

Master Plan Re-Exam
Town of Morristown
Overview of Major Problems and Objectives from 2008 Master Plan
Reexamination Report

Part a

Part b

Issue	Description	Status
Split Zoning	Properties were inadvertently split zoned	Complete – 2007 Zoning Amendment

Complete

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Elimination of Industrial and Light Industrial Zones	Proposed elimination in 2003 after increasing irrelevance	Complete – 2007 Zoning Amendment
Need for “Public Purpose Zone”	2 zones – public use + developable and public use + undevelopable	Complete – 2007 Zoning Amendment
Building Height	Review of building heights in M-1 and CBD	Complete – 2007 Zoning Amendment 6 stories M-1 and CBD-2 3 stories in CBD-1
Concept of Downzoning	Contemplated for H-1 district on Mt. Kemble	Complete – 2007 zoning amendment
Convent Mews	Master Plan noted zoning did not match multi-family character	Complete – 2007 zoning amendment
Downzoning of RT	Establishment of RT-1 and RT-2 zones	Complete – 2007 zoning amendment

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Franklin Corners Neighborhood	Protection of neighborhood character from high intensity use	Complete – 2007 zoning amendment
Designation of RT Area- Vicinity of Madison Street	Zone change from RT to RT-1	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Mt. Kemble Avenue and Wetmore Avenue	Zone change from RT to RT-1	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Pheonix/Western/Budd	Pheonix/Western to RT-1 Zone; Budd to R3 Zone	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Pine Street	Updated to RT-3 zone from RT	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Jersey Ave, Cottage Place, etc	Updated to RT-1 zone from RT zone	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Speedwell Ave, Early St., Grant St.	Updated Early + Speedwell to redevelopment; Grant St. area to RT-1 zone	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Olyphant Place	Updated to RT-1 zone from RT zone	Complete – 2007 zoning amendment
Designation of RT District – Vicinity of Abbett Avenue and Whippany River	Zone for three and four family, remains RT-2 Zone	Complete – Abbett Avenue between Whippany River and Ridgedale Ave rezoned as RT-2
Designation of RT District – Vicinity of Morris Street	North side of Morris St. updated to RGR and RC; South side to redevelopment	Complete – 2007 zoning amendment

Issue	Description	Status
Designation of Senior Citizen Buildings on Early Street	Updated from RT zone to new "Housing Authority" zone	Complete – 2007 zoning amendment
Hospital Zone – Retain Status Quo or Permit Expansion	Expansion of hospital zone included in 2007 zoning update	Complete – 2007 zoning amendment
ORC Zone	Washington St., Maple Ave., West side of Elm St.	Complete – 2007 zoning amendment
Flagler Street Downzoning	Updated from M-1 zone to "Housing Authority Zone"	Complete – 2007 zoning amendment
Loyola/Morristown Field Club Downzoning	Loyola zoned for R-1 and Field Club RC zone	Complete – 2007 zoning amendment
Prospect Street/Clinton Street Downzoning	2007 update designated area as R-1	Complete – 2007 zoning amendment
Madison Ave/South Street Zoning	OB-1 and OB-2 zones, maximum building height being contemplated	Complete – 2007 zoning amendment
Jimmy's Restaurant Rezoning	Commerce Bank location	Complete - Rezoning not required due to change in use
Blair House and Hamilton Court Apartments	Zoning updated from OB Zone to M-1 Zone	Complete – 2007 zoning amendment
Willow Hall Site	Site approved for condo development, noted the Passaic River Coalition was interested in purchasing site. Re-Exam recommended potential rezoning to match future development	Complete - Site purchased by Passaic River Coalition and no development is planned. As such, the recommendations of the Re-Exam are moot. Proposed zoning under new ordinance is PPU

Pending

Issue	Description	Status
Redevelopment Sites	GW School, Vail, Speedwell, Center/Coal, Spring St., Epstein	Varies by Project
CBD Mid-Rise Apartments	Only housing units allowed in CBD are garden apartments	In progress – to be addressed under new zoning
Parking Requirements	Parking needs are contextual – need is for comprehensive flexibility	In progress – to be addressed under new zoning
Historic Preservation	2008 recommended historic preservation element	In progress: review of preservation element recommended

Not Pursued

Issue	Description	Status
Allow Bed + Breakfast Operations	Proposed permitted in 2003 with very controlled conditions; Discouraged in 2008 Re-Exam	Not Pursued
TVC Zone Expansion	2008 Re-X considered expansion but didn't make specific recommendations	No expansion proposed in 2008 or subsequent amendments. Note that Spring St. redevelopment area designated in 2008, occupying land that could have served as expanded TVC district.