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Land Protection Plan

MORRISTOWN
NATIONAL
HISTORICA
PARK

MORRISTOWN NATIONAL HISTORICAL PARK
LAND PROTECTION PLAN

Recommended: _____ Superintendent _____ 1/8/85 Date

Approved: _____ For Regional Director _____ 5/14/85 Date

LAND RESOURCES PROTECTION PLAN
MORRISTOWN NATIONAL HISTORICAL PARK

I. INTRODUCTION

The Department of the Interior in 1982 established a new policy concerning use of the Federal portion of the Land and Water Conservation Fund. It provides that each unit of the National Park Service which has an active program of resources protection through lands management, develop a Land Protection Plan. In response to this policy and because Morristown National Historical Park has in recent years acquired lands to maintain or increase protection of its historically significant resource, this park Land Protection Plan has been prepared. The purpose of the plan is to identify the means and priorities to protect the park's natural, scenic and cultural resources, and provide for public use, while at the same time protecting the park from significant adverse impacts originating on non-Federal land in or adjacent to the park.

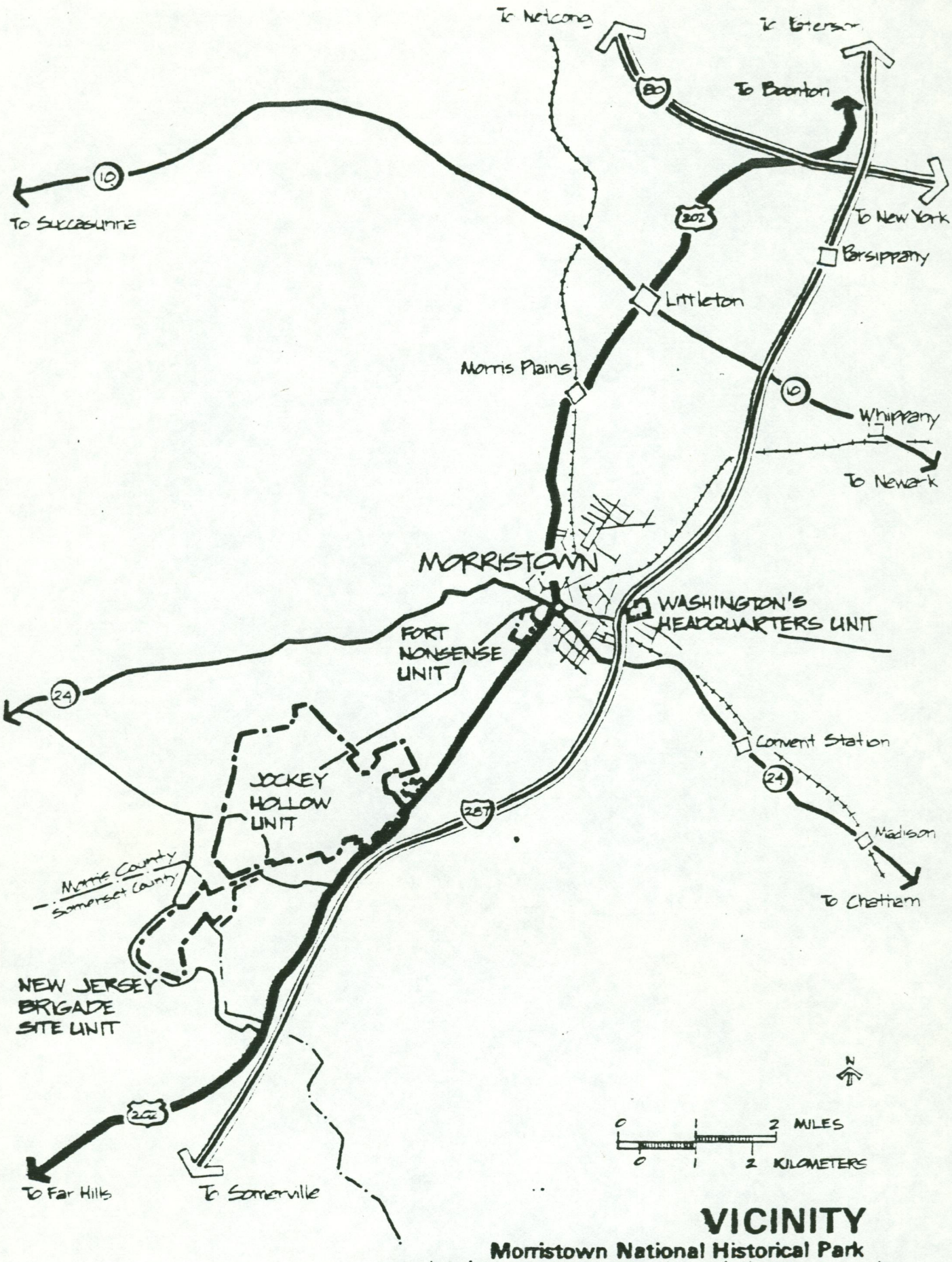
II. PURPOSE OF THE PARK AND RESOURCES TO BE PROTECTED

A. Park Purpose

Morristown National Historical Park was established by Act of Congress on March 2, 1933. It was created for the purpose of protecting and preserving certain lands, features and artifacts associated with the winter encampments of the Continental Army headquartered at Morristown in 1777 and 1779-80, and for the benefit and inspiration of the American public. It is also the purpose of the park to tell the story of the winter encampments in Morristown and how the army was held together during those critical years (General Master Plan, 1976).

B. Resource Description and Use

The park is comprised of three units. Washington's Headquarters and Fort Nonsense are located in the residential district of the Town of Morristown, and Jockey Hollow is situated in a rural setting four miles south of Morristown. To maintain some resemblance of a historical scene at each of these locations, resource protection objectives are directed toward minimizing land use changes which depart from present conditons as to erode the historical essence of each unit.



VICINITY

Morristown National Historical Park

United States Department of the Interior / National Park Service

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Potential changes which could adversely affect the park include highway development and zoning changes to permit commercial or high-rise apartment development. The impact of these would be increased motor vehicle use at the park boundary, the addition of several uncontrolled visitor access points, and intrusions obstructing views from the hilltop vistas.

C. Legislative Authorities

The boundary of Morristown National Hisotrical Park, as provided by the establishment Act of March 2, 1933, may be extended and lands acquired by donation only.

The authorization to acquire additional lands by purchase, donation, purchase with appropriated funds, or otherwise was established by the Act of September 18, 1964, Public Law 88-601 (78 Stat. 957). This provided for the addition of 281 acres consisting of the Stark's Brigade campsite and other lands for which the appropriation would not exceed $281,000. This is further referenced as House Report No. 1065, Senate Report No. 1527, Congressional Record, Vol. 110 (1964).

The Act of October 26, 1974, Public Law 93-47 (88 Stat. 1445) amends the 1964 appropriations act by changing the ceiling amount of $281,000 to $2,111,000. Section 101 (8) amended Section 3 of the Act of September 18, 1964 and facilitated the purchase of the W. Redmond Cross Estate. Two years later, the Act of October 21, 1976, Public Law 94-578 further amended the 1964 act by changing "465 acres to 600 acres" and the Jarvis Tract was acquired. This is the most recent change to land acquisition authority for Morristown National Historical Park which has fully utilized the 600 acre acquisition limitation.

III. MANAGEMENT PLANS AND CONSIDERATIONS

A. Washington's Headquarters

The Washington's Headquarters unit consists of 10 acres and is located one mile east of the center of the Town of Morristown adjacent to Interstate 287. Three National Park Service residential structures and two public buildings are located here. The public buildings are prime attractions of the park and house exhibits and information services.

WASHINGTON'S HEADQUARTERS

Located in the town of Morristown, New Jersey, this house served as General George Washington's headquarters and military capitol of the American Revolution, December, 1779 to June, 1780.

The grounds are landscaped throughout with mature native trees and ornamental shrubs. Very busy one-way streets three lanes wide, pass adjacent to the historical site on the north and south. A quiet one-way street borders the park on the east and affords some degree of quietness to the setting.

Two residential structures near the historical building (referred to as the Ford Mansion) are identified for removal in the General Master Plan. Removal of these structures will enhance the historical setting and provide additional fire protection to the historical house.

Private lands border Washington's Headquarters on three sides and are zoned one-family residential and garden apartment. This land use is compatible with park management and protection objectives, and is not expected to change.

B. Fort Nonsense

The Fort Nonsense unit of Morristown National Historical Park is made up of 35 acres and is located three blocks southwest of the Morristown Green. This moderately sized wooded hill overlooks the town and historically served as an observation point with defensive military earthworks for the Continental Army's 1777 winter encampment.

Scenic vistas are maintained to provide views from the hill east and north over the town. The forest is growing into the open spaces and maturing to form a dense canopy, limiting the degree to which the surrounding town and distant ridges can be viewed. The park Resource Management Plan (1983) identifies the need and process of opening the forest more to maintain the presence of a hilltop setting. Tall buildings for apartments or offices in excess of five stories, if built near the park boundary, would protrude into the line of view and significantly diminish the historical perspective of the park.

Zoning for moderate residential density mid-rise apartment, business and hospital, which limit building heights to five stories, provides adequate protection to the historical vistas on the hilltop.

C. Jockey Hollow

The largest unit of the park is Jockey Hollow. Its 1628 acres stretch over three miles of hilly countryside south of Morristown. Most of the landscape is wooded with oak, hickory, ash and poplar dominating. Fields once active with grain and orchard crops stand idle, some reclaimed by the forest. Rivulets flow from underground springs and join to form streams which feed nearby Whippany and Passaic rivers. This is the land of the winter encampment, where the Continental Army of 10 brigades and 12,000 soldiers braved the elements from December, 1779 to June, 1780.

All known encampment locations and their associated archaeological elements are within park boundaries and protected. The only inholding is privately owned, a 0.5 acre family cemetery plot of an early landowner.

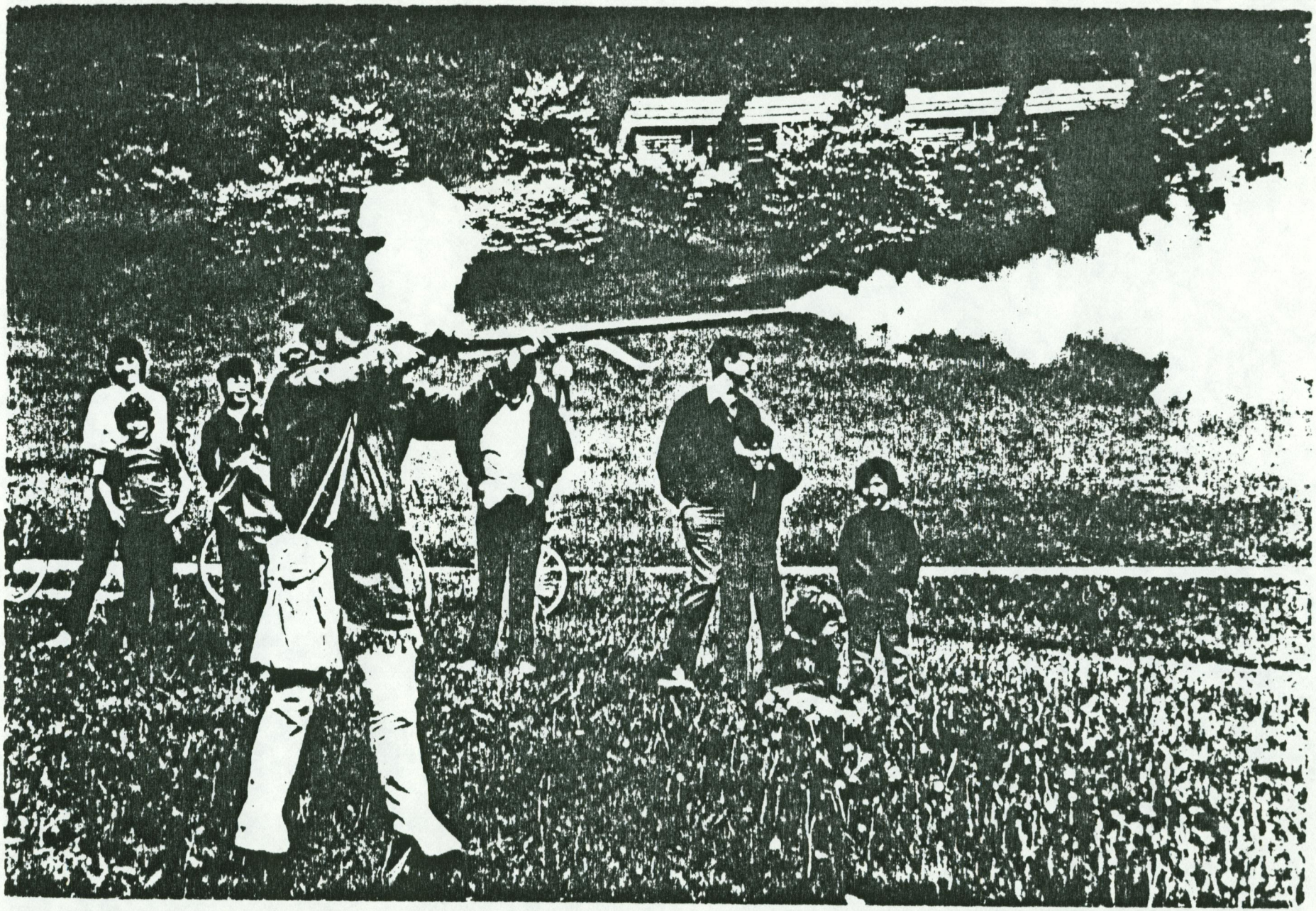
Located just 35 miles west of New York City, the towns surrounding Jockey Hollow serve as bedroom communities to the metropolitan area. Routes U.S. 202 and Interstate 287 border the park on the east. A busy county road serving steady streams of commuter traffic bisects the park. In the face of mushrooming corporate office and residential developments, protecting the historical and natural esthetics within the unit and along entrance routes to the park are priorities of management.

Jockey Hollow borders on lands situated in four municipalities. Each has zoned the lands as open-space-government, park or low density single family residence. Provisions of these zoning restrictions combined with a commitment by the various planning boards and boards of adjustment protect park lands. Additional land protection is provided by the presence of the Morris County Park Commission, Morris Area Girl Scout Council and the New Jersey State Audubon Society, which collectively adjoin the boundary for about half of its length.

IV. LAND OWNERSHIP PATTERNS

Land ownership bordering on national park lands is almost entirely zoned residential, park or open space. All zoning and current use is compatible with the protection of park resources (Appendix A). No program of active land acquisition exists and there is no plan for one. Cultural and natural resources are protected and visitor use activities are more than adequately accommodated.

Very little property ownership is staying "in the family" and passing to the younger generation. Morristown National Historical Park is located central to major transportation corridors of northern New Jersey. Interstate highway systems I-78, I-80 and I-287 all pass within 15 miles of the park. New York City trains stop a few blocks from Washington's Headquarters, and Newark International Airport is just 40 minutes away. Land prices are high, encouraging the sale and development of wet lands, farm lands and large estates for corporate business and residential use.



JOCKEY HOLLOW

Located four miles south of Morristown, New Jersey, Jockey Hollow's 1600 acres of fields and wooded hills preserve and recreate the historical scene. The Continental Army of 12,000 soldiers encamped here during the winter of 1779-80.

V. PROTECTION ALTERNATIVES AND RECOMMENDATIONS

A. Land Acquisition Status

The park has completed all proposed land acquisition. Present boundaries protect to a sufficient degree the historical scene and artifacts, and provide an expansive environment for developing visitor sensitivity to the cultural resources. Adding more land to the park would increase the threat to the protection of cultural resources. The presence of private lands used as low density residential, creates a perimeter which protects park lands from indiscriminate points of visitor entry and channels entry to points where control and monitoring are facilitated.

This type of adjoining lands protection is provided through an informal program of cooperative neighborhood support. Individual landowners or an association of landowners such as the Mount Kemble Landowners Association cooperate with the park promoting and implementing land and resource protective measures. In many respects, the park and landowner possess similar concerns and values. An example is the highly restrictive private road accesses imposed by the owners which lead to secluded areas of the park. Another is the landowner's refusal to grant hunting priviledges to other parties on land sections immediately adjacent to park lands where repeated regulations violations have been experienced.

The cooperative effort expressed here is mostly one-to-one with the park personnel and the landowner representative. This cooperation and protection might be further enhanced with periodic group meetings with neighboring landowners on matters of park practices and problems.

B. Acquisition by Donation

At some future time two parcels of land may be offered in donation. These are a 40' wide 0.37 acre tract in Block #285, Morristown, New Jersey (Appendix B), and 212.73 acres of portion thereof, in Blocks #36 of Mendham Township and #31 of Harding Township. The former is owned by the Town of Morristown adjacent to Fort Nonsense, and the latter by the Morris Area Girl Scout Council, adjacent to Jockey Hollow. Land deed restrictions and parcel dimensions prohibit other types of use and provide adequate protection from adverse effects on park lands. In the Lloyd Smith to Morris Area Girl Scout Council, deeds, 1945, 1950 and 1954 (Appendix C), it is stated that if the deeded land does not remain in a wild state as a rustic encampment, the land shall become the property of the United States of America. These lands donations would simplify the Fort Nonsense boundary and establish contiguousness between the two Jockey Hollow sections.

C. Easements

Protecting land by other than acquisition such as with easement would not increase protection from what is already provided in the zoning laws and land deeds. The only park inholding is the 0.50 acre Jenk's family cemetery plot in Block #27 of Harding Township (Appendix D). Use and access is restricted by the deed for use as a cemetery. Its existence does not damage or threaten park resources, and visitor use and appreciation of this area of the park is not restricted by the cemetery. No maintenance costs are incurred by the park relating to this tract.

VI. SUMMARY AND RECOMMENDATIONS

Morristown National Historical Park, established as three units in 1933, has undergone periodic boundary adjustments over the years with the most recent in 1976. These were largely due to archaeological discoveries or the availability of private lands which the park acquired to protect archaeological sites.

Park lands in Federal ownership now total 1673 acres. The acreage breakdown for each unit is:

Washington's Headquarters	10
Fort Nonsense	35
Jockey Hollow	1628
	1673

Authority to acquire additional lands is limited to donations. Private and other government land use which borders the park is compatible to the protection of park resources and aesthetics. Two land parcels, if offered as donations to the park, should be accepted. They are:

From the Town of Morristown at Fort Nonsense	0.37 acres
From the Morris Area Girl Scout Council	212.73 acres

These lands would simplify park boundary lines or better establish contiguous lands between the two Jockey Hollow units.

Other boundary lands are not desired for acquisition. To do so without adjusting the park's operating program resources would additionally encumber resources protection and maintenance activities with negligible benefits to the park.

It is therefore the recommendation of this plan that no lands be added to Morristown National Historical Park. However, if the Town of Morristown or Morris Area Girl Scout Council tracts are offered in donation, they would be accepted.

A P P E N D I X E S

A. ZONING MAPS AND SCHEDULES

B. FORT NONSENSE SECTION

C. GIRL SCOUT DEED

D. INHOLDING CEMETERY PLOT

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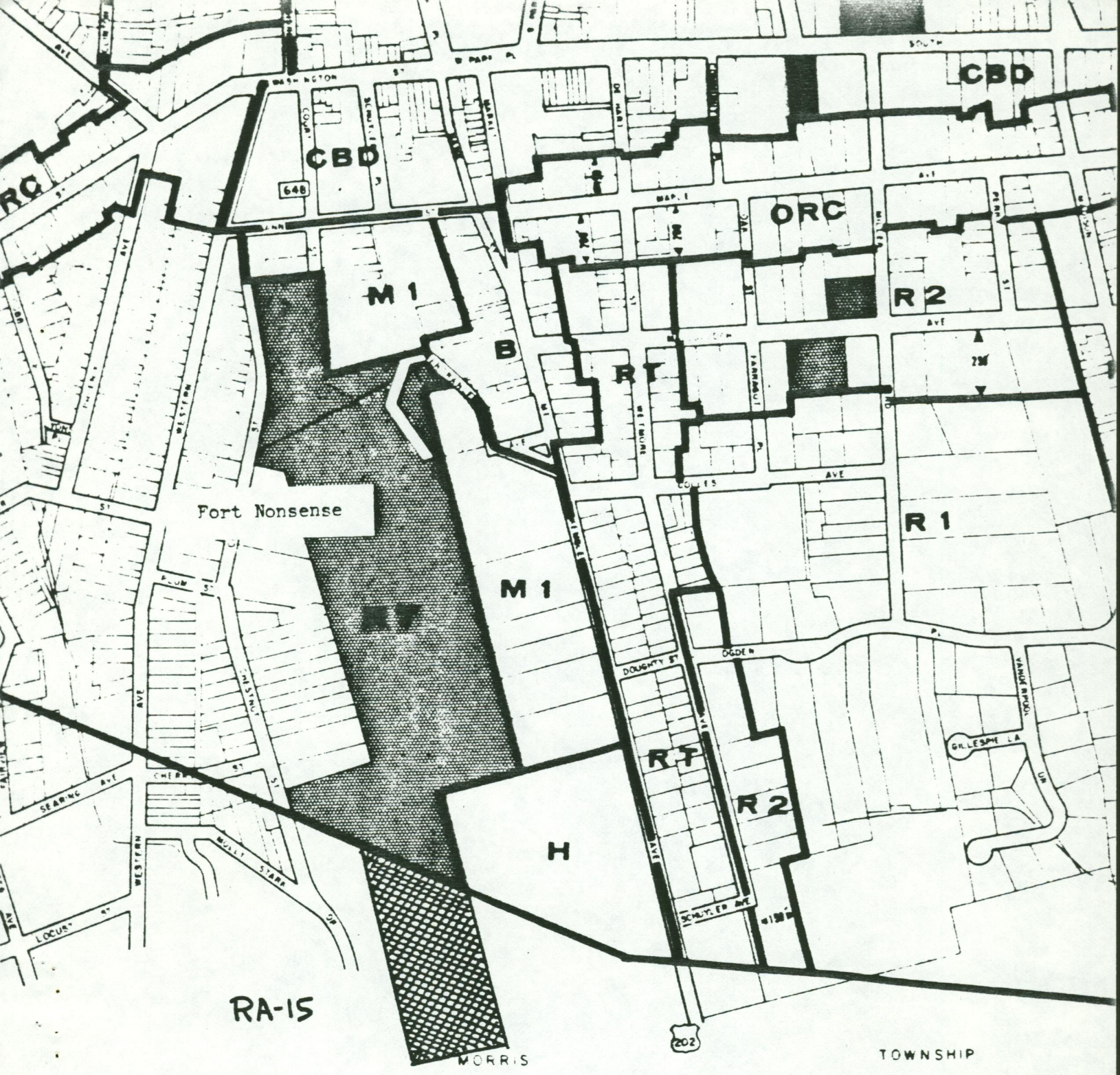
MORRISTOWN ZONING MAP

Base Map Prepared by

TOWN OF MORRISTOWN

MORRIS COUNTY NEW JERSEY

MICHAEL D ALTIERI, TOWN ENGINEER MARCH 1979



MORRISTOWN ZONING MAP

Base Map Prepared by

TOWN OF MORRISTOWN

MORRIS COUNTY NEW JERSEY

MICHAEL D. A. T. C. TOWN ENGINEER MARCH 19[illegible]

LEGEND

R 1	One-Family
R 2	One-Family
R 3	One-Family
R C	Low Residential Density
R T	Moderate Residential Density
R G	Garden Apartment
M 1	Mid-Rise Apartment
H	Hospital
ORC	Office-Residential Character
O B	Office Building
UR159	Urban Renewal
B	Business
CBD	Central Busness District
I	Industrial
	Historic and Cultural

287	INTERSTATE HIGHWAY
202	U S HIGHWAY
24	N.J. STATE HIGHWAY
510	COUNTY ROAD
	UNIMPROVED STREET
	PRIVATE STREET

TOWNSHIP

Base Map Prepared by

TOWN OF MORRISTOWN

MORRIS COUNTY NEW JERSEY

500 0 500 1000 Feet

MICHAEL D. ALTOBELLI, TOWN ENGINEER MARCH 1979

Abbott Ave. .....
Altamont Ct. ...
Ames Pl. .....
Ames Rd .....
Anderson St. ...
Ann St .....
Attic Ave .....

From St

Town of Morristown

ZONING SCHEDULE II
AREA, BULK AND YARD REQUIREMENTS

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (incl. accessory bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/ feet)	Front Yard (feet)	Side Yard Requirements		Re Ya (fe
									Both (feet)	One (feet)	
Single-Family Residential R-1											
Permitted uses											
1) Single-family	21,780	21,780	125	125	20	30	3/35	40	40	20	5
Conditional uses											
1) (Reserved)[1]											
2) (Reserved)[2]											
3) Nursery school	43,560	—	150	150	15	70	3/35	45	80	40	6
4) Public park	43,560	—	150	150	15	70	3/35	45	80	40	6
Single-Family Residential R-2											
Permitted uses											
1) Single-family	11,250	11,250	90	100	25	35	3/35	35	36	18	35
Conditional uses											
1) (Reserved)[1]											
2) (Reserved)[2]											
3) Nursery school	21,780	—	125	125	20	70	3/35	40	60	20	45
4) Public park	21,780	—	125	125	20	70	3/35	40	60	20	45
Single-Family Residential R-3											
Permitted uses											
1) Single-family	9,300	9,300	75	100	30	40	3/35	30	30	12	35
Conditional uses											
1) (Reserved)[1]											
2) (Reserved)[2]											
3) Nursery school	21,780	—	125	125	20	75	3/35	30	60	20	40
4) Public park	21,780	—	125	125	20	75	3/35	30	60	20	40
Moderate-Density Residential RT											
Permitted uses											
1) Single-family	7,200	7,200	60	100	30	40	3/35	30	25	10	30
2) Two-family	9,600	4,800	80	100	30	40	3/35	30	30	12	30
3) Three-family	12,450	4,150	90	100	30	40	3/35	30	35	15	30
4) Four-family	15,600	3,900	100	100	30	40	3/35	30	40	15	30
Conditional uses											
1) (Reserved)[1]											
2) (Reserved)[2]											
3) Nursery school	21,780	—	125	125	20	75	3/35	30	60	20	40
4) Public park	21,780	—	125	125	20	75	3/35	30	60	20	40

[1] Editor's Note: Former Conditional Use No. 1), Church, was repealed 3-24-81 by Ord. No. 0-7-81.
[2] Editor's Note: Former Conditional Use No. 2), School, was repealed 3-24-81 by Ord. No. 0-7-81.

ZONING SCHEDULE II
AREA, BULK AND YARD REQUIREMENTS

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
									Side Yard Requirements		
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (incl. accessory bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/ feet)	Front Yard (feet)	Both (feet)	One (feet)	Rear Yard (feet)
Garden Apartment Residential RG											
Permitted uses											
1) Single-family	7,200	7,200	60	100	30	40	3/35	30	25	10	40
2) Two-family	9,600	4,800	80	100	30	40	3/35	30	30	12	40
3) Three-family	12,450	4,150	90	100	30	40	3/35	30	35	15	40
4) Four-family	15,600	3,900	100	100	30	40	3/35	30	40	15	40
5) Garden apartment, two-story	43,560	2,800	150	150	30	50	2/28	40	60	30	60
Conditional uses											
1) Church	21,780	—	125	125	20	75	3/35	30	60	20	40
2) School [Amended 3-24-81 by Ord. No. 0-7-81]	21,780	—	125	125	20	75	3/35	30	60	20	40
3) Nursery school	21,780	—	125	125	20	75	3/35	30	60	20	40
4) Public park	21,780	—	125	125	20	75	3/35	30	60	20	40
5) Nursing home	43,560	—	150	150	20	75	3/35	50	60	30	50
Mid-Rise Apartment M-1 [Amended 7-22-80 by Ord. No. 0-22-80]											
Permitted uses											
1) Single-family	7,200	7,200	60	100	30	40	3/35	30	25	10	40
2) Two-family	9,600	4,800	80	100	30	40	3/35	30	30	12	40
3) Three-family	12,450	4,150	90	100	30	40	3/35	30	35	15	40
4) Four-family	15,600	3,900	100	100	30	40	3/35	30	40	15	40
5) Garden apartment											
a) Two-story	43,560	2,800	150	150	30	50	2/28	40	60	30	60
6) Mid-rise apartment											
a) Three-story	65,340	2,175	200	200	25	50	3/35	40	60	30	60
b) Four-story	87,120	1,089	200	200	25	55	4/45	50	70	35	65
c) Five-story	108,900	871	250	200	22	60	5/55	50	70	35	65
7) Professional office	43,560	—	150	150	20	60	3/35	50	50	25	50
Conditional uses											
1) Club	21,780	—	125	125	20	75	3/35	30	60	20	40
2) Public park	21,780	—	125	125	20	75	3/35	30	60	20	40
3) Public library	21,780	—	125	125	20	75	3/35	30	60	20	40
4) Church	21,780	—	125	125	20	75	3/35	30	60	20	40
5) School [Amended 3-24-81 by Ord. No. 0-7-81]	21,780	—	125	125	20	75	3/35	30	60	20	40
6) Nursing home	43,560	—	150	150	20	75	3/35	50	60	30	50
Hospital H											
Permitted uses											
1) Hospital	300,000	—	500	500	30	80	5/55	85 plus 1 additional foot for every foot building exceeds maximum building height	90	40	55 plus 1 additional foot for every foot building exceeds maximum building height
Conditional uses											
1) Church or school [Amended 3-24-81 by Ord. No. 0-7-81]	43,560	—	150	150	15	70	3/35	40	80	40	60
2) Public park	43,560	—	150	150	15	70	3/35	40	80	40	60
3) Nursing home	43,560	—	150	150	15	70	3/35	40	80	40	60
4) Medical laboratories, rehabilitation centers, etc.	43,560	—	150	150	15	70	3/35	40	80	40	60

ZONING SCHEDULE II
AREA, BULK AND YARD REQUIREMENTS

District	Minimum Area Requirements				Maximum Bulk Requirements			Minimum Yard Requirements			
									Side Yard Requirements		
	Min. Lot Area (sq. ft.)	Min. Lot Area Per Family (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Lot Cov. (incl. accessory bldgs.) (%)	Improved Lot Coverage (%)	Building Height (stories/ feet)	Front Yard (feet)	Both (feet)	One (feet)	Rear Yard (feet)
Business B [Amended 7-22-80 by Ord. No. 0-22-80]											
Permitted uses											
1) Office building	None	—	None	100	70	90	3/35	10	None required, except if provided, the side yard shall be at least 15', and if contiguous to a residential district, the contiguous yard shall be at least 15' plus the required buffer strip		25 plus the buffer strip, if required
2) Retail business except department store	None	—	None	100	70	90	3/35	10			
3) Restaurant	None	—	None	100	70	90	3/35	10			
4) Personal and business services	None	—	None	100	70	90	3/35	10			
5) Building for combined permitted uses	None	—	None	100	70	90	3/35	10			
6) Mortuary	None	—	None	100	70	90	3/35	10			
7) Club	None	—	None	100	70	90	3/35	10			
8) RG permitted uses	None	—	None	100	70	90	3/35	10			
Conditional uses											
1) Public parking garage	None	—	None	100	70	90	3/35	10	None required, except if provided, the side yard shall be at least 15', and if contiguous to a residential district, the contiguous yard, which shall be mandatory, shall be at least 15' plus required buffer strip		25 plus the buffer strip, if required
2) Parking lot	None	—	None	100	70	90	3/35	10			
3) Bowling alley	None	—	150	150	70	90	2/35	10			
4) Railway station	None	—	None	100	70	90	2/35	30			
5) Church or school [Added 3-24-81 by Ord. No. 0-7-81]	Same as in the OB District										
Central Business District CBD [Amended 7-22-80 by Ord. No. 0-22-80]											
Permitted uses											
1) Hotel	None	—	None	100	80	95	5/55	10	None required, except if provided, the side yard shall be at least 15', and if contiguous to a residential district, the contiguous yard shall be at least 15' plus the required buffer strip		15 plus the buffer strip, if required
2) Office building	None	—	None	100	80	95	5/55	10			
3) Retail business	None	—	None	100	80	95	5/55	10			
4) Restaurant	None	—	None	100	80	95	5/55	10			
5) Personal and business services	None	—	None	100	80	95	5/55	10			
6) Building for combined business uses	None	—	None	100	80	95	5/55	10			
7) Mortuary	None	—	None	100	80	95	5/55	10			
8) Club	None	—	None	100	80	95	5/55	10			
9) RG permitted uses	None	—	None	100	80	95	5/55	10			
Conditional uses											
1) Public parking garage	None	—	None	100	80	95	5/55	10	None required, except if provided, the side yard shall be at least 15', and if contiguous to a residential district, the contiguous yard, which shall be mandatory, shall be at least 15' plus required buffer strip		15 plus the buffer strip, if required
2) Parking lot	None	—	None	100	80	95	5/55	10			
3) Bowling alley	None	—	150	150	80	95	5/55	10			
4) Church or school [Added 3-24-81 by Ord. No. 0-7-81]	Same as in the OB District										
Industrial I											
Permitted uses											
1) Laboratory	21,780	—	125	125	40	80	3/35	30	60	20	40
2) Office	21,780	—	125	125	40	80	3/35	30	60	20	40
3) Theater	21,780	—	125	125	40	80	3/35	30	60	20	40
4) Light manufacturing	21,780	—	125	125	40	80	2/35	30	60	20	40
5) Warehouses	21,780	—	125	125	40	80	2/35	30	60	20	40
Conditional uses											
1) Parking lot	None	—	None	100	40	80	1/15	30	60	20	40
2) Automobile washing establishment	21,780	—	None	150	40	80	1/15	30	60	20	40

SCHEDULE OF AREA, BULK AND YARD REQUIREMENTS

Zone	Permitted Uses	Minimum Area Requirements: Lot Area (square feet)	Minimum Area Requirements: Per Family (square feet)	Minimum Area Requirements: Lot Width (feet)	Minimum Area Requirements: Lot Depth (feet)	Maximum Bulk Requirements: Building Coverage (percent)	Maximum Bulk Requirements: Building Height: Feet	Maximum Bulk Requirements: Building Height: Stories	Minimum Yard Requirements (feet): Front Yard	Minimum Yard Requirements (feet): Side Yard: One	Minimum Yard Requirements (feet): Side Yard: Both	Minimum Yard Requirements (feet): Rear Yard	Other Requirements (See section indicated)	Maximum Floor Area Ratio[4]	Maximum Impervious Surface (percent)[4]
RA-130	Single-family detached residence	130,680	130,680	300	300	10	35	2½	100	50[1]	100[1]	100	—	—	—
	Cluster residential development	See Land Development Ordinance													
RA-35	Single-family detached residence	35,000	35,000	175	175	15	35	2½	75	30[1]	75[1]	50	—	—	—
	Cluster residential development	See Land Development Ordinance													
RA-25	Single-family detached residence	25,000	25,000	135	135	15	35	2½	60	25[1]	60[1]	35	—	—	—
	Cluster residential development	See Land Development Ordinance													
RA-15	Single-family detached residence	15,000	15,000	100	100	20	35	2½	50	20[1]	50[1]	25	—	—	—
	Cluster residential development	See Land Development Ordinance													
RA-11	Single-family detached residence	11,250	11,250	75	100	25	35	2½	35	15[1]	40[1]	25	—	—	—
RA-7	Single-family detached residence	7,500	7,500	50	100	30	35	2½	25	10[1]	20[1]	25	—	—	—
RB-7	Single-family detached residence	7,500	7,500	60	100	30	35	2½	25	10[1]	20[1]	25	—	—	—
	Two-family detached residence	10,000	5,000	70	100	30	35	2½	25	15[1]	25[1]	25	—	—	—
RG-5	Multiple-family dwelling (townhouses)	217,800	3,600	300	300	20	35	2½	50	50	100	50	—	—	—
SC	Senior citizens' housing	See Article V, § 95-37G													
TH-6	Townhouse residential	See Article V, § 95-35D											—	—	—
TH-8	Townhouse residential	See Article V, § 95-35D											—	—	—
B-11	Business	11,250	—	75	100	33	35	3	35	10	25	25	—	—	—
OL-5	Office and research lab	217,800	—	400	300	25	45	3	100	75	150	100	—	—	—
OL-15	Office and research lab	653,400	—	500	500	20	45	3	150	100	200	150	—	.25	~~50~~ 65
OL-40	Office and research lab	1,742,000	—	600	800	15	45	3	300	175	350	200	—	.225	60
I-21	Industrial	21,780	—	125	150	33	45	3	35	15	30	50	—	.20	~~35~~ 50
CEM	Cemetery	435,600	—	100	—	10	25	—	50	25	50	25	—	—	—
OS-GU	Open space - government use[2]	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Churches and other places of worship	The minimum area, maximum bulk and minimum yard requirements for the RA-130 zone shall apply, except as modified by § 95-37B[3]											§ 95-37B	—	—
	Motels, hotels, motor hotels, and other similar uses	217,800	—	400	300	20	45	4	100	75	150	100	§ 95-37I	—	—
	Automotive service stations	40,000	—	200	150	20	25	2½	50	30	50	50	§ 95-37K	—	—
	Nursing homes	217,800	—	300	300	25	35	3	75	50	100	75	§ 95-37G	—	—

NOTES:

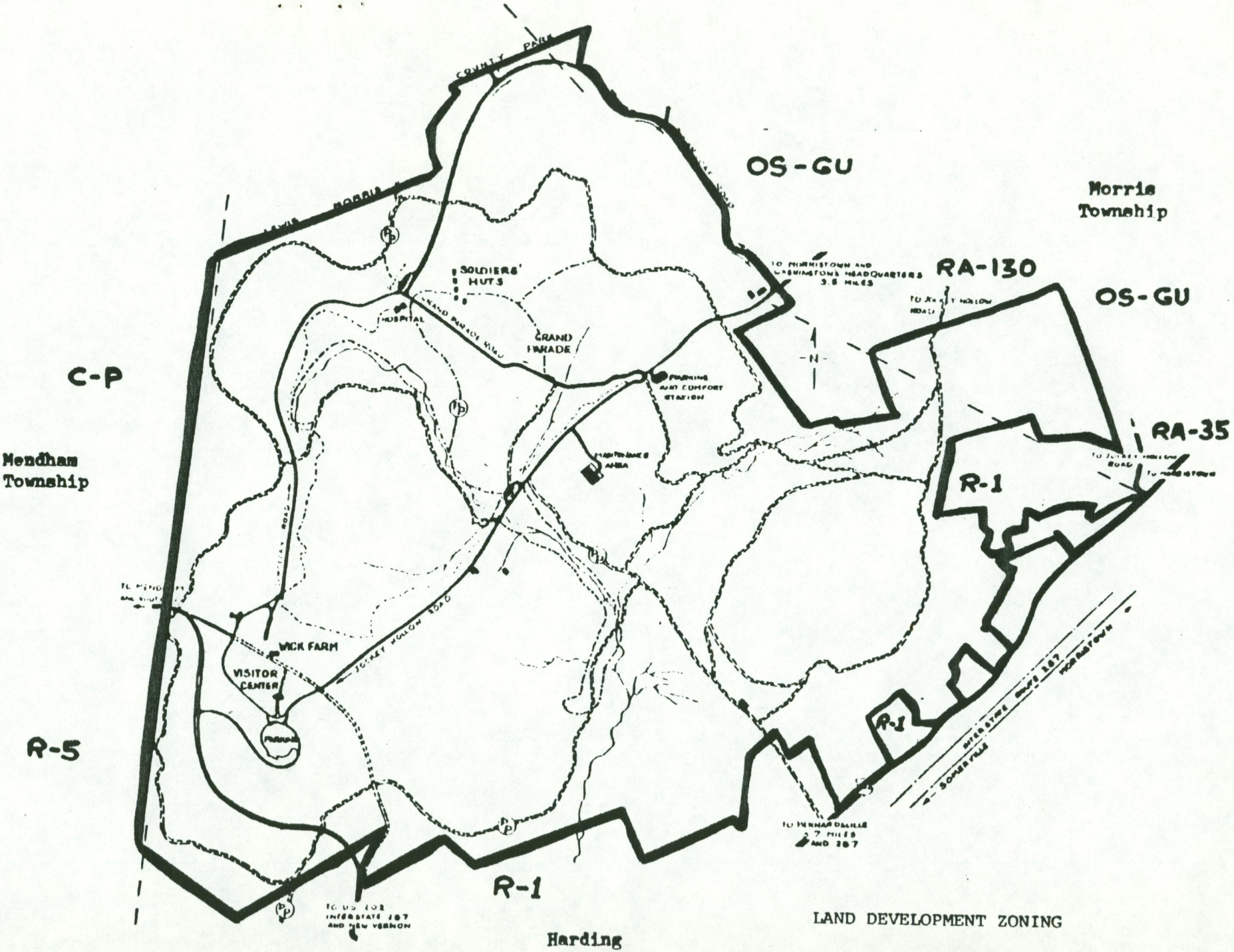
[1] In any case in which the building erected on the lot consists of only one (1) story, the required side yard may be reduced by five (5) feet on one (1) side and a total of ten (10) feet on both sides.

[2] Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation protection, oculogical and environmental elements and shall approve only those plans designed to carry out the general intent of this zone. In cases in which land in this zone is developed for single-family residential use, the area, bulk and yard requirements permitted in an RA-130 Zone shall apply.

[3] For RA-130 Zone.

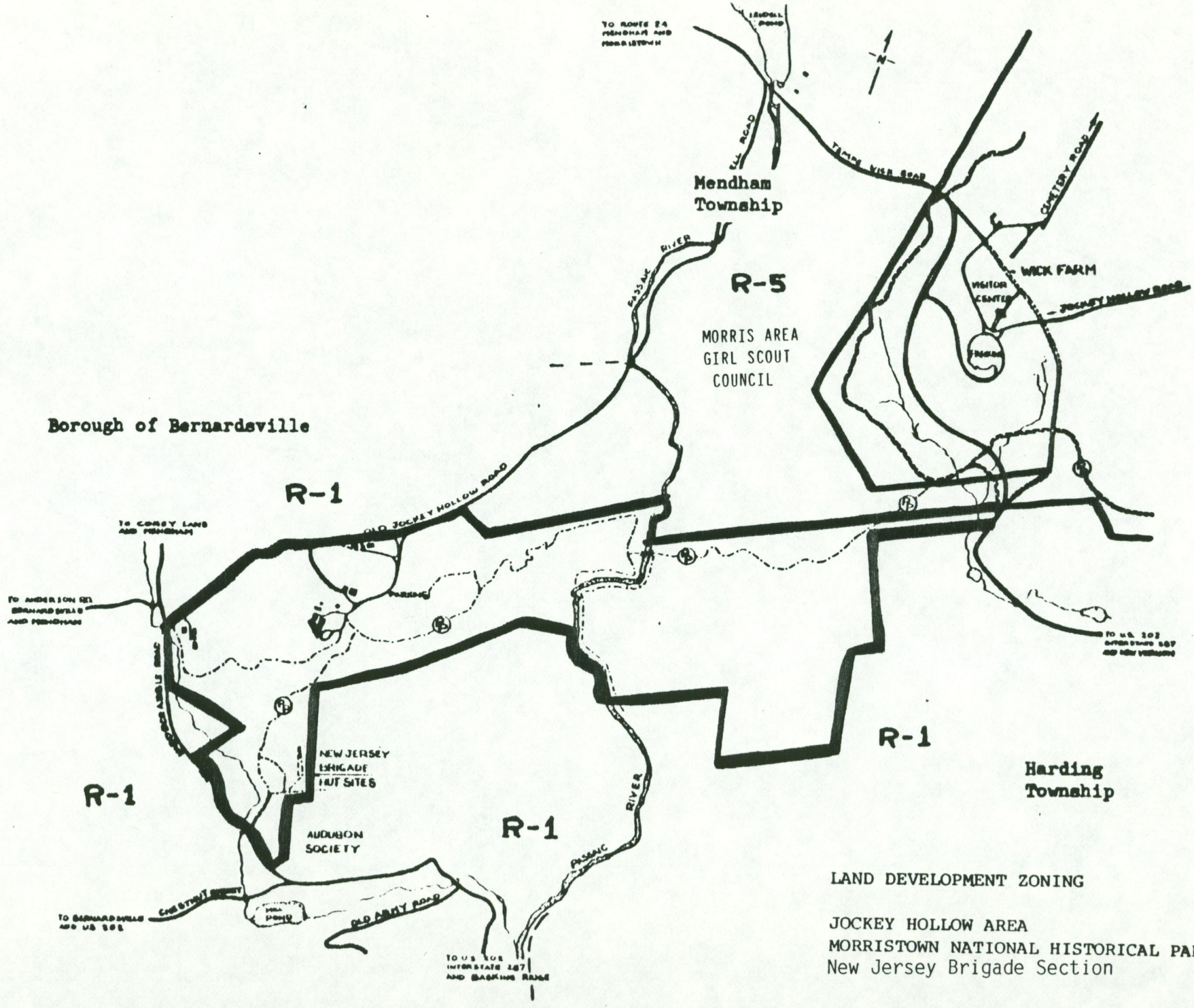
[4] [Added 3-28-79 by Ord. No. 2-79]

Morris Twnshp., Morris Co., NJ



LAND DEVELOPMENT ZONING

JOCKEY HOLLOW AREA
MORRISTOWN NATIONAL HISTORICAL PARK



LAND DEVELOPMENT ZONING

JOCKEY HOLLOW AREA
MORRISTOWN NATIONAL HISTORICAL PARK
New Jersey Brigade Section

ZONING REQUIREMENTS

MORRIS TOWNSHIP

OS-GU Permits (1) non-commercial parks, playgrounds, open spaces reservoirs, golf courses, ice-skating rings, country clubs, ball fields, tennis courts, swimming pools, schools, hospitals, government offices, libraries, firehouses, first-aid and emergency squads and municipal buildings, not including garages and storage yards;

(2) Single-family dwellings under the area and bulk and yard requirements prevailing in a RA-130 Zone - excluding cluster residential development groups;

(3) Churches and other places of worship, provided that the minimum area, maximum bulk and minimum yard requirements of RA-130 Zone apply as modified by ordinances.

MENDHAM TOWNSHIP

R-5 Residential single family detached, five acre minimum area, minimum width is 300 feet, minimum depth is 300 feet, minimum setback is 60 feet in front and 50 feet in rear, and sideyard minimum is 50 feet.

C-P Special designation for the Lewis Morris County Park. Requirements are similar to that of the OS-GU in Morris Township listed previously. It was rezoned from the R-5 Zone.

BOROUGH OF BERNARDSVILLE

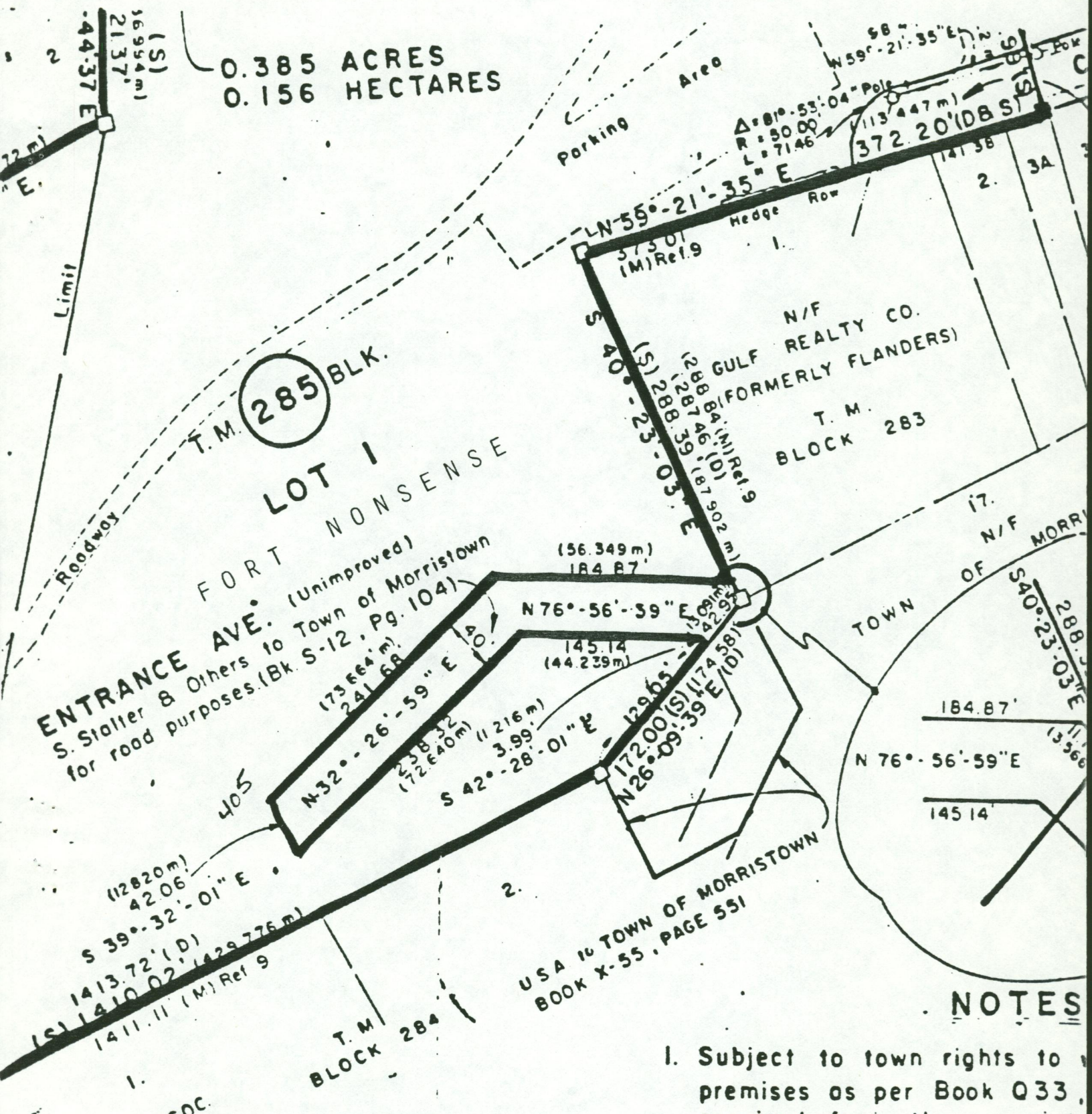
R-1 Residential, single family detached, five acre minimum area, minimum setback in front is 125 feet and 100 feet in the rear, minimum sideyard width is 40 feet, and maximum height is 35 feet.

HARDING TOWNSHIP

R-1 Residential, single family detached, three acre minimum, setback minimum is 100 feet from all property lines, and maximum height is 35 feet and not more than two-and-a-half stories.

APPENDIX B

FORT NONSENSE UNIT



Section of land deed to Morris Area Girl Scout Council from Lloyd W. Smith

APPENDIX C

38 446
49 285
56 61

147

first course hereinabove described North eighteen degrees ten minutes thirty seconds East six hundred and eighteen and ninety-five hundredths feet to a point in the southerly side line of the abovementioned Road; thence (9) along the southerly side line of said road on the arc of a circle curving to the right and having a chord of South seventy-five degrees fifty-nine minutes thirty seconds East one hundred, and twenty-six one-hundredths feet to the point or place of Beginning. Containing six acres of land, be the same more or less.

The above described lands are in accordance with a survey made by Andrew J. Proski, Engineer and Surveyor, dated January, 1945.

Excepting and reserving by and to the party of the first part, his heirs and assigns, and as appurtenant to his other adjoining lands, a right of way for all lawful purposes over the first two hundred feet of the one hundred foot strip of the land conveyed hereby running in from the road.

This gift is made and the lands conveyed to the Girl Scouts to be used by them for a camp site, with the desire and upon the condition that the lands will remain in a natural wild state as a rustic encampment and general recreation center for Girl Scouts, and on the further condition that it is not to be used for commercial or residential purposes, except such residential purposes as may be incidental to the proper uses of the land as a camp site, and that the title is not to be alienated by the party of the second part, or its successors, except to a like corporate organization connected with Girl Scouts, or except to the United States of America, or in case the United States declines to accept it, then to The Presbyterian Church in Morristown, both as herein provided.

As the said lands adjoin and are historically a part of the lands of the Morristown National Historical Park, in the event that the said lands hereby conveyed are no longer so used by and for the Girl Scouts, or the title thereto is alienated, except as above permitted, the title of the party of the second part hereto, or of any successor in title thereof, shall cease and the lands shall become and be the property of, and the title thereto vested in, the United States of America, to form a part of the Morristown National Historical Park, and in the event that the United States declines to ac-

cept said lands, then the same shall become and be the property of, and the title thereto vested in, The Presbyterian Church in Morristown; and in these events the party of the second part, and any successors in title, agree to execute any and all papers necessary therefor. In the event that the said lands become vested in the United States, then and in that case the party of the first part, for himself and his heirs and assigns, agree that the title will be held by the United States free of the right of way so above excepted and reserved.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

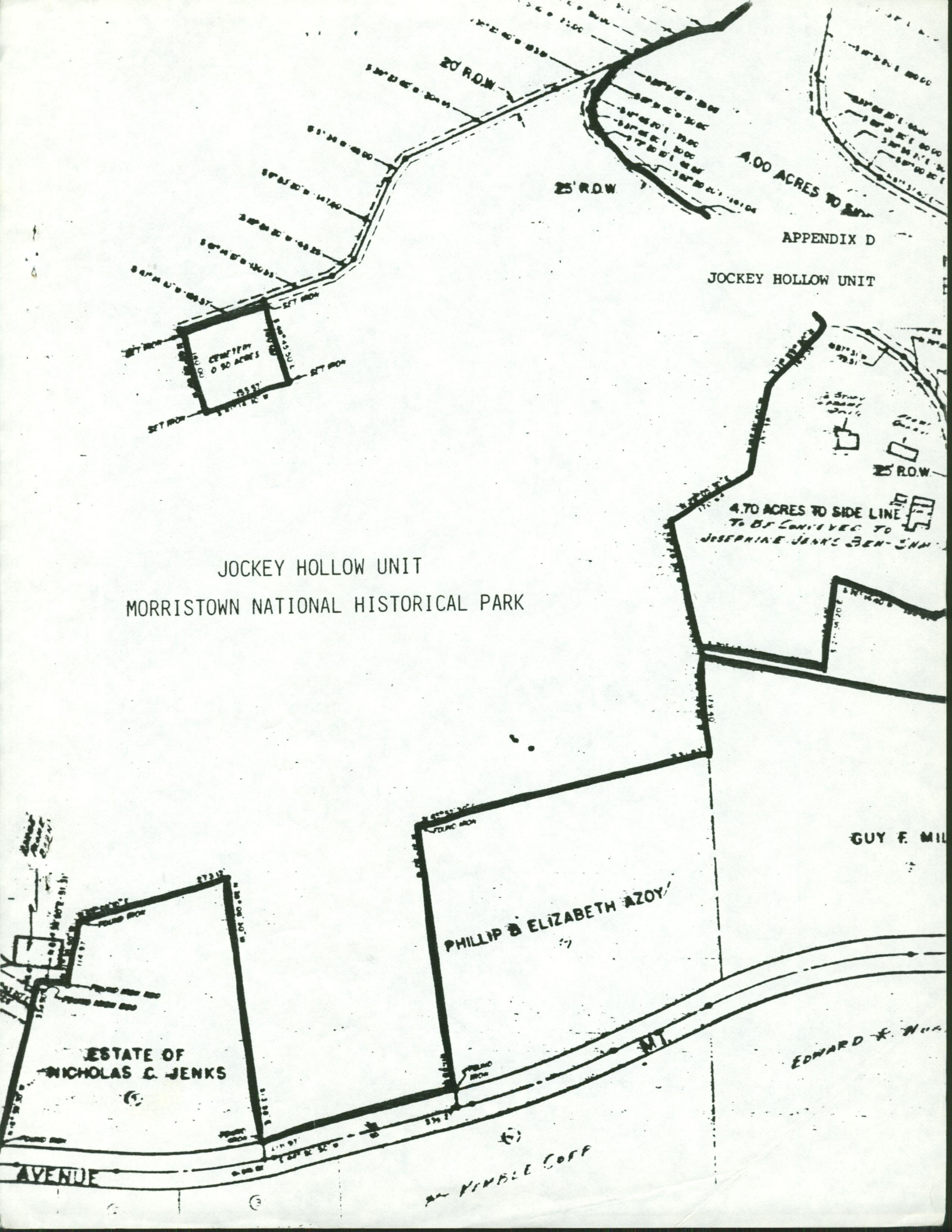
Signed, sealed and delivered:

in the presence of, : Lloyd W. Smith (Lloyd W. Smith)

Ethel L. Miller (Ethel L. Miller)

APPENDIX D

JOCKEY HOLLOW UNIT



JOCKEY HOLLOW UNIT

MORRISTOWN NATIONAL HISTORICAL PARK