

Township of Mount Olive

Morris County, New Jersey

AMENDMENT TO THE MASTER PLAN LAND USE PLAN ELEMENT of the 2003 MASTER PLAN

ADOPTED:
December 17, 2015

Prepared by the Mount Olive Planning Board

With assistance from:
Banisch Associates, Inc.
111 Main Street
Flemington, NJ 08822

Prepared By:

Charles T. McGroarty, PP, AICP
License No. 4145

The original of this document has been signed and sealed pursuant to N.J.A.C. 13:41-1.3

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December 17, 2015**

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Chuck McGroarty, P.P., A.I.C.P.

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I. INTRODUCTION

This Amendment to the Land Use Plan Element of the Mount Olive Township Master Plan of 2003 recommends a modification to the Foreign Trade Zone (FTZ) Special District, more commonly known as the International Trade Center (ITC), specifically the FTZ-4 District to permit residential use among the permitted principal uses for select parcels. In addition, this Amendment recommends the LI-Light Industrial zone district located along and in proximity to Waterloo Valley Road to the west of the intersection of Waterloo Valley Road and International Drive be changed to the GI-General Industrial zone classification. And further, this Amendment recommends the rezoning of two properties: one from GI-General Industrial to FTZ-4; the other to change from FTZ-4 to GI-General Industrial, both located along Continental Drive north of the intersection of Continental Drive, Love Lane, and Waterloo Road.

II. RESIDENTIAL USE IN THE FTZ-4 ZONE DISTRICT

A. Permit Residential As A Principal Permitted Use On Select Properties

At present the FTZ-4 zone permits the principal uses set forth in the C-1 and C-2 Commercial zone districts and those permitted in the GI-General Industrial zone district. FTZ-4 also allows the conditional uses permitted in the C-1 and C-2 zones. Residential use is not included in the C-1, C-2, or the GI districts, either as a principal or a conditional use.

The purpose for this change is to provide the opportunity for the repurposing of the former BASF corporate campus which has been unoccupied since 2004, for mixed-use, including residential units. This concept is consistent with the N.J. STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP) and the MUNICIPAL LAND USE LAW (MLUL), and with the recommendations of a study conducted in 2014 by the Urban Land Institute on the former corporate campus future prospects.¹ It also will provide opportunities to develop select remaining parcels in the FTZ-4 for residential

¹ Urban Land Institute, “A Technical Assistance Panel Report: An Action Plan for Repurposing Morris Crossroads Corporate Campus, Mount Olive, New Jersey”, March 27-28, 2014.

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neighborhoods at appropriate scale and densities and with affordable housing incorporated therein. The select parcels within the FTZ-4 zone district recommended for residential development are set forth below and are identified on Exhibit 1.

Block 200, Lot 1

Lot 1 in Block 200 is a 97 acre tract containing the former BASF corporate headquarters complex of some 930,000 square feet and associated parking decks approved by the Township's Planning Board in November 1990. The parcel has frontage on both International Drive to the east and Continental Drive to the north. It abuts Interstate 80 to the south and shares a boundary with Lot 4 in Block 301 to the west. This tract was known as the "East Site" portion of the BASF Corporation's campus.

Block 301, Lot 4

Lot 4 in Block 301 comprises 57.5 acres and was known as the "West Site" portion of the BASF Corporation's campus. Preliminary site plan approval for a 700,000 square foot office building with two parking decks was approved by the Planning Board also in November 1990. This phase of the project was not constructed.

Block 105, Lot 1

Lot 1 in Block 105 consists of approximately 87 acres with frontage on Continental Drive north of the Stanhope Union Cemetery (Lots 2 and 3) and on Love Lane south of the cemetery. The tract abuts Interstate 80 to the west and south. Known as the Knoll and Ridge sites, the original concept for the ITC in this area was to develop the Knoll site with a "Town Center" to contain a hotel and retail space and potentially a conference center according to the ITC Final Comprehensive Environmental Impact Statement (EIS) dated January 1989. The Ridge site was anticipated to be developed with a cluster of smaller buildings.² No development has occurred to date on Lot 1.

² *Final Comprehensive Environmental Impact Statement For Development of the International Trade Center / Office Park East of Interstate 80 Mount Olive, New Jersey* by Vollmer Associates, Alexander Cooper and Partners, and The Chester Partnership, January 1989, pages IV-49; 51.

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Block 106, Lot 3

Lot 3 in Block 106 consists of approximately 15.3 acres with 324 feet of frontage along Continental Drive. The property is bordered to the north and east by lands owned by the New Jersey Department of Environmental Protection and by U.S. Route 206, and to the south by Lot 2, presently in the GI-General Industrial district but recommended in this Land Use Plan amendment to be rezoned to FTZ-4. Lot 3 is undeveloped.

B. Not Recommended For Residential Use

Residential use is not recommended for Lots 1 and 1.01 in Block 204 as each property is developed with hotels. Also excluded from the recommended modification of FTZ-4 regulations to permit residential use is Lot 1 in Block 202, an undeveloped 13.6 acre tract. With its “*high visibility from I-80 and Route 206*” as described in the January 1989 EIS, this site remains best suited for commercial purposes.

C. Recommended Standards

Residential density in the four-to-five units per acre range is recommended. Each development should include an affordable housing set-aside of twenty percent. A range of housing types should be considered to accommodate both the repurposing of the former BASF office buildings and the undeveloped parcels described herein. Standards regarding maximum building height should take account of the varying circumstances present in this area. For example, ordinance standards might distinguish between the existing BASF office complex with five-to-six story buildings and undeveloped parcels where permitted building height would be more appropriate at a two-to-three story scale.

Unit types can vary from multifamily structures to single family detached dwellings. Buffer standards separating residential from nonresidential development, other than within a mixed-use project, should be designed to provide appropriate screening particularly along Love Lane to the east and I-80 to the west, and between any existing or future commercial development within the FTZ-4 district.

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Open space should be incorporated into each residential development. This may be in the form of small parks designed within individual neighborhoods, public squares, and larger open areas for active recreation. This Master Plan Amendment does not offer a specific recommendation but as a point of reference, does note that the Township's R-6 zone district, established in 2005, requires 60 percent open space and the R-7 zone district, implemented in 2008, mandates an open space component of 50 percent.

Particular attention should be given for the inclusion of pedestrian and bicycle access within each neighborhood and throughout the area with linkages to the neighboring State park system and to the Netcong train station, as described below.

In conjunction with the recommendation to permit residential use within the FTZ-4 zone, this Master Plan Amendment also recommends a collaborative effort be initiated by the Township of Mount Olive with the Borough of Netcong, the N.J. Foreign Trade Zone Venture, and New Jersey Transit to explore the possibility of establishing a pedestrian and/or vehicular linkage between the FTZ-4 zone district near the southerly portion of Block 105, Lot 1 and the NJ Transit station in Netcong. The NJ Foreign Trade Zone Venture is the owner of record of Lot 7 in Block 17 in the Borough of Netcong which has frontage on Love Lane. Lot 7, in turn, adjoins Lot 6 in Netcong which is owned by the Borough and extends easterly to Flanders Road whereupon, directly opposite is an undeveloped parcel that leads into the parking lot of the train station.

D. Planning Rationale for Residential Use For Select FTZ-4 Parcels

1. Municipal Land Use Law

Permitting residential use within the FTZ-4 district on the selected sites listed herein will advance a number of the purposes of zoning as set forth in the MLUL (N.J.S.A. 40:55D-2), listed below. To give substance to this claim, it is essential that requisite standards be established in the Township's Land Use Ordinance to provide for densities in the range of four-to-five units per acre, affordable housing interspersed within each neighborhood to the degree practicable, pedestrian circulation system throughout, open space that is integrated within each development at the appropriate scale and function, buffers to lessen the impacts from the highways, truck traffic on Love Lane, and potential

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illumination, noise and traffic associated with new commercial development within the FTZ-4 district and to protect and enhance the portion of the Morris Canal traversing Lots 2 and 3 in Block 106.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to

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prevent urban sprawl and degradation of the environment through
improper use of land;

2. New Jersey State Development and Redevelopment Plan

The properties identified in this Land Use Plan amendment to be modified to permit residential use are located in Planning Area 2 (PA2), known as the Suburban Planning Area, of the NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP) following a change from the Planning Area 5 (PA5) classification by the State Planning Commission (SPC) in 2013³. Mount Olive Township successfully petitioned the SPC to implement this change given the existing developed character of the ITC and its environs, the existing infrastructure including central public water and sanitary sewerage service. Permitting residential use as recommended in this Land Use Plan amendment will further a number of the Policy Objectives for PA2 and in particular those pertaining to Land Use and Housing which call for repurposing of former single-use developments.

3. New Jersey Highlands

The FTZ-4 and the GI-General Industrial zoned properties cited in this Master Plan amendment are located within the Planning Area of the Highlands Region. Mount Olive Township elected not to have the Planning Area portion of the municipality conform (“opt in”) to the Highlands Regional Master Plan therefore development in this area is not subject to the restrictive policies and regulations of the Highlands Regional Master Plan (RMP) and N.J.A.C.7:38.⁴ With respect to the Highlands Planning Area, the introduction of residential use is entirely consistent with one of the goals established in the HIGHLANDS WATER PROTECTION AND PLANNING ACT which is to:

³ Resolution adopted by the New Jersey State Planning Commission on January 16, 2013 memorialized the decision by the Commission to approve a State Plan Policy Map amendment to change PA5 to PA2 including lands within the FTZ-4 zone district.

⁴ “The fundamental distinction between the Preservation and Planning Areas is that municipal and county conformance with the Regional Master Plan is required in the Preservation Area and is voluntary in the Planning Area.” [Highlands RMP, page 1]

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Encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof⁵

4. Township of Mount Olive

The recommendation to permit residential use within the FTZ-4 properties cited herein is consistent with the concept for Center designation as advanced in the 2003 Master Plan. Although the Township did not pursue official Center designation by the State Planning Commission, the planning rationale remains valid to pursue and implement what was identified as the Budd Lake Regional Center, which included the Foreign Trade Zone and was described as follows:

Budd Lake Regional Center

Budd Lake is listed in the appendix to the State Plan as an identified Village Center. The limits of the proposed Budd Lake Center on the Land Use Plan Map include a wider area with existing and proposed development features that do not conform to the criteria for a Village Center. The proposed Center includes the Foreign Trade Zone and the regional shopping area of the Trade Zone South. It also includes the multi-family developments of the Village Green and those projects off of Wolfe Road. The existing single-family residential areas around Budd Lake provide a mix of single-family detached housing on varying lot sizes. There is also the commercial corridor of Route 46, from the Netcong

⁵ P.L. 2004, Chapter 120, C.13:20-10 Goals of regional master plan, 10c.

boundary to Wolfe Road, which includes the Village Green Shopping Center.

The size and variety of land uses, which are regional in scope, along with the access within the district to Interstate Route 80, all point to this area meeting the criteria for a Regional Center, rather than a Village Center. It is also adjacent to Netcong, which has been designated as a Town Center.⁶

5. Adjoining Municipalities

(a) Stanhope Borough

Block 106, Lots 2 and 3 are the closest properties to the Borough of Stanhope but are not contiguous with the municipal boundary. In Mount Olive, Lot 8 in Block 106, an undeveloped tract of 23.5 acres and owned by NJDEP adjoins the Musconetcong River that aligns with the border between Mount Olive and Stanhope. There potential for residential use on Lots 2 and 3 pose no conflict with Stanhope's HC-Highway Commercial Zone which is oriented toward Route 183 in the Borough and the State-owned land and the river provide ample separation in any event. And further south in the Borough adjacent to the Mount Olive border, Stanhope has the HVR-Historic Residential Village Zone in place, which as the name indicates, is a residential zone district. Interestingly, the Borough's Master Plan Reexamination Report, dated May 8, 2006, recommended the establishment of a "Town Center" for the westerly portion of the municipality extending up to the municipal boundary with Mount Olive, where it would include "...essential services, transportation and pedestrian access and mixed residential opportunities found in a town center environment."

(b) Borough of Netcong

Block 105, Lot 1 has frontage along Love Lane which separates Mount Olive from the Borough of Netcong. The zone districts adjacent to Love Lane in Netcong are I-1 and I-2 which are General Industrial and Limited Industrial, respectively. In this

⁶ **Mount Olive Township 2003 Master Plan and Master Plan Reexamination**, Section 5.0, Plan Elements, page 60.

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instance there is the potential for incompatibility although the easterly side of Love Lane in Netcong is already developed with industrial-type buildings thus particular attention should be given when ordinance standards are drafted in Mount Olive should the residential component be permitted in this area to provide adequate year-round buffering along the Mount Olive side of Love Lane.

(c) Byram Township

Byram Township is situate north of Mount Olive with the municipal boundary set along the Musconetcong River. The closest property in Mount Olive that is the subject of this Land Use Plan amendment is Lot 4 in Block 301 located some 700 feet south of the Musconetcong River and set apart from Byram Township by Lot 1 in Block 301, a 260 acre portion of Allamuchy State Park.

III. RECOMMEND REZONING

This Land Use Plan Amendment recommends the rezoning of two parcels along Continental Drive and a change of the LI-Light Industrial zone district in place west of the International Drive and Waterloo Valley Road intersection to the GI-General Industrial zone.

(a) Block 106, Lot 2

The first, Lot 2 in Block 106 as depicted on Exhibit 2, is currently in the GI-General Industrial zone district. Lot 2 consists of approximately 9.3 acres with approximately 180 feet of frontage on the easterly side of Continental Drive. It is bordered to the north by Lot 3 which is zoned FTZ-4, to the east by the Morris Canal, and to the south by Lot 2.01 a three-acre parcel containing one of Stanhope Borough's public water supply wells, and Lot 1 containing the N.Y. Folding Box Company facility.

The recommendation is to rezone Lot 2 from GI to FTZ-4 and include among the other FTZ-4 parcels which will permit residential use. Given its proximity to the Stanhope well on adjacent Lot 2.01, the ultimate development of Lot 2 for residential purposes would be more appropriate than the type of uses permitted in the GI-General

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Industrial zone and would present no impediment with regard to either the major or minor pollutant sources prohibited in the Mount Olive wellhead protection ordinance.

(b) Block 7, Lot 1

Lot 1 in Block 7 is currently within the FTZ-4 zone district. It consists of 2.78 acres with approximately 1,185 along the east side of Continental Drive and approximately 100 feet along the northerly side of Waterloo Road as shown on Exhibit 3

Lot 1 actually comprises the frontage for the N.Y. Folding Box Company facility located on contiguous Lot 1 in Block 106. The recommendation is to rezone this property to the GI-General Industrial zone consistent with Lot 1 in Block 106 with the probability it will be merged into the N.Y. Folding Box Company property.

(c) LI-Light Industrial to GI-General Industrial

The LI-Light Industrial zone district located along and in proximity to Waterloo Valley Road to the west of the intersection of Waterloo Valley Road and International Drive is recommended to be changed to the GI-General Industrial zone classification, Exhibit 4. Apart from portions of various lots within Block 1 that constitute the Conrail Morris & Essex Main Line; Lot 3 in Block 400 which is improved with as a satellite parking lot for Givaudan; and Lot 1.01 in Block 500 which is developed with a telecommunications tower and equipment compound, the remaining parcels to be rezoned are undeveloped. The properties to be rezoned from LI-Light Industrial to GI-General Industrial are presented in Table I, below.

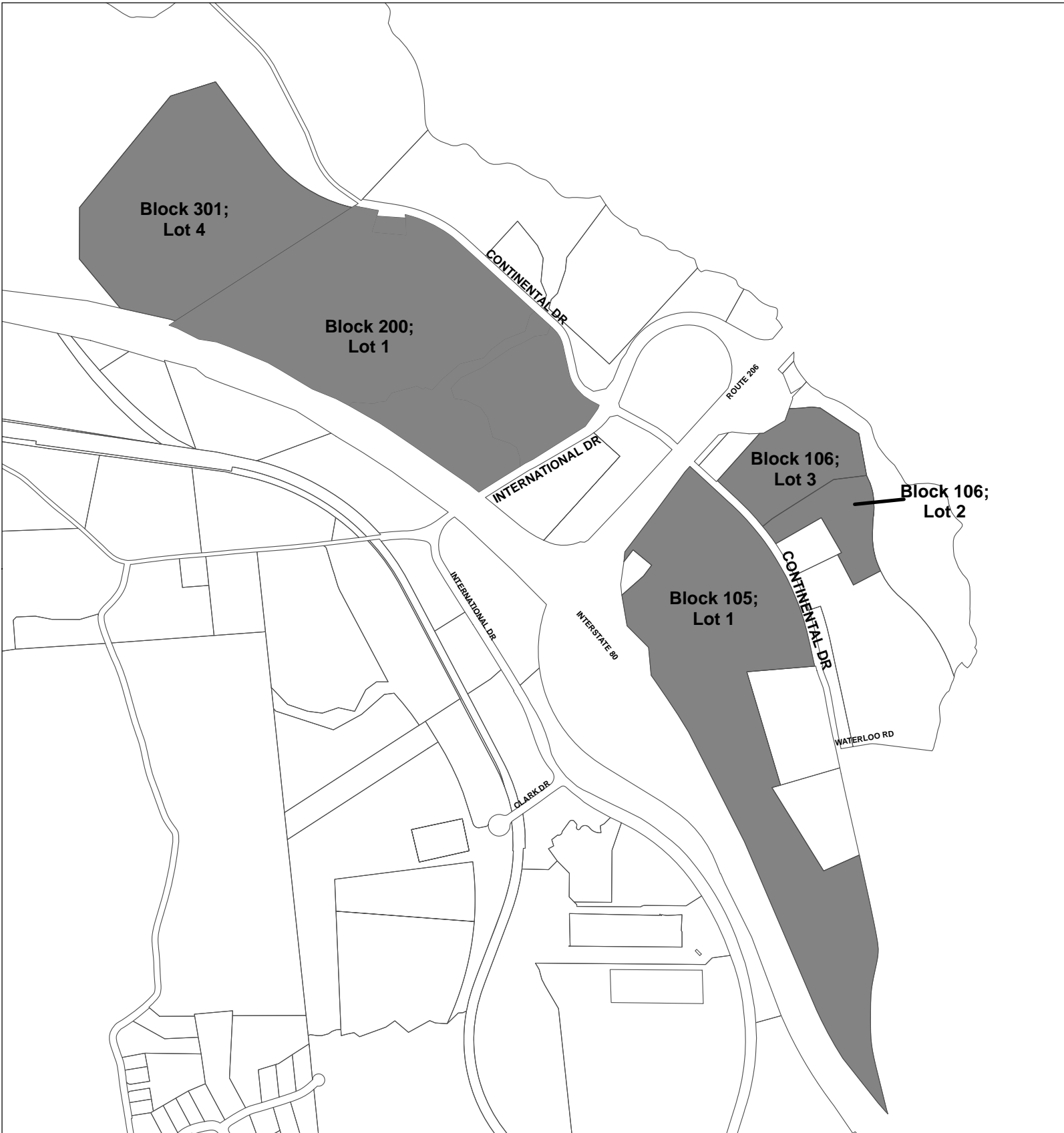
**Table I
PROPERTIES TO BE REZONED FROM
LI-LIGHT INDUSTRIAL TO GI-GENERAL INDUSTRIAL**

Block	Lot(s)
1	Portions of: 4, 5, 6, 8
400	1, 2, 3
402	1, 2
403	2, 3, 4, 5, 6
500	1.01, 1.02

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The GI-General Industrial zone offers a broader range of uses which are compatible with the adjacent Foreign Trade Zone and which would be ideally positioned given the proximity of I-80 and Route 206.

Exhibit 1
Existing and Proposed
Select FTZ-4 Parcels for Residential Use
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Data Sources:

NJDEP

Morris County Dept. of GIS

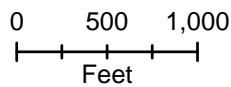
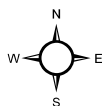


Exhibit 2
Property Proposed to be
Rezoned from GI: General Industrial to FTZ-4
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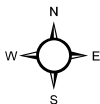
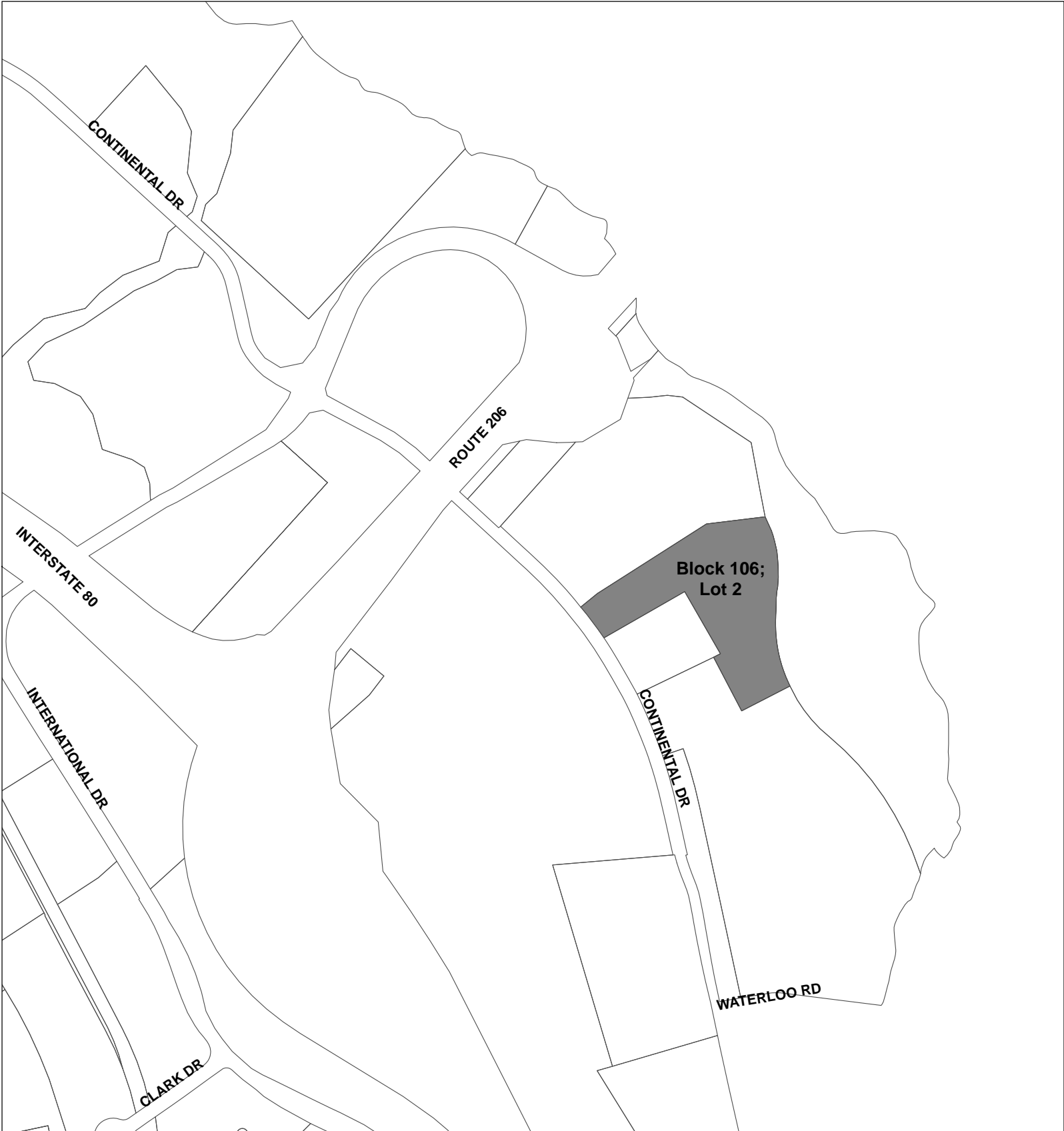


Exhibit 3
Property Proposed to be
Rezoned from FTZ-4 to GI: General Industrial
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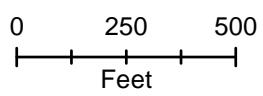
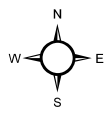
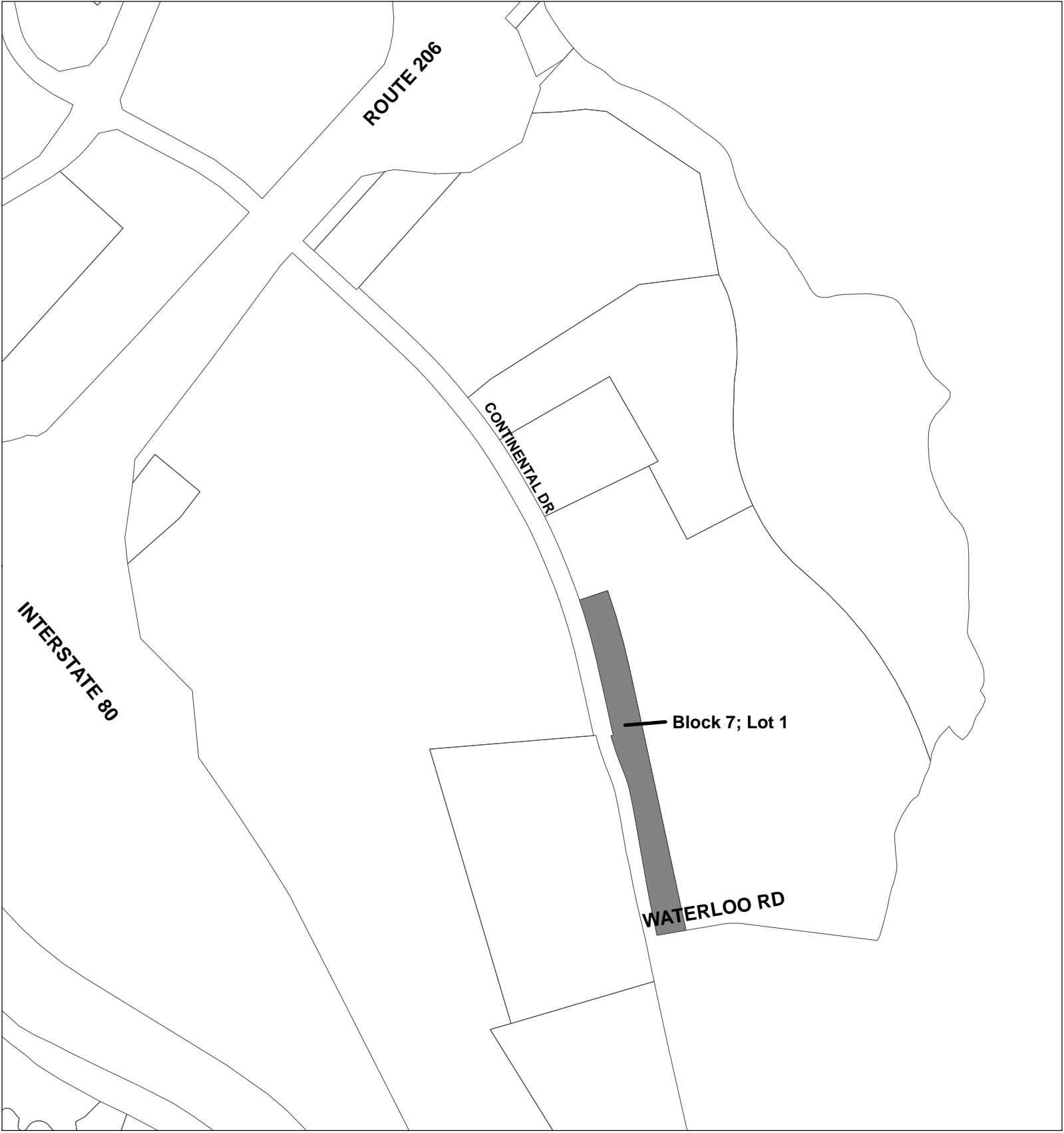


Exhibit 4
LI-Light Zone District Proposed to be
Rezoned to GI-General Industrial
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