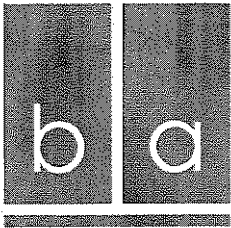


Redevelopment Plan For Block 136, Lot 43.3

Township of Parsippany-Troy Hills
Morris County, New Jersey

BA#: 2783.39

March 17, 2015



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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Redevelopment Plan

For Block 136, Lot 43.3

Township of Parsippany-Troy Hills
Morris County, New Jersey

Prepared for Parsippany-Troy Hills Township Mayor and Council
BA #2783.39

The original document was appropriately signed and sealed on March 17, 2015 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Edward J. Snieckus, Jr. LA, PP, LLA, ASLA
Professional Planner #5442

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Section 1: Introduction

The following report presents the Redevelopment Plan for an approximately 20 acre portion of the Morris Corporate Center, located in the Township of Parsippany-Troy Hills, New Jersey. The property, identified by municipal tax records as Block 136 Lot 43.3, is commonly referred to as "MCC V" and is part of a greater, approximately 47 acre Non-Condemnation Redevelopment Area.

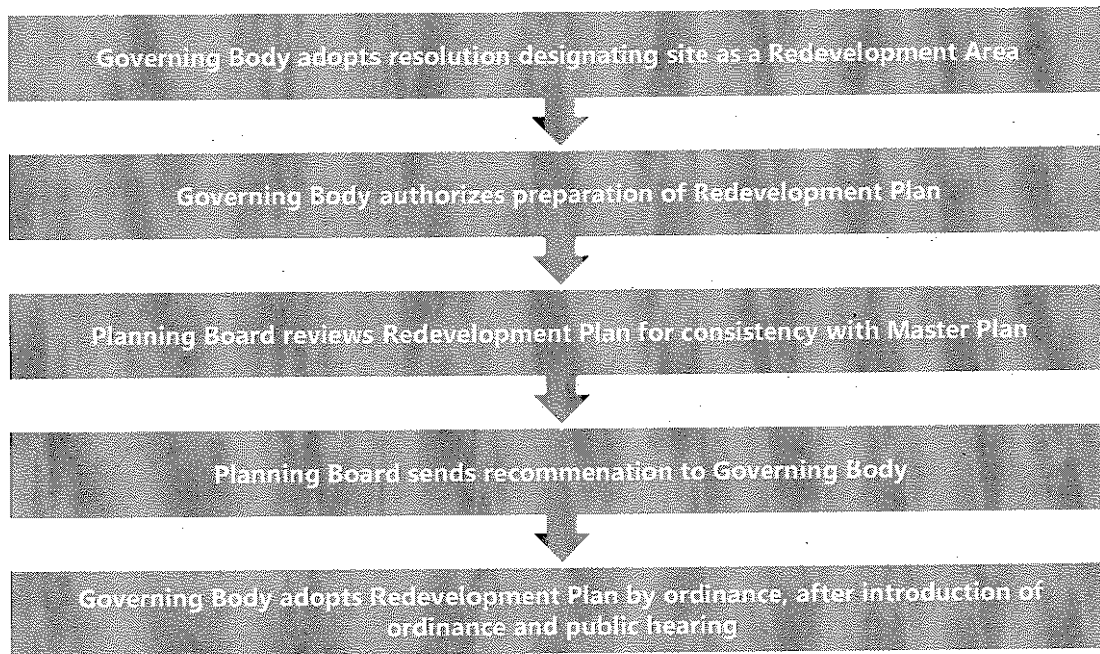
Pursuant to the Provisions of the Local Redevelopment and Housing Law, the Township of Parsippany-Troy Hills had previously directed the Planning Board to conduct a preliminary investigation to determine whether Block 136 Lots 43.3, 44, and 6 constitute as "an area in need of redevelopment." The Planning Board directed Burgis Associates, Inc., Planning Board Planner, to undertake such a study at its January 13, 2014 meeting. On February 24, 2014, a public hearing on the preliminary investigation was conducted by the Planning Board, during which the Board determined that the study area satisfied two (2) of the statutory criteria for a Non-Condemnation Redevelopment Area. In a resolution adopted April 7, 2014, the Board recommended to the Township Council that the subject area could be considered as a non-Condemnation Redevelopment Area. On April 22, 2014, the Township Council considered the recommendations of the Planning Board and subsequently adopted a resolution establishing Block 136 Lots 43.3, 44, and 76 as a Non-Condemnation Redevelopment Area.

The Council has subsequently directed the preparation of the following Redevelopment Plan for Lot 43.3. This plan represents the next step in the redevelopment process. It is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the Plan's relationship to local land use objectives, and enumerate the uses which may be permitted in the area along with associated regulatory controls governing the proposed intensity and distribution of those uses. Ultimately, the intent of the Plan is to facilitate the development of a modern office-technology center that attains a high standard in planning and design and advances the Township's economic objectives. The proposed regulatory controls seek to balance the needs of a modern corporate office facility with the Township's goals to create logical transitions to surrounding land uses, provide safe and coordinated access, and to protect environmental features.

It is anticipated and an objective continued by this plan that a redevelopment plan or plans will ultimately be prepared for the balance of the Redevelopment Area designated as Block 136, Lots 44 and 76.

Section 2: Statutory Criteria and Procedure

The following diagram summarizes the redevelopment process as set forth by the Local Redevelopment and Housing Law (LRHL).



The LRHL further identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- A. The relationship to definite local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other improvements;
- B. Proposed land uses and building requirements in the project area;
- C. Adequate provision for the temporary and permanent relocation, as necessary and applicable, of residents in the project area, including an estimate of the extent to where decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
- E. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

Section 3: Property Description

Identified by municipal tax records as Block 136 Lot 43.3, the subject site of this plan is located in the north central portion of the Township within the Special Economic Development 5 (SED-5) zone, which is designed to encourage planned corporate office developments on tracts with a minimum of five (5) acre. The site is located within the northerly section of a planned office development commonly referred to as the Morris Corporate Center (MCC), which has been developed in several phases since the early 1990s. Lot 43.3 is more specifically identified as "MCC V." As previously mentioned, the subject site is also a part of a greater approximately 47.47 acre Non-Condemnation Redevelopment Area.

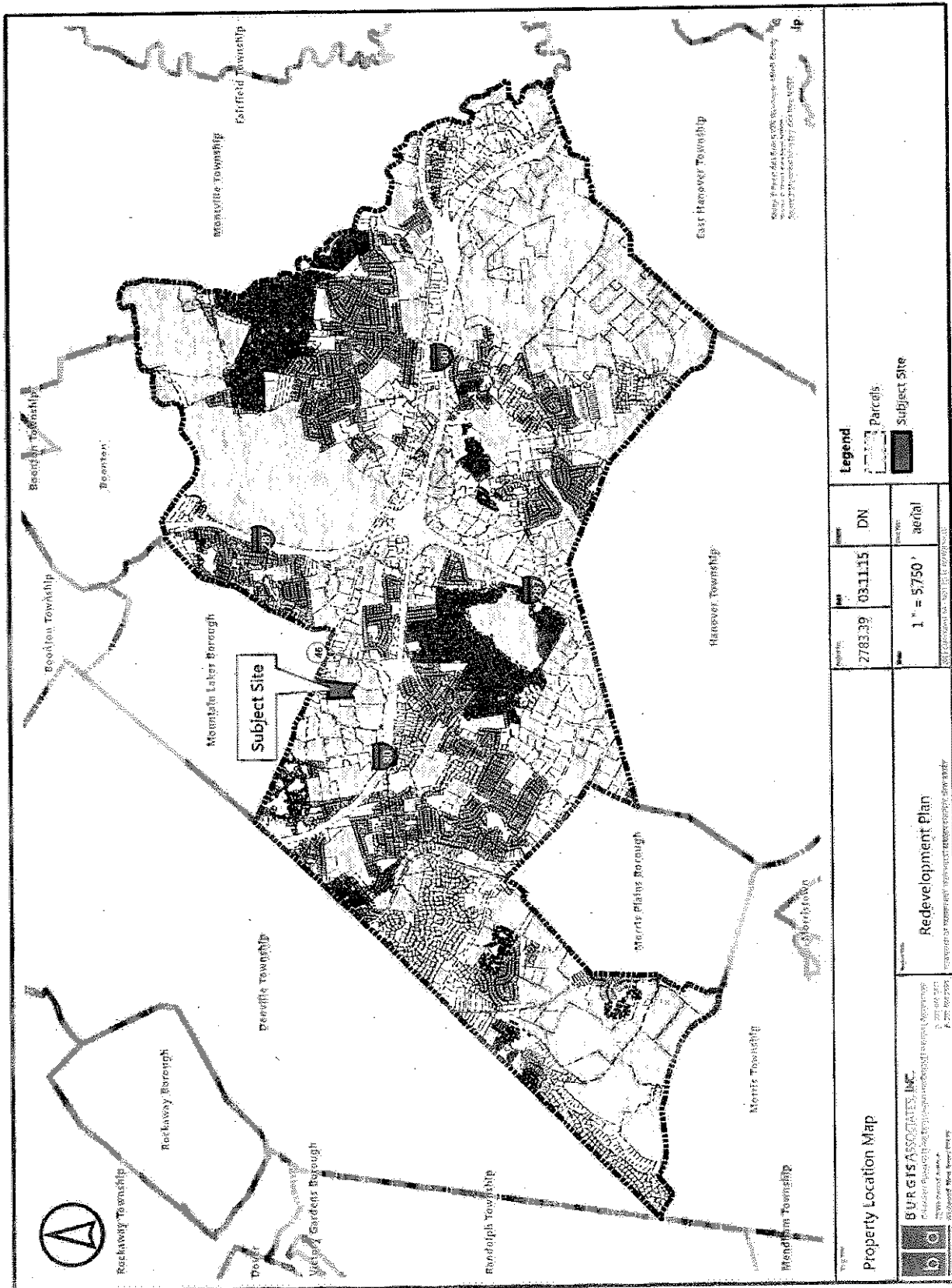
The site in question is approximately 20 acres in size and is irregularly shaped. It has approximately 230 feet of frontage along Hill Road. The front portion of the lot is a panhandle approximately 400 feet deep. From there, the lot widens to approximately 670 feet and has an additional 1,200 feet of lot depth. The lot is presently vacant and largely wooded.

Environmental constraints on site consist of wetlands, wetland transition areas, open water, and some water quality buffer areas located in the southeast portion of the property adjacent to the existing Upper Pond. The majority of these issues were identified and addressed during previously site plan approvals which occurred in 2000 and 2005. However, they will nevertheless require ongoing review to evaluate the potential impacts to the developable areas of the tract. It is noted that approximately 106,000 square feet of Lot 43.3 may be influenced by these regulations. Additionally there are some moderate to steep slopes in the northwesterly area of the site as categorized by the critical slopes standards of the Township's development regulations.

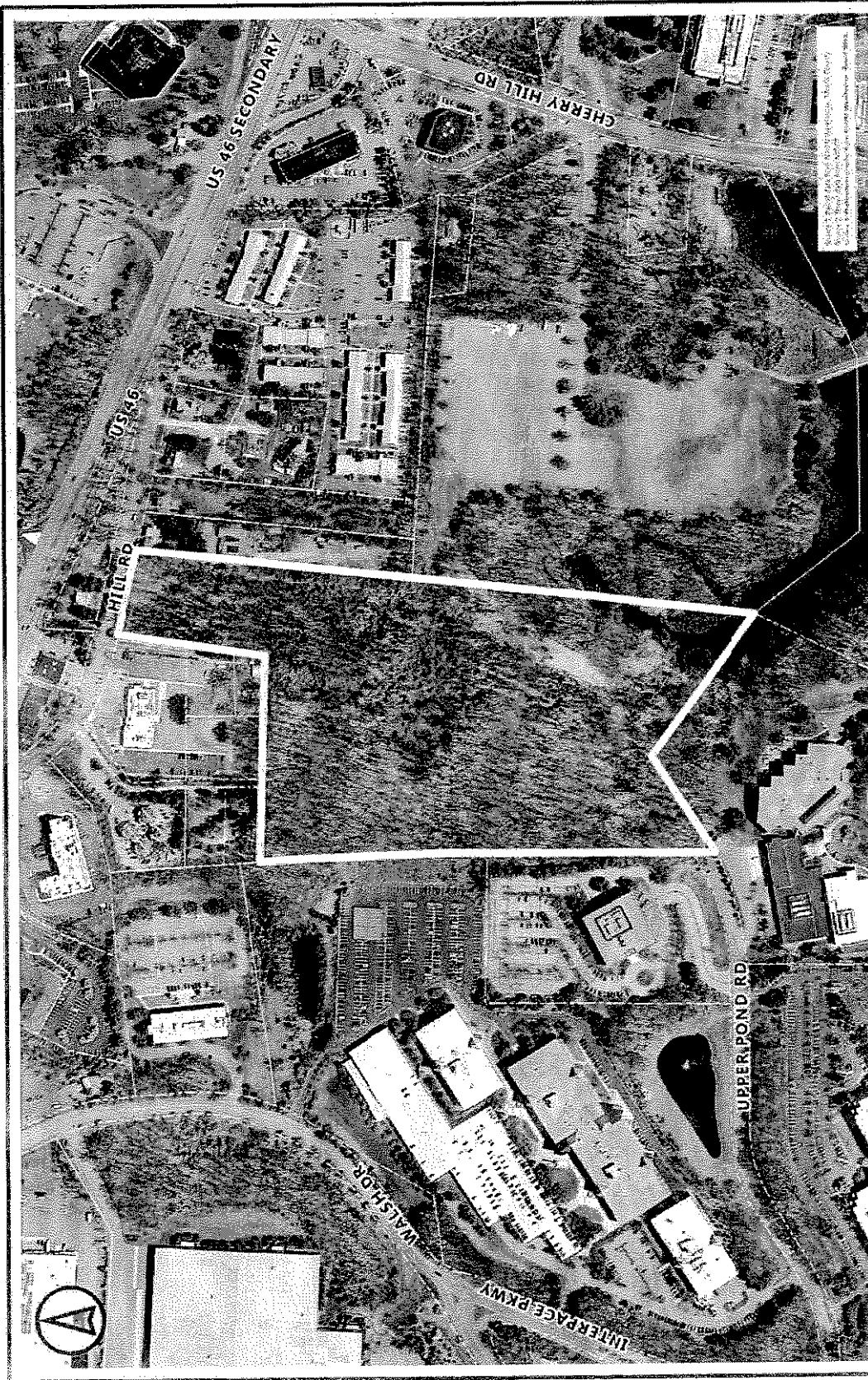
Surrounding land uses consist primarily of office and research uses within the previously developed phases of the MCC, including Watson Pharmaceuticals' corporate campus to the southwest and Ferring Pharmaceuticals to the south. The neighboring tract to the east is also located within the greater Non-Condemnation Redevelopment Area and is currently targeted for commercial development as the sixth phase of the MCC. A number of single and multifamily dwellings are also located while not adjacent to but are within the vicinity of the subject site, including the Meadowbrook Gardens apartment complex to the northeast.

Existing access to the site is provided from a driveway which provides ingress and egress to Hill Road and the current terminus of Upper Pond Road. Route 46, Interstates 80 and 287 are located within the vicinity of the site and therefore are available for regional access and circulation to and from the subject property.

LOCATION MAP



AERIAL MAP

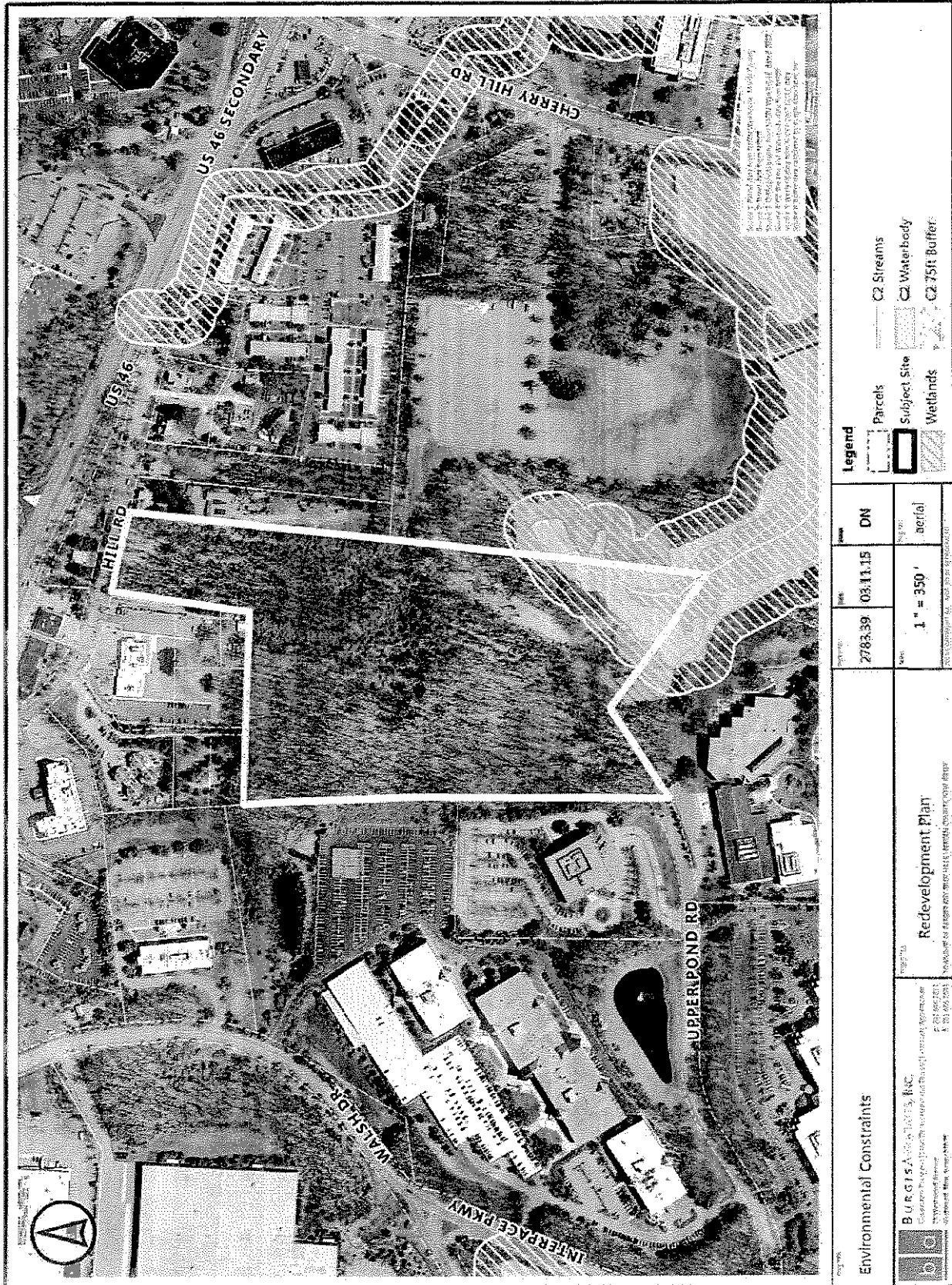


Legend
 [Dashed Line] Parcels
 [Solid Line] Subject Site

2783.39	03.11.15	DN
1" = 350'	DN	DN

Aerial		Redevelopment Plan	
BIRGIS ASSOCIATES, INC.		Project No. 136-43.3	
136-43.3		Project No. 136-43.3	
136-43.3		Project No. 136-43.3	

ENVIRONMENTAL CONSTRAINTS MAP



Section 4: Consistency to Other Plans

The following section identifies the relationship of this Redevelopment Plan to a number of other plans, including its relationship to the Township's most recent Reexamination Report, adjacent municipal plans, the Morris County Master Plan, the State Development and Redevelopment Plan, and the State Strategic Plan.

SECTION 4.1: RELATIONSHIP TO THE 2014 REEXAMINATION REPORT

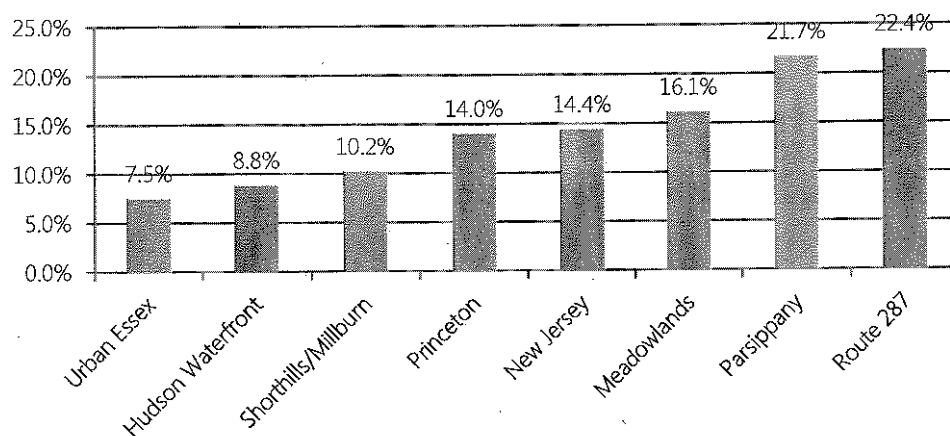
The Township of Parsippany-Troy Hills Planning Board adopted its most recent Master Plan Reexamination Report in December 2014. The Report largely reaffirms many of the community's longstanding goals and objectives. In particular, the Report cites the continued challenge facing its business, research, and office districts. The following is noted by the plan as a major land use issue currently facing the municipality:

Economic Recession and the Impacts to Parsippany's Business, Research and Office Districts: Since 2008, the Great Recession has had a significant impact on the economy of the nation and consequently the State of New Jersey along with the Township of Parsippany-Troy Hills. These economic conditions and subsequent unemployment have significantly affected business and growth conditions in the Township. While Parsippany-Troy Hills remains desirable for commerce due to its location on several major interstate and regional roadway networks with an established infrastructure, applications to the respective review boards have decreased significantly while vacancies of existing buildings have increased. However, the needs of non-residentially zoned property owners to either upgrade, modernize or adaptively re-use existing developed properties to stay competitive in the marketplace will continue to be a challenge for the Township and needs to be balanced with the integrity of the zone plan and regulations.

In addition, the Re-examination of the Master Plan notes the following:

While the office market in New Jersey has experienced some modest gains since the Great Recession, vacancy rates are still relatively high throughout the state. This holds particularly true for the Township. Figure 1 below an overview of the 2013 office vacancy rates by submarket in New Jersey.

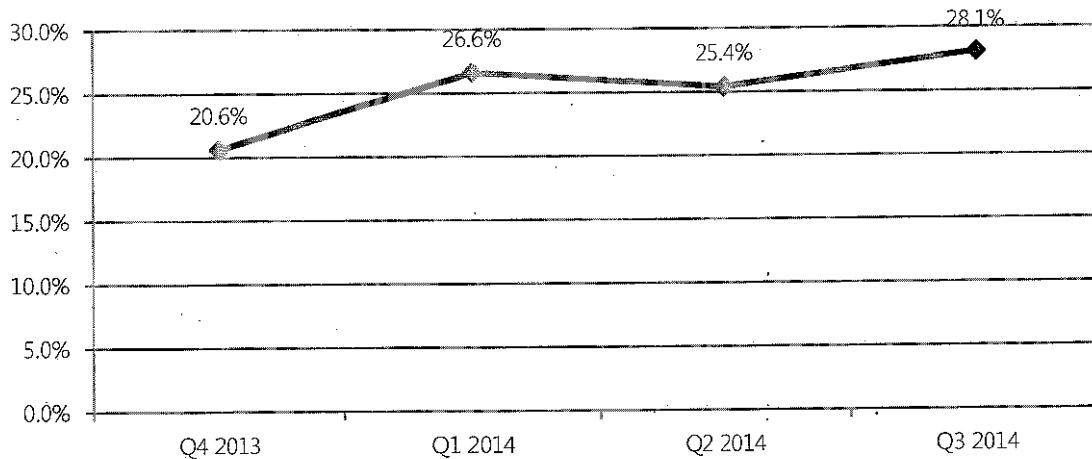
Figure 1: 2013 Office Vacancy Rates by Submarket



Source: Otteau Valuation Group, Inc.

As it can be seen from the above chart, the Parsippany region had a 2013 office vacancy rate of approximately 21.7%, which is not only higher than the state average of 14.4% but is also the second highest vacancy rate within New Jersey. As evidenced by Figure 2, this trend has continued well into 2014.

Figure 2: Direct Office Vacancy Rates from Q4 2013 to Q3 2014



Source: Cushman & Wakefield

The Township's office vacancy rate has fluctuated since the fourth quarter of 2013, and is estimated to have risen to 28.1% by the third quarter of 2014. Of the 13,011,532 square feet of office space within the region, nearly 3,656,240 square feet are currently unoccupied. The overall net absorption rate – that is, the change of occupied space not including subleased areas – is estimated to be a negative 83,347 square feet.

In consideration of this issue, the Reexamination Report includes a specific land use goal and associated policy statement to better support the Township's office sector:

Goal 12: To preserve and enhance the Township's corporate, research and professional office zones by implementing land use objectives that improve marketability and versatility in the real estate marketplace while considering creative alternatives that are deemed appropriate on balance with the Township's land use planning goals.

Policy Statement: The changing corporate and professional office marketplace and emerging employment dynamics over the last decade has resulted in a substantial increase in office vacancy in the Township. The evolution of this market needs to be recognized in the land use policy statements of the Township. Adjustments in office space layouts and modern accommodations as a place of employment, along with an increase in the number of employees in such buildings, has and will continue to challenge the ongoing viability and vitality of the Township's existing office and business building inventory. Acknowledging this change, the Township is considerate of potential alternative development strategies where it is determined to be the best practical location in consideration of access to major points of vehicular circulation and opportunities for mass transit connections. It is specifically noted in this regard that such considerations should be on balance with the needs of adjacent land uses and issues such as, but not limited to, traffic, infrastructure, environmental impacts, light, air and open space and the integrity of the Township Land Use

Plan. In addition, regulations should be periodically re-evaluated to accommodate high technology knowledge based research and development industries and activities not currently envisioned by, but may be appropriate for, the Land Use Plan.

This Redevelopment Plan was prepared in recognition of the above policy statement and provides specific development regulations that accommodate a modern state-of-the-art high technology office design while addressing traffic, infrastructure, environmental, open space and other potential issues identified by community. The modern state of the art office design for the subject site would provide an end user a specific build to suit building. Such a user will contribute job opportunities to the job market in the Township and the greater region. This facility will also promote economic vitality not only by the specific jobs but also the need for the supportive business markets of such a facility which contributes to further investment within the existing office market in the region.

Due to the non-residential character and scale of the anticipated development, no additional recreational and municipal facilities or other public improvements will be necessary. The Plan also implements the Land Use Plan Map included in the 2014 Master Plan Reexamination Report, which places the Plan Area within a Redevelopment Area designation with a use consistent with the base land use recommendations.

In summary, this Redevelopment Plan will advance the Township's planning objectives relative to revitalizing its office sector and implements the Land Use Plan set forth in the 2014 Master Plan Reexamination Report.

SECTION 4.2: RELATIONSHIP TO ADJACENT MUNICIPALITIES

While the subject site is not located contiguously with another municipality, it is approximately 220 feet from the border of the Borough of Mountain Lakes. This area contains a number of business and office uses along the Route 46 corridor, including the DeluxeCorp office campus and the Mountain Lakes Business Park. As such, the Redevelopment Plan will generally have a positive impact by developing an additional corporate office center in a location with the infrastructure in place to support it, and in a manner which will not create detrimental impacts on or conflict with the surrounding uses.

SECTION 4.3: RELATIONSHIP TO MORRIS COUNTY MASTER PLAN

One of the goals of the 1975 Morris County Land Use Plan is to encourage a "balanced and diversified economic growth," one that will insure that "both small and large industries will continue to locate in Morris County to mutual benefit." The Plan envisions Parsippany-Troy Hills as a "growth center" for the region due to its existing industrial base, access to the interstate and highway systems, and potential to accommodate new development. As such, this Redevelopment Plan – which is intended to attract a modern corporate office development – is consistent with the County's overall vision for Parsippany-Troy Hills.

SECTION 4.4: RELATIONSHIP TO NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

The 2001 SDRP has a number of goals related to economic development. One such goal is to revitalize existing urban centers by directing growth and development to those areas. In particular, the Plan seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the subject site is located within the PA-1 Metropolitan Planning Area, which is identified as an appropriate location to accommodate much of the State's new growth and redevelopment. Due to its location within an area with an extensive existing infrastructure and a long history of development, the subject site is in fact an appropriate location for growth and redevelopment. This Redevelopment Plan ultimately aims to promote the further development of the Morris Corporate Center and contribute to the overall revitalization of the Township's office sector. As such, it is consistent with and helps to implement the State's policies.

SECTION 4.5: RELATIONSHIP TO THE STATE STRATEGIC PLAN

The proposed redevelopment plan is consistent with the goals and objectives of the State Strategic Plan. The plan is predicated upon a number of broad goals and objectives. These include the following:

1. Revitalize the State's cities;
2. Conserve the natural resources and systems;
3. Promote beneficial growth, development and renewal for all residents of New Jersey;
4. Ensure sound and integrated planning and implementation standards.

The plan calls for directing investment into Priority Growth Investment Areas, which were formerly designated Planning Area 1 in the previous State Plan. These areas are characterized by mature settlement patterns, lack of vacant land and redevelopment opportunities. The areas are appropriate for revitalization, stabilization, and promoting growth while protecting the character of the existing community.

SECTION 4.6: DEFINITIONS

Unless otherwise stated herein, all terms used in this Redevelopment Plan shall have the same meaning as defined in the Township of Parsippany-Troy Hills Code in Section 430-8 of the Zoning Ordinance and Section 225-3 of the Land Use, Subdivisions and Site Plan Ordinance.

Section 5: Redevelopment Plan Details

The following section identifies the goals and regulations of the redevelopment area, which shall be referred to as the MCC-V Redevelopment Area. This Redevelopment Plan is intended to serve as the basis for the redevelopment of MMC-V. Specifically, it is designed to enable the redevelopment area to accommodate a modern office campus which will be compatible with and complement the site's existing surrounding land uses.

SECTION 5.1: DESCRIPTION OF THE MCC-V REDEVELOPMENT AREA ZONE DISTRICT

The MCC-V Redevelopment Area Zone District shall constitute the following lands: Block 136 Lot 43.3.

SECTION 5.2: GOALS

The goal of this Redevelopment Area is to facilitate the development of a modern office-technology center that both promotes a high standard in planning and design, and advances the Township's economic objectives. The Plan seeks to balance the needs of a modern corporate office facility with the Township's goals of create logical transitions to surrounding land uses, provide safe and coordinate access, and protect environmental features.

SECTION 5.3: PERMITTED PRINCIPAL USES

The following shall be permitted as principal uses within the MCC-V Redevelopment Area Zone District:

1. Offices for executive or administrative purposes, including business data centers
2. Professional and business offices

SECTION 5.4: PERMITTED ACCESSORY USES

Permitted accessory uses shall include the following:

1. Parking areas
2. Cafeteria facilities, fitness facilities and other convenience retail sales and service uses for persons employed on the premises
3. Child-care centers in accordance with Section 430-143(F) of the Township Code
4. Indoor corporate health facilities in accordance with Section 430-143(G) of the Township Code
5. Uses that are customarily incidental to a permitted principal use located on the same lot

SECTION 5.5: AREA AND BULK REGULATIONS

Development within the MCC-V Redevelopment Area Zone District shall conform to the bulk standards listed in Table 1, below.

Table 1: Bulk Standards for the MCC-V Redevelopment Area Zone District

REQUIREMENTS	MCC-V REDEVELOPMENT AREA ZONE DISTRICT
Min. Lot Area (ac)	20
Min. Lot Width (ft)	600
Avg. Lot Width (ft)	100
Min. Front Yard (ft)	100
Min. Side Yard: One Side Yard (ft)	50
Min. Side Yard: Both Side Yards (ft)	100
Min. Rear Yard (ft)	75
Max. Bldg Height (st/ft)	4/50
Max. Bldg Coverage (%)	35
Max. Impervious Coverage (%) [*]	70
Min. Side Yard for Acc Bldg (ft)	25
Min. Rear Yard for Acc Bldg (ft)	50

** for all buildings and pavement*

SECTION 5.6: PARKING AND LOADING

The minimum number of parking spaces required for all permitted principal land uses shall be one (1) space for every 300 square feet of floor area, exclusive of stairwells and utility rooms.

In accordance with Section 430-276 B(1) of the Zoning Ordinance, if the redeveloper demonstrates to the Planning Board that, because of the nature of the operation of use, the parking and loading requirements of the Township's ordinance are unnecessary or excessive, the Board may approve a site plan showing less paved parking area than is required by the ordinance. A landscaped area of sufficient size to meet the deficiency must be set aside and reserved for the purposes of meeting future off-street parking and loading needs in the event that a change of use of the premises makes additional off-street parking or loading spaces necessary. In order to seek such an exemption, the redeveloper must submit documentation to the Planning Board as set forth in Section 430-276 B(2).

In addition, development within the MCC-V Redevelopment Area Zone District shall conform to the following parking and loading requirements, listed in Table 2 below.

Table 2: Parking and Loading Requirements

REQUIREMENTS	MCC-V REDEVELOPMENT AREA ZONE DISTRICT
Min. Size of Standard Parking Space	9' x 18'
Min. Size of Compact Parking Space	8.5' x 16'
Min. Setback for Parking Area: Front Yard (ft)	30
Min. Setback for Parking Area: Side Yard (ft)	15
Min. Setback for Parking Area: Rear Yard (ft)	15
Max. Percentage of Compact Spaces Allowed (%) ¹	25
Loading Spaces	One (1) loading berth for every 100,000 sf of floor area
Min. Width of Driveway	24

¹ Per Section 430-275, in addition to the minimum depth of 16 feet, each compact space shall provide a 2 foot overhang area of adjacent landscape space or sidewalk of at least six feet in width.

Parking areas and on-site circulation driveways shall otherwise conform to the Plan and Design Standards for off-street parking set forth in Sections 430-275 of the Zoning Ordinance.

SECTION 5.7: SIGNAGE

All signs within the MCC-V Redevelopment Area Zone District shall conform to the specific permitted signs as set forth in Section 430-289 and the general regulations as set forth in Sections 430-278 to 430-293 in the Township's Zoning Ordinance.

SECTION 5.8: RETAINING WALLS

In consideration of the topography of the redevelopment area and to further the goals and objectives of this plan, the maximum height of retaining walls shall not exceed a height of sixteen (16) feet.

Walls over 6 feet in height shall incorporate design techniques to reduce the visual monotony or mass of such wall; which shall include but not be limited to landscaping, decorative wall textures or material colors.

Provisions shall be provided to incorporate safety railings or fences in accordance with applicable building codes. The measurement of the height of retaining walls shall not include the height of any required fence or railing on top of the wall.

SECTION 5.9: CRITICAL SLOPE AREAS

Disturbance to critical slope areas within the MCC-V Redevelopment Area Zone District shall be limited to the maximum disturbance requirements set forth in Table 3, below.

Table 4: Maximum Disturbance to Critical Slope Areas

SLOPES	MAXIMUM AREA OF DISURBANCE AND DEVELOPMENT
Category 1: 15.00-19.99%	75%
Category 2: 20.00-24.99%	70%
Category 3: 25% and Greater	60%

SECTION 5.10: INFRASTRUCTURE

The minimum pipe diameter for new storm sewer lines shall be 12".

Other Infrastructure and site improvements shall be subject to the requirements contained within the Land Use, Subdivisions and Site Plans Ordinance (Section 225-58).

Certain necessary off-tract infrastructure improvements, including roadwork and utilities, shall be permitted on Lot 44 within the Redevelopment Area subject to the approval of the reviewing Board as part of site plan review for Lot 43.3. A development within this Redevelopment Area under the Redevelopment Plan contained herein shall be subject to the necessary or desirable off tract improvements identified in Section 225-58 thru 225-59 as deemed appropriate by the Township or Township Planning Board.

Section 6: Redevelopment Plan Actions

SECTION 6.1: OUTLINE OF PROPOSED ACTIONS

This Redevelopment Plan envisions the construction of a new corporate office facility within the Plan Area. Once a redeveloper is selected, the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

SECTION 6.2: RELOCATION

The implementation of the redevelopment plan will not require any relocation of residence or business.

SECTION 6.3: PROPERTIES TO BE ACQUIRED

The implementation of the redevelopment plan will not require any property acquisition within this Redevelopment Area.

SECTION 6.4 PROCEDURAL ACTIONS

The redevelopment procedures are outlined below:

1. Planning Board Investigation. The statute provides that no area of a municipality shall be determined a redevelopment area unless the governing body "shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to criteria set forth in the applicable laws of the State of New Jersey." The statute also states, "such determination shall be made after public notice and public hearing."

The governing body authorized the preparation of the investigation to determine if the area is in need of redevelopment. The Planning Board conducted a hearing on the investigation and recommended that the tract studied be declared an area in need of redevelopment.

2. Redevelopment Area Designation. Following the recommendation by the Planning Board, the governing body adopted a resolution designating the Property in Question as a non-condemnation redevelopment area.
3. Redevelopment Plan Preparation. The governing body authorized the preparation of a redevelopment plan.
4. Planning Board Review. After introduction and prior to adoption of a redevelopment plan, the Planning Board reviews the Redevelopment Plan for consistency with the Master Plan. Following this review, the Planning Board issues recommendations to the governing body regarding the redevelopment plan.

The redevelopment plan is to be consistent with the master plan or designed to effectuate the Master Plan. The governing body can adopt a redevelopment plan that is inconsistent with the Master Plan by an

affirmative majority of its full authorized membership. The reasons for such action must be set forth in the redevelopment plan.

5. Adoption of Ordinance to Implement Redevelopment Plan. The governing body adopts, by ordinance, the Redevelopment Plan after introduction of the ordinance and a public hearing.

The governing body can adopt a Redevelopment Plan with nonmaterial amendments or revisions, subject to an affirmative vote of the majority of the full authorized membership and shall record in its minutes the reasons for each amendment or revision.

SECTION 6.5: INFRASTRUCTURE

In addition to the proposed actions outlined above, other actions may be taken to further the goals of this Plan. These may include, but shall not be limited to:

1. Provisions for infrastructure necessary to service new development (including any necessary off-tract improvements on Lot 44;
2. Environmental remediation; and
3. Vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

SECTION 6.6: PROCEDURE FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law and as outlined above. A non-refundable application fee of \$1,000 shall be paid by the party requesting such amendment, unless the request is issued from any agency of Parsippany-Troy Hills Township. The Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

SECTION 6.6: OTHER ACTIONS

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications and description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the necessary infrastructure and improvements, including the provision of water, sanitary sewer and stormwater sewer service as well as sidewalks, curbs, streetscape improvements, street lighting and on- and off-site traffic controls and roadway improvements.

Section 7: General Provisions

SECTION 7.1: AMENDMENT TO THE ZONING MAP AND ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Zoning (Section 430) and Land Use, Subdivisions and Site Plans (Section 225) ordinances of the Township of Parsippany-Troy Hills regulating development in the Plan Area, except where specifically mentioned within the text of this Plan. In all situations where development regulations are not specifically addressed herein, the Parsippany-Troy Hills Zoning and Land Use, Subdivisions and Site Plans regulations shall remain in effect. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Parsippany-Troy Hills Zoning Map.

SECTION 7.2: DEVIATION REQUESTS

The Parsippany-Troy Hills Township Planning Board may grant deviations from the regulations contained within this Redevelopment Plan under Chapters 2 and 3, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reasons of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Parsippany-Troy Hills Township Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations shall be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Township of Parsippany-Troy Hills Zoning Board of Adjustment.

SECTION 7.3: SITE PLAN AND SUBDIVISION REVIEW

Site plans for the construction of improvements within the Plan Area shall be prepared and submitted to the Planning Board in accordance with the Township of Parsippany-Troy Hills Land Use, Subdivisions and Site Plans Ordinance (Chapter 225 of the Code).

SECTION 7.4: NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township

Council, or the redeveloper, upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

SECTION 7.5: DURATION OF THE PLAN

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Council.

SECTION 7.6: COMPLETION OF REDEVELOPMENT

Upon the inspection and verification by Township of Parsippany-Troy Hills that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

SECTION 7.7: SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

Section 8: Summary of Compliance with Statutory Requirements of LRHL

In accordance with the LRHL (NJSA 40A:12A-1 et seq.), the following statements are made:

1. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and municipal facilities and other public improvements. The Plan has laid out a specific development program intended to carry out the Township's planning objectives.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. The Redevelopment Plan does not require acquisition of any privately-owned properties or relocation of any residents or businesses.
4. The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Parsippany-Troy Hills. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

Section 9: Procedures for Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$1,000 shall be paid by the party requesting such amendment, unless the request is issued from any agency of Parsippany-Troy Hills Township. The Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.