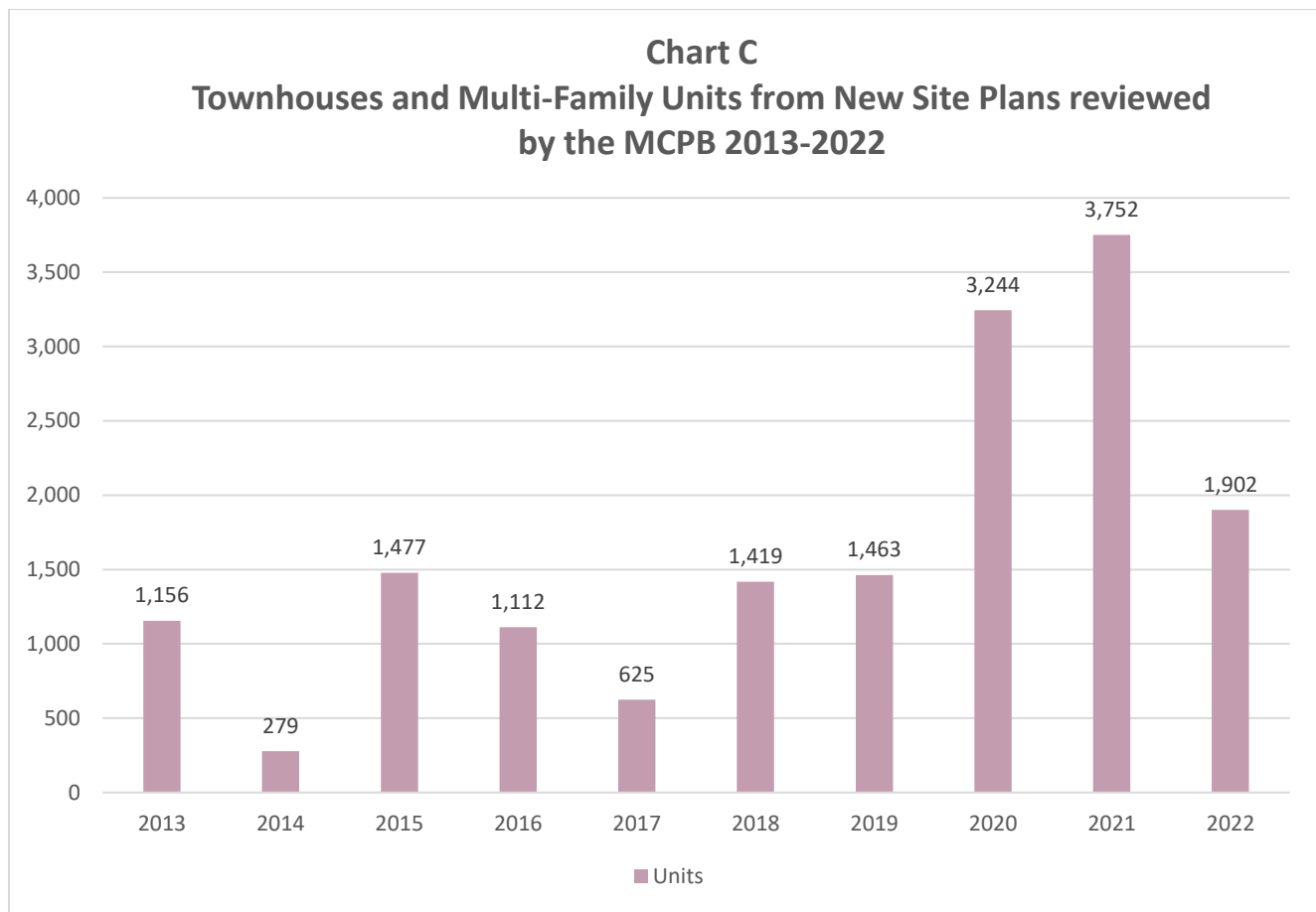


Chart C depicts ten years of historical data on the number of units contained in new multi-family site plan submittals. There continues to be many new proposed multi-family units in 2022 (1,902 units). Three developments (one in Dover, 252 units, one in Montville, 266 units, and one in Wharton Borough, 182 units) account for 700 of the new units reviewed. Just under half of the site plans reviewed proposed 100 units or more. The County Planning Board expects to continue seeing high unit counts in this market as municipalities try to fulfill their affordable housing obligations and the market demand remains strong. The consumer preferences of the newly single demographic, millennial and baby boom generations are still driving the multi-family development market.

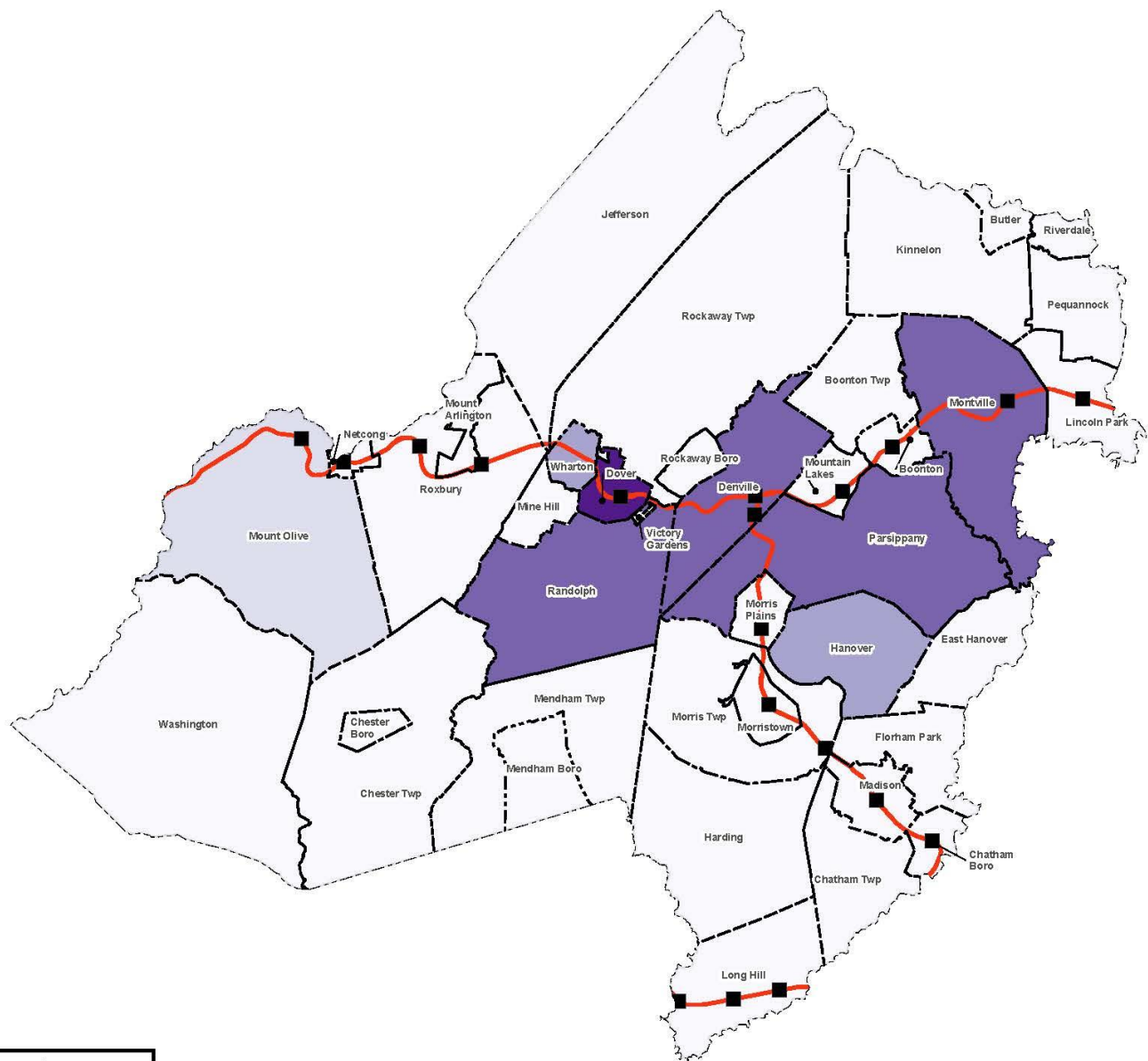
Exhibit B provides a breakdown of the amount of multi-family units, by municipality, reviewed by the Morris County Planning Board in 2022. New applications totaling 1,902 units were reviewed. Exhibit C provides a breakdown of the amount of multi-family units, by municipality, reviewed by the Morris County Planning Board between 2013 and 2022. New applications totaling 16,429 units were reviewed during that time. As is depicted, municipalities located along interstate highways and municipalities with access to commuter rail contained the highest amounts of proposed multi-family units. Parsippany had the highest unit total at 2,931.

In 2021, the median gross rent for a single bedroom apartment in Morris County was approximately \$1,456. The median gross rent for a two-bedroom unit was approximately \$1,871.¹ Based on continued market demand, the Morris County Planning Board expects the upward trend in rent levels to continue. Most of the new multi-family application are being developed as luxury/high end units with 10% to 20% set aside as low/moderate income units. As stated in previous reports, while the development of multi-family housing once provided a lower cost alternative to single-family housing, the monthly rental rates of the luxury units is comparable to a monthly mortgage payment for a 3-bedroom detached single-family home.

¹U.S. Census Bureau, 2021 American Community Survey 1-Year Estimates

Exhibit B

2022 Multi-Family Units Reviewed by the Morris County Planning Board



Legend

- Municipalities
- Railroad Stations
- Rail Lines
- Number of Units**
- 0 - 50 units
- 51 - 100 units
- 101 - 200 units
- 201 - 300 units
- >300 units

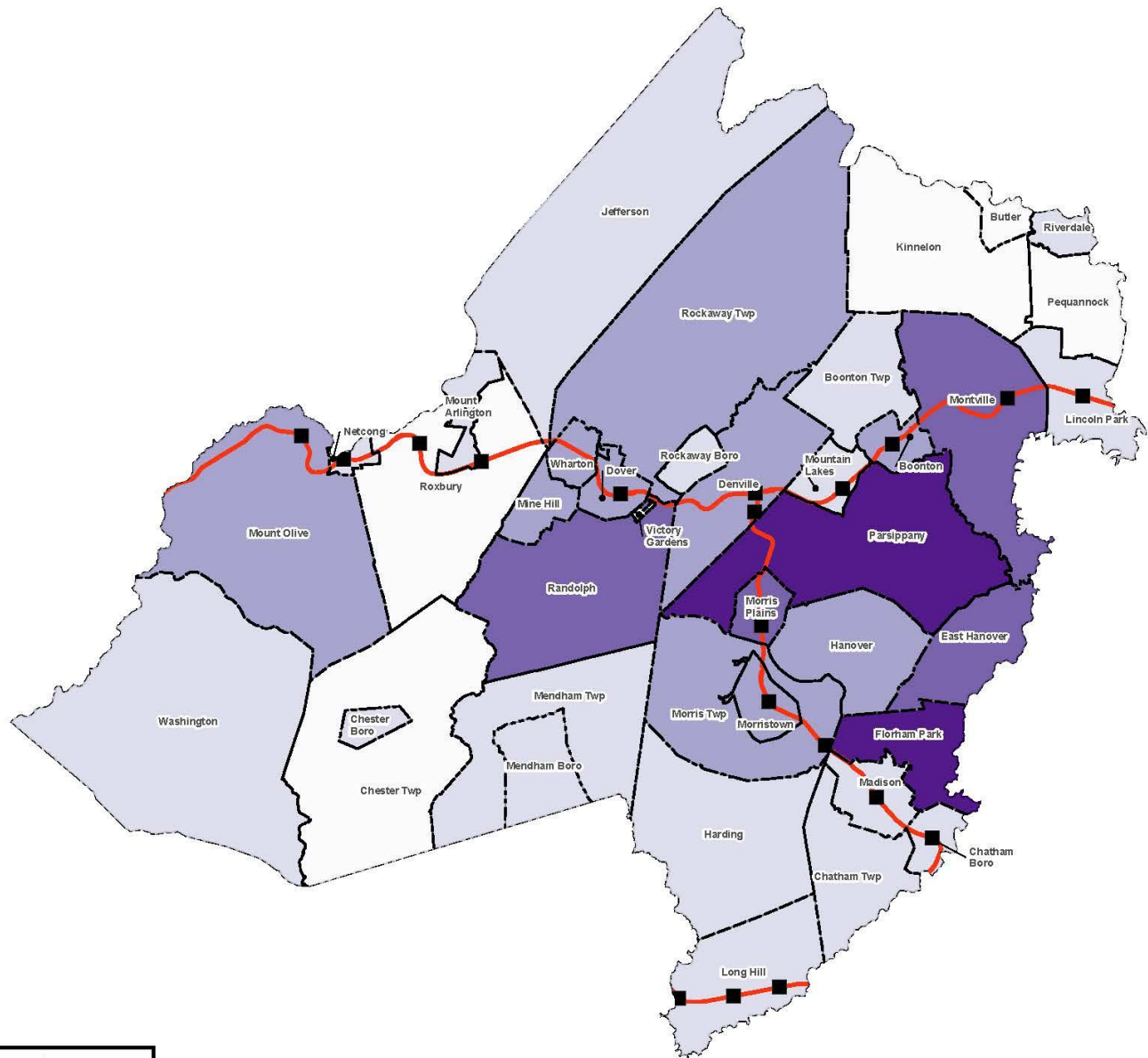
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Exhibit C

2013-2022 Multi-Family Units Reviewed by the Morris County Planning Board



Legend

- Municipalities
- Railroad Stations
- Rail Lines

Number of Units

- 0 - 10 units
- 11 - 375 units
- 376 - 750 units
- 751 - 1500 units
- 1501 - 3000 units

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Non-residential site plans submitted to the Morris County Planning Board can range from small building additions with a minimal amount of floor area to new office buildings, regional retail facilities, and industrial warehouses with several hundred thousand square feet of floor area. Industrial uses typically generate the largest buildings, especially those plans that include flex/warehouse facilities. The largest new development was for an 2,514,060 square foot warehouse redevelopment of the former Hercules property in Roxbury Township. This accounts for over 52% of the total new square footage proposed. As shown in Table II (Section II) and Chart D, the Morris County Planning Board received 53 new non-residential site plans in 2022. This was a 7% decrease in the number of applications received from 2021. Table VII (Section II) provides a list of site plans of 50,000 square feet and greater of new floor area. There was a major increase (150%) in the amount of proposed square footage from 2021 (1,927,490 sf) to 2022 (4,811,659 sf).

Redevelopment

The County of Morris continues to see major redevelopment of former corporate office campuses and industrial properties for other uses, such as warehousing and mixed-use residential/commercial. With a lack of vacant and suitable land for these large developments, developers must rely on the redevelopment of abandoned or underutilized properties for future development.

Novartis – East Hanover Township



FIGURE 1: AERIAL PHOTOGRAPH OF THE NOVARTIS CORPORATE CAMPUS (2022).

The Novartis Corporate Campus (formerly Sandoz) has been a research and development complex since its construction in the 1960's. The campus has had several expansions over the years to update and modernize the facilities. A 61+ acre subdivision was approved in 2022 to provide a lot for the construction of two warehouses totaling 826,800 sf. This is in the northwestern corner of the Novartis campus at the intersection of Ridgedale Avenue and Route 10, where the oldest office buildings were located. Demolitions and internal roadway improvements are currently underway for the future warehouse complex.



FIGURE 2: NORTHWEST STRUCTURE BEING DEMOLISHED FOR THE PROPOSED WAREHOUSE FACILITIES (1/26/23).

Red Bulls New York Training Complex – Morris Township

The redevelopment of the 60+ year old Honeywell (Allied Signal) property was proposed to be office & research buildings, a hotel, a multi-family residential community, and open space on the 140+ acre property. The 235-unit multi-family residential development situated on 51+ acres in the northeastern and southwestern corners of the property and the 14.6+ acres of open space dedicated to the Township of Morris were the only completed parts of the redevelopment. The research & office space structures and hotel were abandoned for the remaining property (80.37 acres) and is now being redeveloped for the



FIGURE 3: AERIAL PHOTOGRAPH OF THE ORIGINAL SITE LAYOUT (2015)

relocated New York Red Bulls training facility for professional, academy, and youth sports teams. The facility hosts nine structures with indoor fields, training centers, classrooms, offices, and dormitories totaling over 250,000 sq. ft. The main building and academy building will have enough dormitory space to accommodate up to 66 children. There are over nine outdoor fields and areas around the site. In addition to the development, there is an existing pedestrian path around the property that will be upgraded and expanded.



FIGURE 4: ARCHITECTURAL RENDERING OF THE TRAINING COMPLEX DEVELOPED BY THE PROJECT'S ARCHITECT – GENSLER AND PROVIDED TO THE PLANNING BOARD BY THE PROJECT'S ENGINEER - WSP-CIVIL.

Parq Parsippany – Parsippany-Troy Hills Township



The Lanidex East Corporate Park was constructed in the 1970's and 1980's and encompassed ten office buildings. The proposed redevelopment of the site entails a mixed-use development consisting of 75 townhouses, 525 apartments, and 10,240 square feet of retail. Three of the existing office buildings (#700, #800 & #900) will be retained. Phase 1 will consist of a multi-family, mixed-use structure with 2,600 square feet of retail, the multi-purpose recreational field, and the townhouses. Phase 2 will consist of a second multi-family mixed-use structure with 8,140 square feet of retail. Each mixed-used,

FIGURE 5: AERIAL PHOTOGRAPH OF THE SITE (2021).

multi-family structure will contain 60 affordable housing units. There will also be several proposed on-site amenities. This includes a multi-purpose athletic field with proposed restroom and concession building, a playground, and a clubhouse and pool near the townhouses.



FIGURE 6: CONSTRUCTION OF THE FIRST MULTI-FAMILY, MIXED-USED STRUCTURE DURING THE FIRST PHASE OF DEVELOPMENT (1/26/2023).

TABLE I

2022 NUMBER OF PLATS REVIEWED BY THE MORRIS COUNTY PLANNING BOARD

Municipality	Preliminary Subdivision	Final Subdivision	Minor Subdivision	Site Plan	Exempt Minor	Exempt Site Plan
	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)	(New/Revised/Total)		
Boonton	-	-	-	3/0/3	-	-
Boonton Twp.	-	-	-	2/1/3	-	1/0/1
Butler	-	-	-	1/0/1	-	2/0/2
Chatham	-	-	-	1/2/3	-	1/0/1
Chatham Twp.	1/0/1	1/0/1	1/0/1	0/1/1	2/0/2	1/0/1
Chester	-	-	-	1/1/2	-	-
Chester Twp.	-	-	-	-	-	-
Denville	3/0/3	3/0/3	-	2/0/2	4/0/4	5/1/6
Dover	2/2/4	2/2/4	-	4/4/8	2/0/2	5/0/5
East Hanover	1/1/2	1/1/2	0/1/1	4/7/11	-	1/0/1
Florham Park	1/1/2	1/1/2	-	2/1/3	-	2/0/2
Hanover	-	-	2/1/3	5/3/8	1/0/1	2/0/2
Harding	1/0/1	1/0/1	-	-	1/0/1	1/0/1
Jefferson	-	-	-	2/2/4	1/0/1	2/0/2
Kinnelon	-	-	-	-	1/0/1	1/0/1
Lincoln Park	-	-	1/0/1	0/5/5	-	-
Long Hill	0/1/1	0/1/1	1/2/3	3/3/6	1/0/1	2/0/2
Madison	-	-	-	1/0/1	1/0/1	1/0/1
Mendham	-	-	1/1/2	1/1/2	-	-
Mendham Twp.	1/1/2	1/1/2	-	-	2/0/2	1/0/1
Mine Hill	1/1/2	1/1/2	-	1/1/2	-	3/0/3
Montville	-	-	-	3/8/11	-	1/0/1
Morris Twp.	-	-	-	3/1/4	1/0/1	3/0/3
Morris Plains	-	-	-	1/2/3	1/0/1	1/0/1
Morristown	-	-	-	4/3/7	1/0/1	2/0/2
Mountain Lakes	-	-	1/0/1	1/1/2	-	-
Mt. Arlington	-	-	-	1/1/2	-	-
Mt. Olive	1/0/1	1/0/1	0/2/2	5/3/8	-	7/0/7
Netcong	-	-	-	-	-	-
Parsippany	1/0/1	1/0/1	-	4/4/8	2/0/2	6/0/6
Pequannock	-	-	-	3/0/3	1/0/1	2/0/2
Randolph	-	-	1/1/2	5/6/11	1/0/1	-
Riverdale	-	-	-	2/1/3	-	-
Rockaway	-	-	1/1/2	0/1/1	-	-
Rockaway Twp.	-	-	-	2/1/3	-	2/0/2
Roxbury	2/0/2	5/0/5	-	4/1/5	-	6/0/6
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	3/2/5	1/0/1	2/0/2
Wharton	1/0/1	1/0/1	-	3/0/3	1/0/1	-
Total	16/7/23	19/7/26	9/9/18	77/67/144	25/0/25	63/1/64

New Submissions = 121
Revised Submissions = 90
Exempt Submissions = 89
Total Submissions = 300

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

Table II

2022 NEW SUBMISSIONS REVIEWED BY THE MORRIS COUNTY PLANNING BOARD

Municipality	Subdivisions (1) Residential (Plats/Lots)	Subdivisions (1) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (2) Non-Residential (Plans/Sq. Ft.)
Boonton	-	-	1/20	1/50,094
Boonton Twp.	-	-	-	2/175
Butler	-	-	-	1/94,054
Chatham	-	-	1/8	-
Chatham Twp.	1/3	-	-	-
Chester	-	-	-	1/0
Chester Twp.	-	-	-	-
Denville	3/220	-	2/226	-
Dover	2/18	-	3/360	1/0
East Hanover	-	1/2	-	4/72,977
Florham Park	-	1/2	-	2/0
Hanover	-	-	2/164	3/148,553
Harding	1/5	-	-	-
Jefferson	-	-	1/3	1/2,200
Kinnelon	-	-	-	-
Lincoln Park	-	-	-	-
Long Hill	-	-	1/2	2/33,470
Madison	-	-	1/40	-
Mendham	-	-	1/2	-
Mendham Twp.	1/9	-	-	-
Mine Hill	-	1/3	-	1/374,500
Montville	-	-	2/268	1/167,500
Morris Twp.	-	-	-	3/266,660
Morris Plains	-	-	-	1/119,928
Morristown	-	-	1/3	4/4,335
Mountain Lakes	-	-	-	1/1,734
Mt. Arlington	-	-	-	1/0
Mt. Olive	1/405	-	1/100	4/74,598
Netcong	-	-	-	-
Parsippany	1/14	-	3/255	1/0
Pequannock	-	-	-	3/102,146
Randolph	-	-	3/269	2/48,400
Riverdale	-	-	-	2/990
Rockaway	-	-	-	-
Rockaway Twp.	-	-	-	2/10,800
Roxbury	-	2/11	-	4/3,217,253
Victory Gardens	-	-	-	-
Washington	-	-	-	3/10,266
Wharton	1/86	-	1/182	2/11,026
Total	11/760	5/18	24/1,902	53/4,811,659

(1) Major subdivisions (Preliminary Plats)

(2) Includes some site plans for building additions or renovations where no new floor area is being added.

Table III

2022 Revised Submissions(1) Reviewed by the Morris County Planning Board

Municipality	Subdivisions (2) Residential (Plats/Lots)	Subdivisions (2) Non-Residential (Plats/Lots)	Site Plans Residential (Plans/Units)	Site Plans (3) Non-Residential (Plans/Sq. Ft.)
Boonton	-	-	-	-
Boonton Twp.	-	-	-	1/175
Butler	-	-	-	-
Chatham	-	-	2/253	-
Chatham Twp.	-	-	1/63	-
Chester	-	-	-	1/0
Chester Twp.	-	-	--	-
Denville	-	-	-	-
Dover	1/7	-	2/354	-
East Hanover	1/268	-	2/813	1/826,800
Florham Park	-	1/2	1/126	-
Hanover	-	-	2/145	1/0
Harding	-	-	-	-
Jefferson	-	-	-	2/6,347
Kinnelon	-	-	-	-
Lincoln Park	-	-	1/175	1/943
Long Hill	1/11	-	1/2	1/0
Madison	-	-	-	-
Mendham	-	-	1/2	-
Mendham Twp.	1/9	-	-	-
Mine Hill	-	1/3	1/390	-
Montville	-	-	1/178	3/122,142
Morris Twp.	-	-	-	1/21,232
Morris Plains	-	-	-	2/674,030
Morristown	-	-	-	2/0
Mountain Lakes	-	-	-	1/35,605
Mt. Arlington	-	-	1/71	-
Mt. Olive	-	-	-	2/64,515
Netcong	-	-	-	-
Parsippany	-	-	3/780	1/32,000
Pequannock	-	-	-	-
Randolph	-	-	3/416	2/80,662
Riverdale	-	-	-	1/0
Rockaway	-	-	1/70	-
Rockaway Twp.	-	-	-	1/10,800
Roxbury	-	-	-	1/13,336
Victory Gardens	-	-	-	-
Washington	-	-	-	2/8,916
Wharton	-	-	-	-
Total	4/295	2/5	23/3,838	27/1,897,503

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

2) Major subdivisions (Preliminary Plats)

Includes some site plans for building additions or renovations where no new floor area is being added.

Table IV

2018-2022 Number of Single-Family House Lots from Major Subdivisions Recorded at the Office of the Morris County Clerk

Municipality	2018	2019	2020	2021	2022	5 Year Total
Boonton	-	-	-	-	--	-
Boonton Twp.	-	-	-	10	-	10
Butler	-	-	-	-	-	-
Chatham	-	-	-	-	-	-
Chatham Twp.	-	-	-	-	5	5
Chester	2	-	-	-	-	2
Chester Twp.	-	-	-	-	-	-
Denville	-	-	-	-	55	55
Dover	-	-	-	-	7	7
East Hanover	6	-	-	-	268	274
Florham Park	114	110	-	7	-	231
Hanover	-	-	-	9	-	9
Harding	-	-	-	-	-	-
Jefferson	-	-	-	-	-	-
Kinnelon	-	-	-	-	-	-
Lincoln Park	-	-	-	-	-	-
Long Hill	-	-	-	-	-	-
Madison	-	-	-	-	-	-
Mendham	3	-	-	-	-	3
Mendham Twp.	3	-	5	-	-	8
Mine Hill	4	-	-	-	-	4
Montville	-	7	8	-	3	18
Morris Twp.	3	4	-	-	-	7
Morris Plains	-	-	106	-	-	106
Morristown	-	-	-	-	-	-
Mountain Lakes	-	-	-	-	-	-
Mt. Arlington	-	-	-	-	-	-
Mt. Olive	77	-	-	-	9	86
Netcong	-	8	-	-	-	8
Parsippany	-	-	-	10	-	10
Pequannock	-	-	-	-	-	-
Randolph	-	-	-	-	-	-
Riverdale	-	-	3	-	-	3
Rockaway	-	-	-	-	-	-
Rockaway Twp.	-	-	-	-	-	-
Roxbury	-	-	-	25	-	25
Victory Gardens	-	-	-	-	-	-
Washington	-	-	-	-	-	-
Wharton	-	-	-	-	-	-
Total	212	129	122	61	347	871

Table V

2022 Preliminary Single-Family Residential Subdivision Plats Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Total Lots
Chatham Twp	482-490 River Road	River Road	3 (N)
Denville	D-R Hortun-Residential	Thurmont Road	94 (N)
Denville	Fourth Generation	Mary Farm Road	5 (N)
Denville	Pulte-Denville	Route 10	121 (N)
Dover	1 Towpath Square	Towpath Square	7 (N)
Dover	90 Bassett Highway	Bassett Highway	11 (N)
East Hanover	KRE Acquisitions	River Road	268 (R)
Harding	655 & 665 Spring Valley Road	Spring Valley Road	5 (N)
Long Hill	Parisi-Gillette	Delaware Avenue	11 (R)
Mendham Twp	Lawrence Farm Estates	Exmoor Drive	9 (N)
Mount Olive	ITC East-Continental Crossing	Continental Drive	405 (N)
Parsippany	630 Old Dover Road	Old Dover Road	14 (N)
Wharton	Aspire at Morris Woods	Old Irondale Road	86 (N)

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

Table VI

2022 Proposed Townhouse & Multi-Family Site Plans of 20 Units or More Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Number of Units
Boonton	Park Woods at the Boulevard	Division Avenue	20(N)
Chatham	Chatham River Road Urban	Watchung Avenue	245 (R)
Chatham Twp.	Chatham Family Apartments	Southern Boulevard	63 (R)
Denville	D-R-Hortun-Residential	Thurmont Road	106 (N)
Denville	Pulte-Denville	Route 10	120 (N)
Dover	1 Towpath Square	Towpath Square	102 (N)
Dover	Proposed Residential Development	Blackwell Street	252 (N)
East Hanover	72 Eagle Rock Avenue	Eagle Rock Avenue	265 (R)
East Hanover	KRE Acquisition Corp	River Road	548 (R)
Florham Park	Palmont at Florham Park	Columbia Turnpike	126 (R)
Hanover	Monarch Communities	Ridgedale Avenue	160 (N)
Hanover	26 Parsippany Road	Parsippany Road	141 (R)
Lincoln Park	115 Main Street	Main Street	175 (R)
Madison	Madison Mall Apartments	Main Street	40 (N)
Mine Hill	KRE Mine Hill	Canfield Avenue	390 (R)
Montville	Brookside	Main Road	266 (N)
Montville	Sterling Montville	Main Road	178 (R)
Mount Arlington	Station Square	Howard Boulevard	71 (R)
Mount Olive	ITC East-Continental Crossing	Continental Drive	100 (N)
Parsippany	Ballantine Greens	Littleton Road	370 (R)
Parsippany	CSH Parsippany-Assisted Living	Littleton Road	84 (N)
Parsippany	Woodmont Grand Luxury Senior	Interpace Parkway	150 (N)
Parsippany	2 Campus Drive	Campus Drive	172 (R)
Parsippany	3 Campus Drive	Campus Drive	238 (R)
Parsippany	240 Littleton Road	Littleton Road	21 (N)
Randolph	Canoe Brook	Dover-Chester Road	199 (R)
Randolph	Gateway at Randolph	Center-Grove Road	92 (R)
Randolph	Liberty Village	Hanover Avenue	125 (N)
Randolph	Village Square at Randolph	Route 10	136 (N)
Rockaway	74 West Main Street Urban Renewal	Main Street	70 (R)
Wharton	Wharton Investors II-Residential	Main Street	182 (N)

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

Table VII

2022 Commercial, Industrial and Office Site Plans with 50,000 Sq. Ft. or More of New Floor Area Reviewed by the Morris County Planning Board

Municipality	Development Name	Location	Land Use	New Sq. Ft.
Boonton	500 Division Street	Division Street	W/I	50,094 (N)
Butler	Butler Self-Storage	Route 23	C	94,054 (N)
East Hanover	R&O East Hanover	Ridgedale Avenue	W/I	826,800 (R)
Hanover	E&S Foods Warehouse	Jefferson Road	W/I	72,553 (N)
Hanover	Residence Inn By Marriott	Route 10	C	76,000 (N)
Mine Hill	IV 1 Logistics Acq.	Iron Mountain Road	W/I	374,500 (N)
Montville	Diversified Properties	Main Road	W/O	110,000 (R)
Montville	65 Bloomfield Avenue	Parsippany Road	W/O	167,500 (N)
Morris Twp	Red Bull New York	Columbia Turnpike	C	266,660 (N)
Morris Plains	M&M at Morris Plains	Tabor Road	C	122,150 (R)
Morris Plains	Morris Plains Self-Storage	Hanover Avenue	C	119,928 (N)
Morris Plains	Warehouse Industrial	Tabor Road	W/I	551,880 (R)
Mount Olive	Hope Commercial	Waterloo Valley Road	C/I	64,515 (N)
Pequannock	Hillview Med.	Hillview Road	M	74,321 (N)
Roxbury	Parkview Business Center	Landing-Ledgewood Rd	W/I	653,593 (N)
Roxbury	Roxbury Commerce Center	Howard Boulevard	W/I	2,514,060 (N)

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