

Spring Street Redevelopment Plan: Consistency Review



Prepared by

Topology

Presented to

Morristown Redevelopment
Entity

February 13, 2020

What is a consistency review?

This Redevelopment Plan requires the redeveloper to submit all conceptual plans to the Administration for review and authorization to proceed before the Planning Board prior to submitting a site plan or subdivision application to the Planning Board.

The Town, by and through the Administration, acting as the redevelopment agency, will be required to review and authorize same as a condition precedent to submission of an application before the Planning Board.

-Spring Street Redevelopment Plan Phase 3 Amendment, pp. 55-56

What was reviewed?

Submissions included:

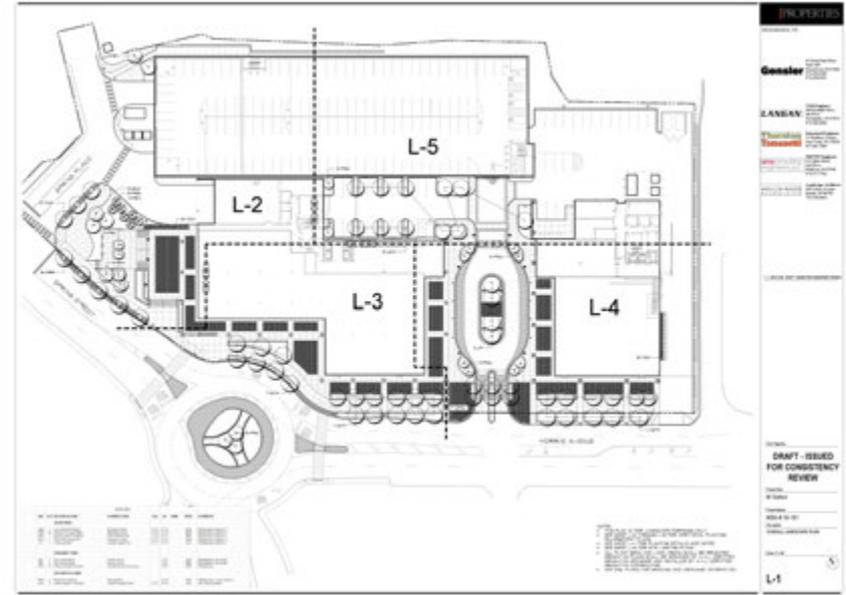
- Civil engineering plans
- Architectural plans
- Building floor plans
- Landscape plans
- Renderings
- Traffic impact study



View From Corner of Morris Street and Lafayette Avenue

SJP|PROPERTIES

MORRISTOWN, NJ | Gensler
2020.06.01



PROPERTIES

Gensler

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PROPERTIES

What is NOT included in this consistency review?

- Review of **architecture and landscape architecture** for compliance with Plan design standards.
- Final **roundabout design**, specifically as it relates to elements for pedestrians, cyclists, and vulnerable users.
- Final determination of required **off-site traffic** improvements.

These items will be reviewed in detail at the Planning Board.

Planning Consistency Review

Topology's review found the plans submitted to be generally consistent with the adopted Redevelopment Plan.

Consistency report explicitly refers review of compliance with **architectural design standards** to the Planning Board for review.

Traffic Consistency Review

Town's traffic engineer (TPD) found the documents submitted to be generally consistent with the adopted Redevelopment Plan.

Consistency review is explicitly not a technical review of the fully engineered roundabout design. Technical analysis will continue at the Planning Board phase.

An aerial photograph of a commercial building complex. In the foreground, a large parking lot is filled with numerous cars of various colors and models. A white van with a 'miller' logo is visible on the left side of the lot. The building in the middle ground has a green roof and a sign that reads 'BURGER KING'. To the right, there is a multi-story brick building with a sign that reads 'Tanger Outlets'. The background is filled with dense green trees and rolling hills under a blue sky with scattered clouds. A large black rectangular box with the text 'Discussion/Questions' in bright green is overlaid on the center of the image.

Discussion/Questions