

Development Data

The Land Development Review Section of the Morris County Planning Board is staffed by three planners and one data control clerk. They handle all development applications which consist of subdivision plans and site plans submitted to the Morris County Planning Board for review and approval.

The Land Development Review Committee meets at least once a month, depending on the volume of applications, to review the development applications processed by the staff. At each regularly scheduled monthly meeting, the full Board votes on the “Report of Actions Taken on Development Plans” which contains recommendations of the Committee as well as a complete summary of all development activity processed through the office each month.

A combined total of 497 subdivision plats and site plans (including revisions) were submitted to the Morris County Planning Board in 2007. Of those applications submitted, 308 were reviewed and reports issued to the municipal planning boards and boards of adjustment. Another 189 applications received cursory review but were exempt from formal County review and approval.

Revised Submissions

As a result of municipal and county planning review, many development applications are revised and re-submitted one or more times. By counting only new development applications, and not those that are revised, one can get an indication of either growth or decline in development from year to year.

Section II of this report contains Tables I through VIII which present specific development information for Morris County’s 39 municipalities. Charts A through G within Section I are based on those tables and show development activity for 2007 in contrast with the previous nine years. The observations and comments offered in Section I make frequent reference to the tables of Section II as well as the charts contained herein.

A significant portion of the development applications submitted to the Morris County Planning Board consist of resubmissions of revised drawings in response to municipal and county reviews. Often, development applications will continue into the following year. Table III (Section II) provides information on those

development applications continued from the prior calendar year(s). Those development applications are only counted as new subdivision plats and site plans in the year they were first submitted to the Morris County Planning Board for review. The date when development will actually occur is difficult to predict since economic and market conditions will vary the outcome.

Table III, (Section II) shows that 16 revised preliminary subdivision plats (residential and non-residential) were submitted from the prior calendar year 2006 for 97 building lots. Thirteen (13) revised residential site plans for 1,081 units were resubmitted in 2007. Also, 48 revised site plans for non-residential development were resubmitted in 2007 for 1,270,609 square feet of floor area.

New Submissions

Based on the development applications submitted to the Morris County Planning Board over the last 10 years, general development trends in the residential and non-residential sectors can be identified.

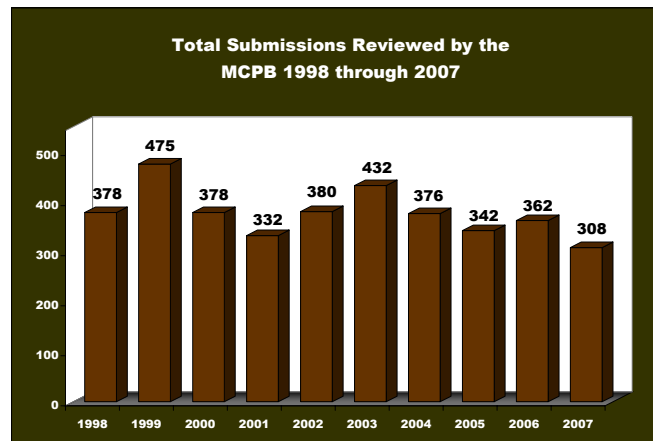


Chart A

As seen in Chart A, the total number of submissions reviewed was less than in 2006 which is at the lowest level not seen since the low of 2001. Table 1 (Section II) shows that a total of 41 preliminary plats and 34 final plats (including revisions) were reviewed in 2007, compared to 71 preliminary plats and 55 final plats (including revisions) reviewed in 2006 (Please refer to the 2006 Development Activity Report). Minor subdivisions not affecting County roads and not affecting County drainage facilities were deemed exempt from formal review.

Also, 193 site plans (including revisions) were reviewed by the County in 2007. This same number of site plans (including revisions) was reviewed in 2006. (Please refer to the 2006 Development Activity Report). These projects either front along County roads or consist of at least one acre of new impervious surface and therefore, potentially affect County drainage facilities. Site plans for projects not fronting along County roads which do not meet the one acre of new impervious surface criteria are deemed exempt from formal review.

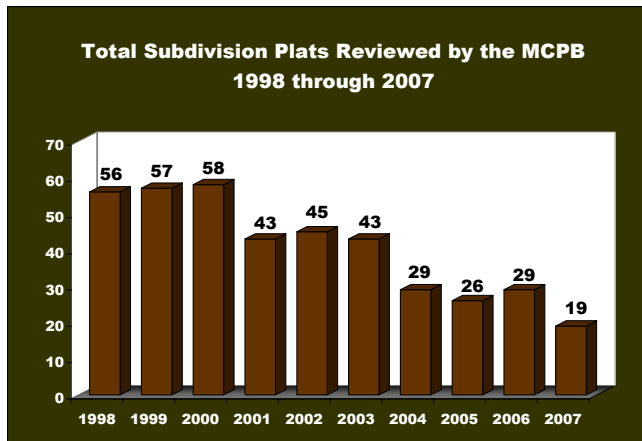


Chart B

As seen in Chart B, the total number of new residential subdivision plats submitted decreased from 2006. Residential activity still remained sluggish for 2007. New development activity for the year is presented in Table II (Section II). The County Planning Board received 19 new preliminary subdivision plats for 137 lots compared to 29 new preliminary plats for 144 lots submitted in 2006. This lower number is an indication of the scarcity of developable land which has become more difficult to find due to ever present environmental constraints. Small residential subdivisions continued to be common in 2007. If the number of preliminary subdivisions continues to decline, it will affect the number of lots available for residential development in the coming year(s).

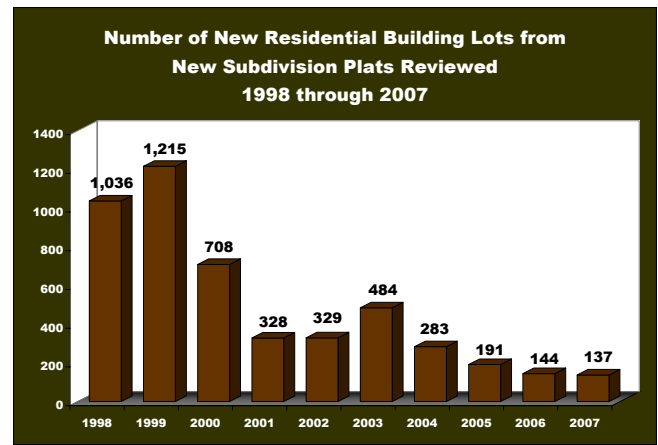


Chart C

As seen in Chart C, the number of new residential building lots has not rebounded from the 1,215 peak level of 1999. The year 2007 saw the lowest number of lots on record produced by new preliminary subdivisions. There had been a noticeable improvement in 2003 but a dramatic decline occurred in 2004 and the decline continued through 2005 and 2006 into 2007.

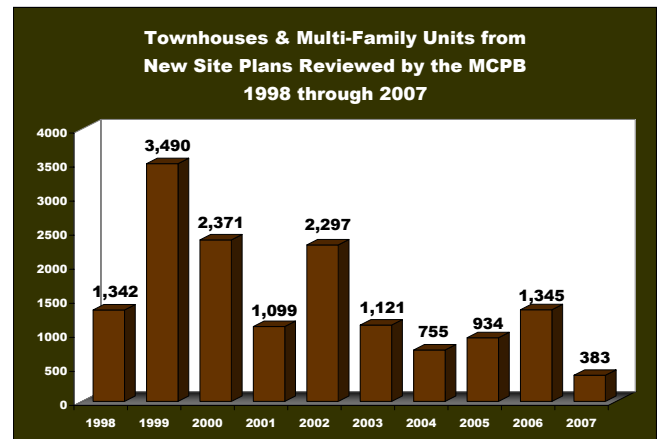


Chart D

In addition to single family home subdivisions, site plans for apartments, townhouses, and age-restricted adult housing were submitted to the County for review. Table II (Section II) shows that a total of 9 new residential site plans for 388 dwelling units were submitted during 2007 compared to 13 new residential site plans for 1,345 dwelling units submitted in 2006. This steep drop in the number of residential units reverses a three year trend starting in 2004. The cause is contributed to smaller residential developments and a downturn in the housing market. Chart D shows this trend reversal.

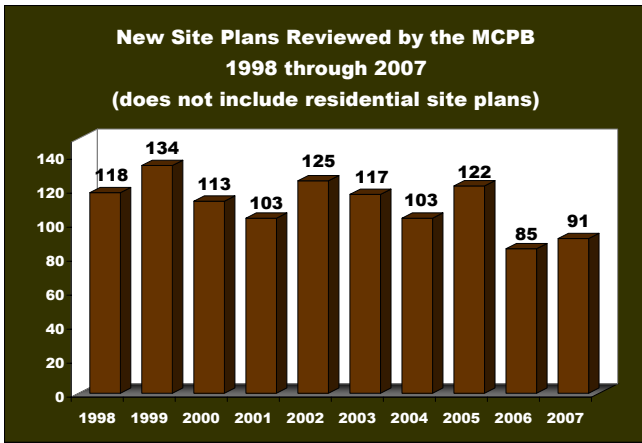


Chart E

As seen in Chart E, the total number of new non-residential site plans submitted for 2007 increased slightly from 2006. New development activity for the year is presented in Table II (Section II). The Morris County Planning Board received 91 new non-residential site plans in 2007 compared to 85 new non-residential site plans submitted in 2006.

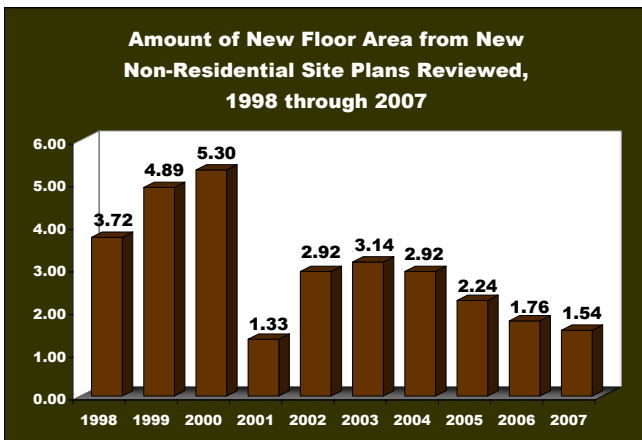


Chart F

As seen in Chart F, non-residential floor area has not rebounded from the 5.3 million square feet that occurred during the peak year of 2000. A trend reversal from a low 1.54 million square feet for 2007 will depend on availability of developable land and redevelopment of existing properties, and financial markets recovering to provide financing.