

North Park Place Redevelopment Plan

Presented to the Morristown Town Council
February 13, 2024



The image shows the exterior of a Century 21 department store. The building is constructed of red brick with a large, dark stone overhang above the entrance. The entrance consists of several glass doors with metal frames. Above the doors, the Century 21 logo is visible in a red script. To the right of the entrance, a large, three-dimensional silver Century 21 logo is mounted on the brick wall, with the words "department store" in a smaller, dark font below it. The foreground is a paved sidewalk. The entire image is covered with a semi-transparent blue overlay. In the center of the image, the word "BACKGROUND" is written in a large, bold, dark blue sans-serif font.

BACKGROUND

REDEVELOPMENT AREA



- 11 properties
- ~3.2 acres
- Common ownership

PLAN AREA



PLAN AREA



BACKGROUND: REGULATORY HISTORY

- **April 12, 2022:** Council resolution authorizing a condemnation preliminary investigation.
- **May 9, 2023:** Council resolution reauthorizing condemnation preliminary investigation.
- **October 6, 2023:** Preliminary Investigation submitted.
- **October 26, 2023, November 8, 2023:** Planning Board public hearings
- **December 7, 2023:** Planning Board resolution recommending area in need of redevelopment.
- **December 12, 2023:** Area designated in need of redevelopment by Town Council.

WHAT IS A REDEVELOPMENT PLAN?

- Redevelopment Plan is a detailed zoning ordinance that can include specific design standards, desired public improvements, or development characteristics.
- Redevelopment Plan is not a site plan or a blueprint. After adoption of a Plan, project details are finalized via Redevelopment Agreement and Site Plan Approval.



NORTH PARK PLACE REDEVELOPMENT PLAN

TOWN OF MORRISTOWN

Prepared by: Topology
60 Union St #1N Newark, NJ



SITE HISTORY



1870s-1880s: Existing buildings were constructed and housed a variety of retail, office, and manufacturing uses.

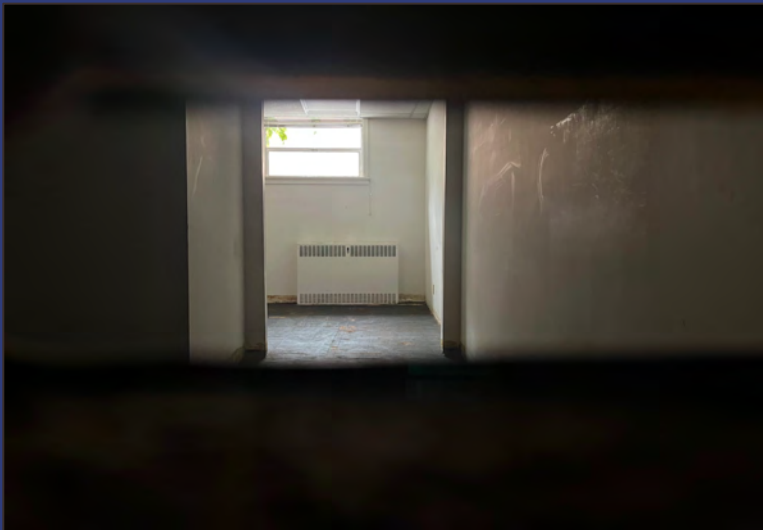
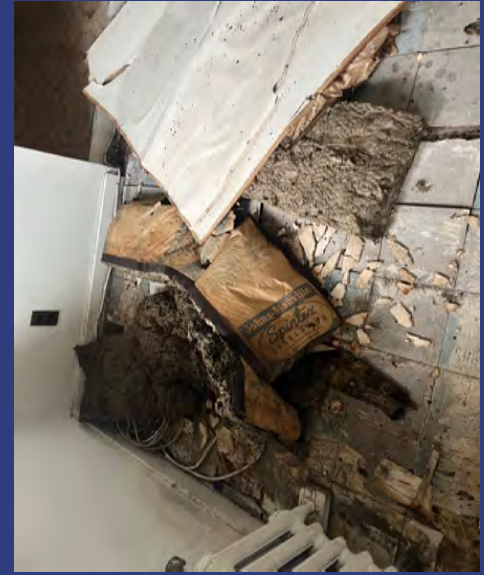


1970s: During the 1970s, the buildings bound by Water Street, Speedwell Avenue, and Spring Street, were demolished, and the Headquarters Plaza office. complex was constructed.



Present: Buildings within the Study Area have experienced significant vacancies, particularly along the ground floor.

EXISTING CONDITIONS



A photograph of the entrance to a Century 21 department store. The building is made of brick and has a large, stylized 'Century 21' sign on the upper right. Below it, a smaller sign says 'department store'. The entrance features a series of glass doors with 'Century 21' written in red script above them. A semi-transparent white banner with the text 'PLAN PARAMETERS' in bold, dark blue capital letters is overlaid across the middle of the image.

PLAN PARAMETERS

BASIC PLAN PARAMETERS

1. Permitted Uses

- Active Ground Floor Uses on all street frontages
- Mixture of commercial and residential uses permitted in upper stories

2. Permitted Height

- Maximum building height: 5 stories / 60'
 - Stepback required at 5th story
- Minimum ground floor height (floor to ceiling): 12'
- Minimum upper floor height (floor to ceiling): 9'

3. Permitted Density

- Maximum Residential Units: 160 units
 - On-site affordable units required (15% rental, 20% for-sale)
- Maximum Floor Area Ratio: 4.0

4. Parking

- Parking requirements in accordance with zoning.

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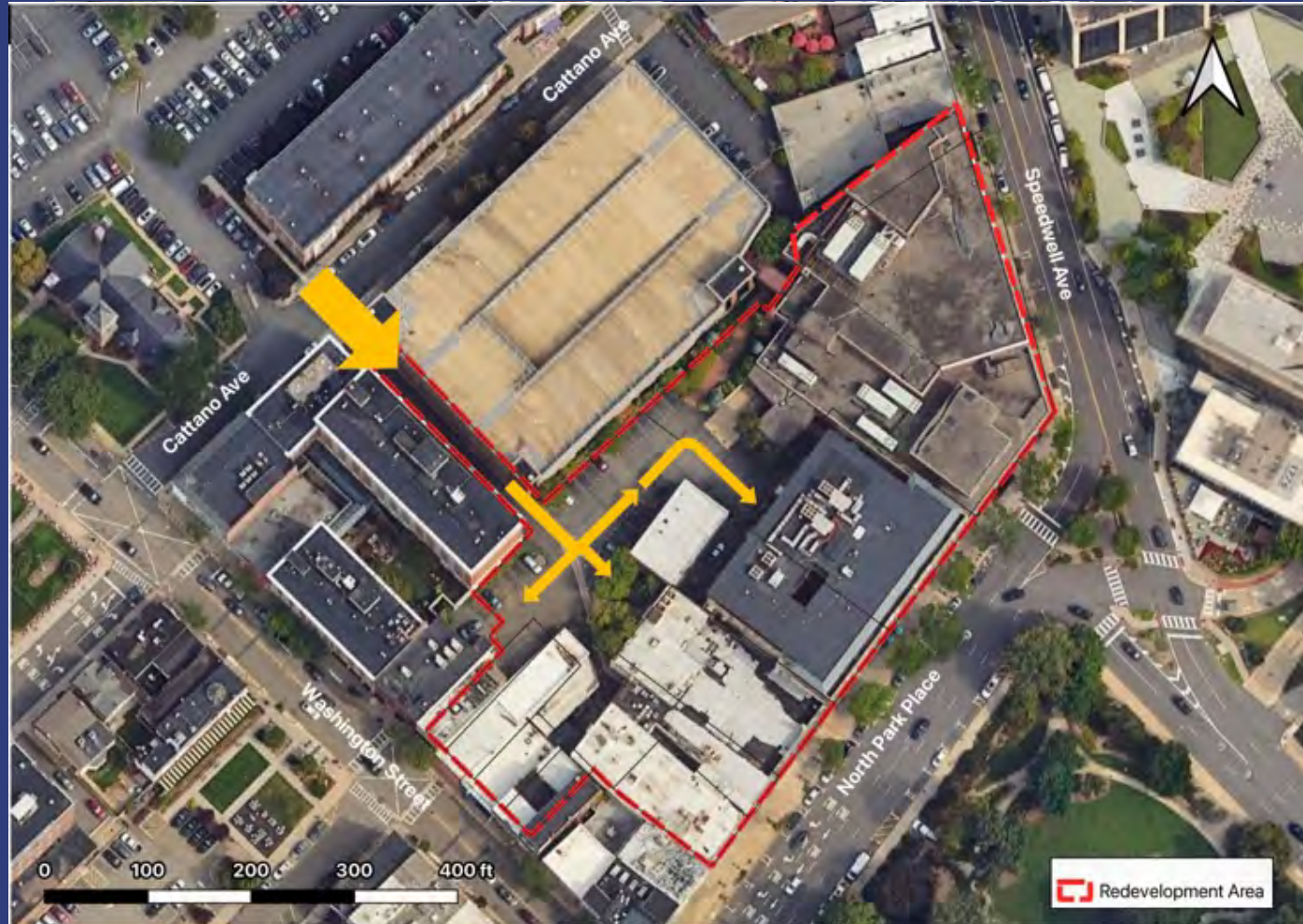
**Baseline parameters
derived from existing
zoning standards**

A COMPREHENSIVE APPROACH

- Plan requires implementation of a single project, which may be comprised of multiple structures.
- Approach allows for allocation of development potential across the site, rather than on a parcel-by-parcel basis.

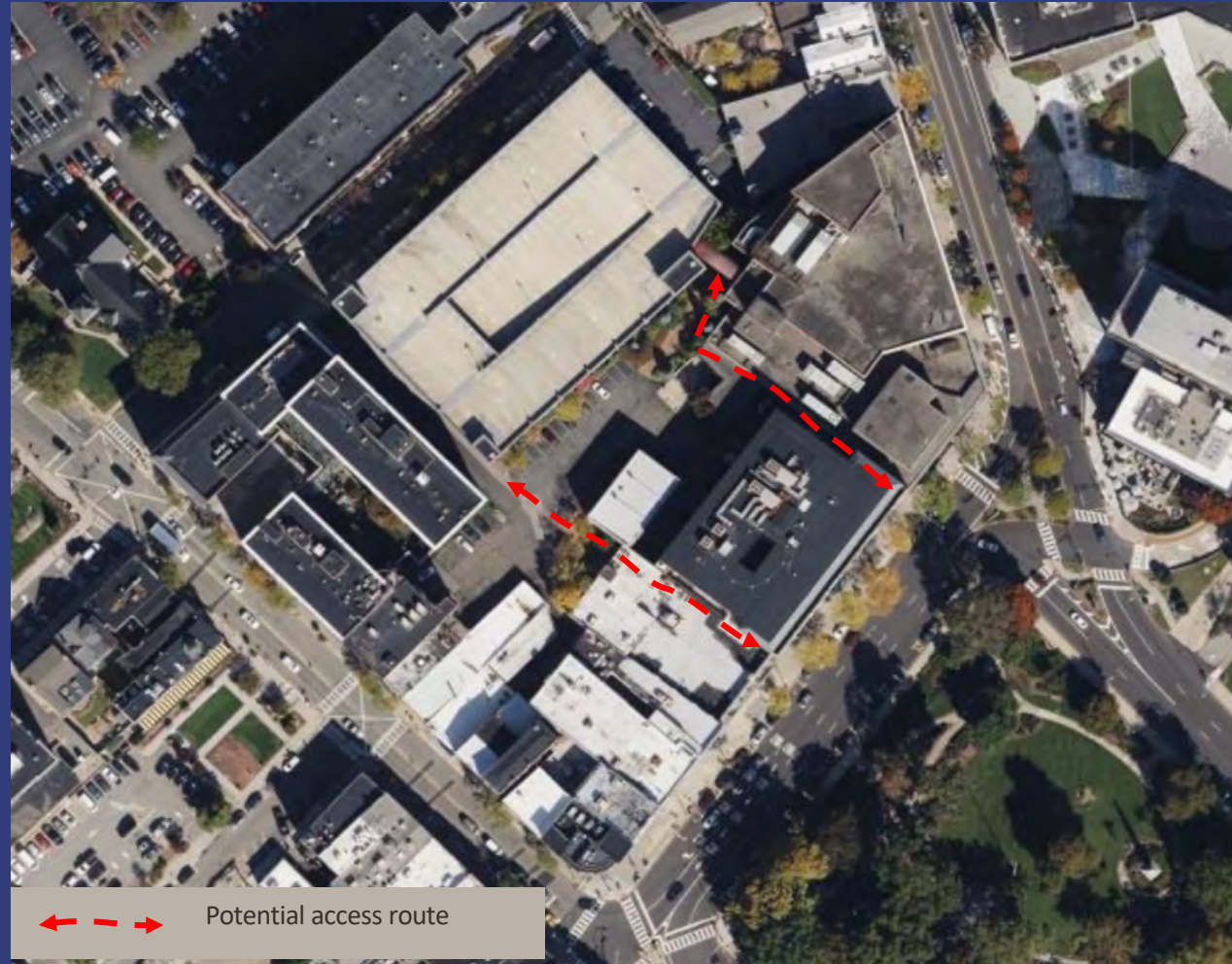


CIRCULATION REQUIREMENTS



Vehicular access via Cattano Avenue

CIRCULATION REQUIREMENTS



New public pedestrian route between North Park Place + Cattano Garage (potential routes)

HISTORIC PRESERVATION REQUIREMENTS



Preservation of 10 North Park Place



Reuse of medallions along Century 21

DESIGN INSPIRATION



Design inspiration, North Park Place frontage

Design inspiration, Washington Street frontage

ADMINISTRATION

- Plan requires developer designation and Redevelopment Agreement prior to any action by the Planning Board.
- Redevelopment Agreement would be subject to a Council review process and could include project details like site plans, renderings, traffic studies, or other analyses required by the Council.



PROCESS

TIMELINE & NEXT STEPS

- **February 13, 2024 (tonight):** Potential introduction of Redevelopment Plan ordinance by Town Council.
- **February 22, 2024:** Potential Planning Board consistency review.
- **February 27, 2024:** Potential second reading, public hearing, and adoption of Redevelopment Plan by Town Council.
- **TBD:** Potential consideration of Redevelopment Agreement and other project documents.
- **TBD:** Potential Site Plan application(s).

THANK YOU!

QUESTIONS + COMMENTS