

Rationale for Updating Ordinance and ‘Schedule A’ Assessment Criteria of the Morristown Special Improvement District (SID)

The Morristown Partnership Special Improvement District (SID) conducted a thorough analysis of all Morristown parcels to assess their eligibility for inclusion in the SID. To reflect the current state of commercial property investment, this review accounted for changes in block and lot configurations as well as property classifications within the municipality since the ordinance and Schedule A were last revised in 1995.

To update the ordinance language to accurately reflect the current composition of the Morristown commercial district and SID-paying members, the SID conducted an evaluation of property locations and classes within the context of the zoning districts outlined in the municipality’s Land Development Ordinance. This analysis established a uniform set of parameters to apply to the parcels. Consequently, over a hundred additional properties met the inclusion criteria. Many of these properties were originally subject to the SID assessment. However, due to changes in block and lot numbers on the Town’s tax maps, often as a result of redevelopment projects, some have gone unassessed for SID for several years. The Epstein’s Rehabilitation project is a prominent example.

The proposed ordinance amendment language clearly defines eligible properties in accordance with the New Jersey Property Tax System Qualification Codes. It aligns with the zoning districts established in the adopted 2018 Land Development Ordinance and provides a consistent structure for the SID assessment. Additionally, it does not exclude the collection of the special assessment from Payment in Lieu of Taxes (PILOT) projects.

As required by the enabling legislation (N.J.S.A. 40:56-72), the ordinance will list and describe, by lot and block numbers and street addresses, all properties to be assessed. At the Tax Assessor’s recommendation, the Subfield Qualification Code is included on Schedule A to identify that SID billing is applicable to this parcel. An 'X' in the 'Qual' column designates the 15F Block and Lot of a PILOT property, indicating its improvement value.

Schedule A includes all currently assessed properties, blocks and lots created through the assembly or subdivision of an original SID parcel. It also includes any parcel that meets the proposed criteria within the established geographical region of the SID.

By using these classification methods, the municipality and its stakeholders will be able to uniformly identify and assess eligible properties on behalf of the SID. Through a consistent and collaborative approach, all property and business owners will contribute equitably to the development, promotion, and success of Morristown's commercial district. This will ensure that the SID is self-sustaining, allowing it to continue providing supplemental services to the community, thereby enhancing opportunities for businesses, property owners, and visitors to the district.

New Jersey Property Tax System Qualification Codes

1 = vacant land
2 = residential
3A = farm – regular
3B = farm – qualified
4A = commercial
4B = industrial
4C = apartment
15A = public school property
15B = other school property
15C = public property
15D = church and charitable
15E = cemeteries and graveyards
15F = other exempt properties

Town of Morristown Zoning Districts

R: Residential Detached
MF-1: Single- and Two-Family Residential
MF-2: Multifamily, Low to Moderate Intensity
MF-3: Multi-Family Moderate Intensity
MX-1: Mixed Use Detached Neighborhood
MX-2: Mixed Use Moderate Density
TC: Town Center
H: Hospital
H-1: Hospital
PP: Public Purpose
PPU: Public Purpose Undevelopable

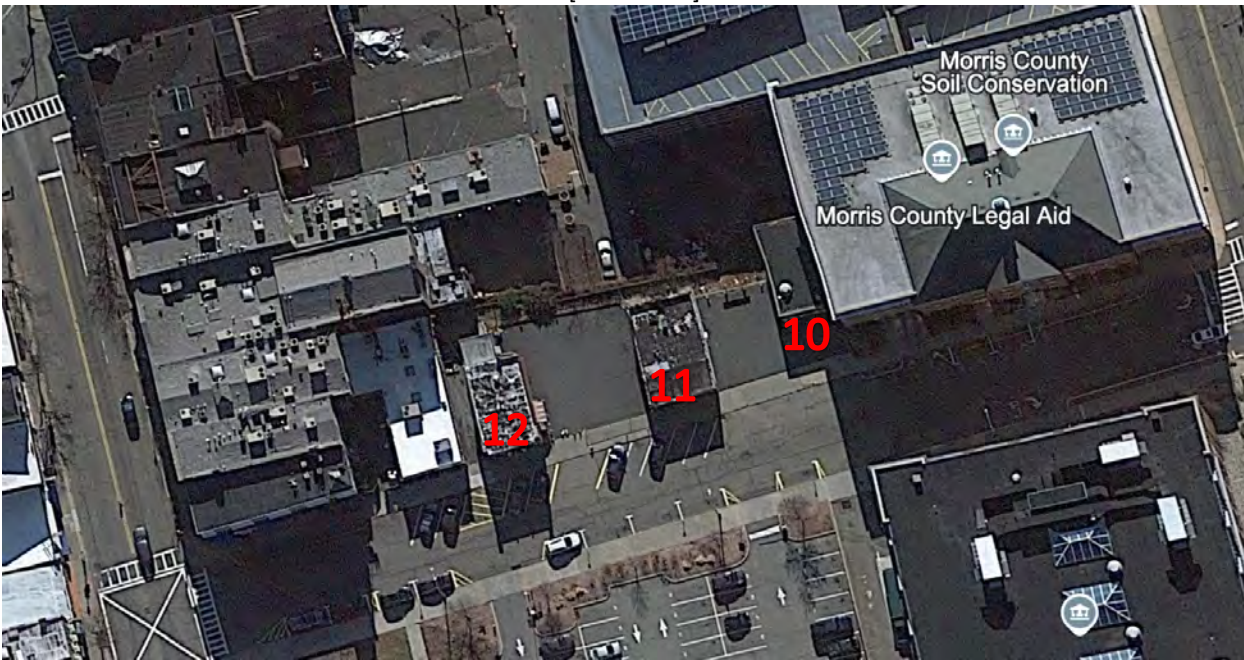
Examples provided on the following pages.

Commercial Assemblage [Schuyler Place]

Block: 5906 Lot:10 28 SCHUYLER PL [1995-2024]

Block: 5906 Lot:11 24 SCHUYLER PL [1995-2024]

Block: 5906 Lot:12 16 SCHUYLER PL [1995-2024]



22 SCHUYLER PL

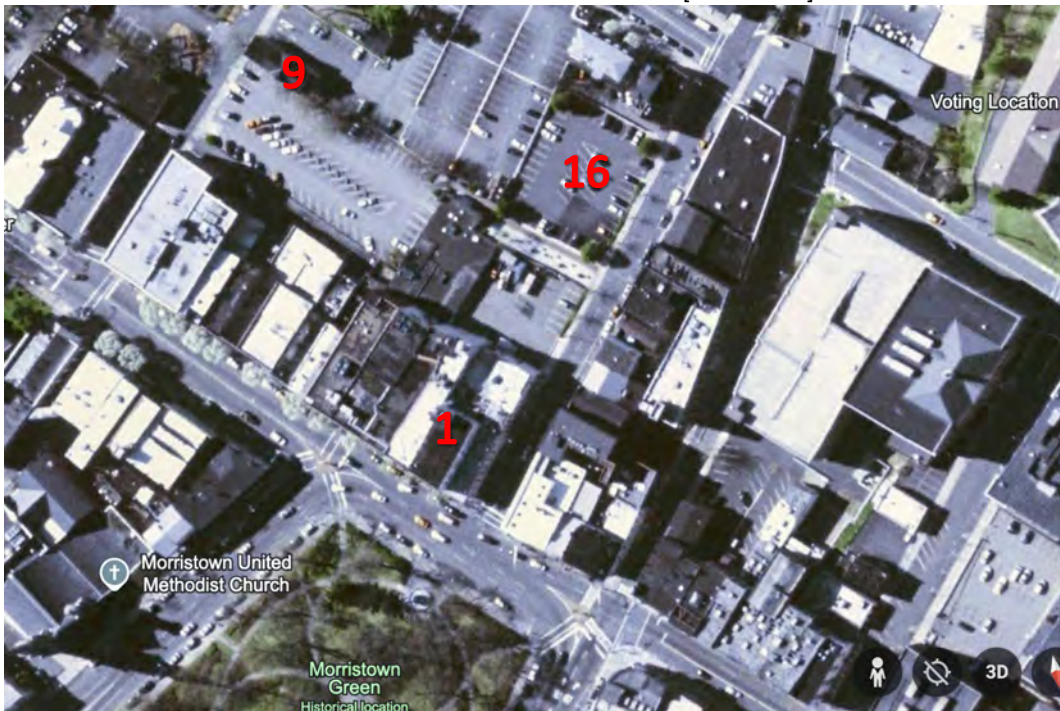
Block: 5906 Lot: 10.01 [Present]

2023



Epstein's Rehabilitation

Block: 6004	Lot:1	1 SOUTH STREET [1995-2009]
Block: 6004	Lot: 9	11 DEHART STREET [1995-2017]
Block: 6004	Lot:16	28-32 MARKET ST [1995-2006]



Block: 6004	Lot: 1	40 PARK [2010- Present]
	1.01-1.08	RETAIL UNITS 4A
Block: 6004	Lot: 9	11-13 DEHART STREET [2018-Present] 4A
Block: 6004	Lots: 16	40 MARKET STREET [2010 – Present] 4A
	16.01-16.07	



Use Change
29 Elm Street [Red Cross > Office]

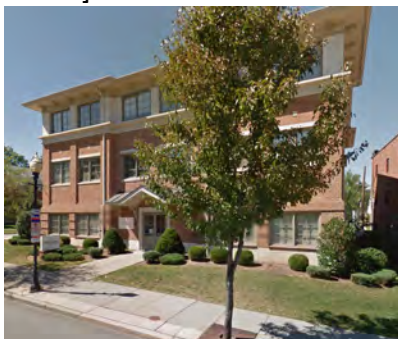


Deed Information		Property Description
District:		Year Constructed: 0
Block: 4501		Property Class Code: 2
Lot: 16		Property Location: 29 ELM ST
Qualification Code:		Additional Lots:
Book/Page: 22092/1192 , 2012-07-13		Ratio: 1.68
Date Entered: 2012-08-17		Sq Ft Area: 0
Date Recorded: 2012-07-20		Class 4 Type:
RT Fees: \$5,026.00		Condo: N
Sales Price: \$585,000.00		Comments: CHARITABLE, RELIGIOUS ORGANIZATION
Exempt:		
Grantor Information	Grantee Information	Sales Information
AMERICAN NATIONAL RED CROSS 600A FOREST POINT CIR CHARLOTTE, NC 28273	DBS HOLDINGS LLC 724 CLARK ST WESTFIELD, NJ 07090	Serial Number: 7362 Sales Price: \$585,000.00



Deed Information		Property Description
District:		Year Constructed: 0
Block: 4501		Property Class Code: 4A
Lot: 16		Property Location: 29 ELM ST
Qualification Code:		Additional Lots:
Book/Page: 24211/1680 , 2021-08-03		Ratio: 0.19
Date Entered: 2021-09-22		Sq Ft Area: 6346
Date Recorded: 2021-09-10		Class 4 Type: 101
RT Fees: \$52,725.00		Condo: N
Sales Price: \$2,500,000.00		Comments: SUBSTANTIALLY IMPROVED AFTER ASSMT REHAB AA EST +400K
Exempt:		
Grantor Information	Grantee Information	Sales Information
DBS HOLDINGS LLC 724 CLARK ST WESTFIELD, NJ 07090	29 ELM ST LLC 29 ELM ST MORRISTOWN, NJ 07960	Serial Number: 10734 Sales Price: \$2,500,000.00

62 Elm Street [Cornerstone > Office]



Deed Information		Property Description
District:		Year Constructed: 0
Block: 4701		Property Class Code: 4C
Lot: 10		Property Location: 62 ELM ST
Qualification Code:		Additional Lots: 9
Book/Page: 23395/575 , 2018-07-18		Ratio: 0.26
Date Entered: 2018-09-05		Sq Ft Area: 8000
Date Recorded: 2018-08-09		Class 4 Type:
RT Fees: \$61,000.00		Condo: N
Sales Price: \$5,250,000.00		Comments: CHARITABLE, RELIGIOUS ORGANIZATION
Exempt:		
Grantor Information	Grantee Information	Sales Information
CORNERSTONE FAMILY PROGRAMS 62 ELM ST MORRISTOWN, NJ 07960	DBH DEVELOPMENT-62 ELM STREET LLC 30 GALES DR, STE 202A WAYNE, NJ 07470	Serial Number: 9686 Sales Price: \$5,250,000.00



Owner's Information		Property Information
Property Owner:		Property Location: 62 ELM ST
DBH DEVELOPMENT-62 ELM STREET LLC		Land Description: 36900 SQ FT
1 GEOFFREY WAY		Acreage: 0.8471
WAYNE NJ 07470		Property Class Code: 4A
Bank Code: 00000		Zone: M-1
Deduction Amount: 0		Building Description: 25 BR BLDG
Number of Owners: 0		Tax Map Page:
Senior Citizens: 0		Deed: , 2018-07-18
Veterans: 0		Year Constructed:
Widows: 0		Building Square Feet: 8000
Surviving Spouse: 0		Additional Lots: 9
Disabled Persons: 0		
Exempt Property Data	Assessments	Sales Information
Exempt Property List Code:	Land Value: \$1,464,000.00	Serial Number:
2004001	Improvement Value: \$2,355,700.00	Sales Price: \$5,250,000.00
Exempt Statute Number: 54:04-03.06	Net Taxable Value: \$3,819,700.00	
Exempt Facility Name: ADMINISTRATIVE BLDG.	Prior Year Taxes: \$60,160.28	
Initial Filing Date: 1970-10-01	Current Year Taxes: \$0.00	
Further Filing Date: 1994-10-17		

Assemblage [Morris Street]
Block and Lot Changes w/ PILOT



[illegible]