

TOWN OF MORRISTOWN

ORDINANCE O-9-2024

AN ORDINANCE OF THE TOWN OF MORRISTOWN AMENDING AND SUPPLEMENTING CHAPTER 30, "LAND DEVELOPMENT ORDINANCE" BY PERMITTING EXTENDED STAY USES IN THE MORRISTOWN GREEN OVERLAY DISTRICT AND THE TRANSIT OVERLAY DISTRICT OF THE TOWN CENTER ZONING DISTRICT

WHEREAS, the Town of Morristown has significant amount of well-established existing corporate office space within the Town including but not limited to over 650,000 square feet of office space within Headquarters Plaza, which has been in existence since in or about the 1980s and has announced plans for renovations to attract Class-A corporate tenants; and

WHEREAS, the Town has attracted a recent influx of new corporate office space and users to the Town, particularly in close proximity to the train station, including but not limited to a 6-story office building located at 52-74 Speedwell Avenue that was completed in 2022, a 6-story office building located at 110 Morris Street that was completed in 2021, as well as a 7-story office building located at 100 Morris Street, due to be completed in 2025; and

WHEREAS, the office users and corporate tenants have regional, national, and international scopes that necessitate travel by staff, vendors, and clients to their offices for periods greater than thirty-days, and in such instances may desire to have cooking facilities available within the guest rooms; and

WHEREAS, the current definition of "hotel" within Chapter 30, "Land Development" of the Code of the Town of Morristown prohibits stays longer than thirty days and prohibits cooking facilities within the guest room; and

WHEREAS, to address the demands of the Town's existing and new corporate tenants, as well as accommodate other visitors and residents that may be in need of extended accommodations, the Town Council has determined it is in the best interest of the Town and its businesses to amend Chapter 30 to allow for lodging longer than 30 days and to permit cooking facilities in a guest room in portions of the Town Center Zoning District proximate to office uses and transit facilities where certain conditions are met; and

WHEREAS, such allowance will support existing businesses, attract new businesses and support the overall economic development within the Town Center and municipality as a whole.

NOW THEREFORE be it ordained by the Mayor and the Town Council of the Town of Morristown that Chapter 30, "Land Development," of the Code of the Town of Morristown be and is hereby amended as follows.

Section 1: Chapter 30, Land Development, Section 30-211.4.a, Permitted and Conditional Uses

“Extended Stay” is hereby established as a conditionally permitted use in the Morristown Green Overlay District and the Transit Overlay District of the Town Center Zoning District.

Section 2: Chapter 30, Land Development, Section 30-211.9, Conditional Use Standards

[Except as otherwise detailed below, the contents of this section remain unchanged. Additions are underlined and deletions appear as ~~strikethrough~~):

s. Extended Stay.

1. An Extended Stay use shall be located within a mixed-use building.

(a) The ground floor of the building shall contain a minimum of 1,000 square feet of commercial space separate and apart from the Extended Stay use. Commercial space shall be subject to Active Ground Floor requirements, as applicable, pursuant to Article 3C, Section 30-315 et seq.

(b) The building shall contain Dwelling Units equal to, or greater than, the number of Extended Stay Guest Rooms.

(c) The building in which Extended Stays are located shall contain at a combination of at least 100 Dwelling Units and Extended Stay Guest Rooms.

2. The minimum size of any Extended Stay Guest Room shall not be less than 650 square feet.

3. At least 50% of the Extended Stay Guest Rooms shall be configured with one sleeping room.

4. No Extended Stay Guest Room shall have more than two sleeping rooms.

5. At least 50% of the Extended Stay Guest Rooms shall be furnished.

6. Extended Stays shall provide housekeeping and laundry services for guests.

Section 3: Chapter 30, Land Development, Section 30-218.1, Parking Standards Table; Quick Reference.

Parking category, entitled “Hotel/Inn (per room) shall be amended to read “Hotel/Inn (per room)/Extended Stay (per Extended Stay Guest Room)”

Section 4: Chapter 30A, Land Development Appendix, Section 30A-1.1, Terms Defined.

[Except as otherwise detailed below, the contents of this section remain unchanged. Additions are underlined and deletions appear as ~~strikethrough~~):

EXTENDED STAY

A portion of a building that contains fifty or more Extended Stay Guest Rooms designed to be occupied on a transient and/or transitional basis by guests for no longer than 182 days. Extended Stays shall include cleaning and laundry services as an accessory use and may also include customary and incidental uses accessory to an Extended Stay, including but not limited to services customary to a hotel use such as but not limited to vending facilities, business centers, and amenity spaces and recreation facilities for the guests of the Extended Stay. Extended Stays shall be considered nonresidential in nature.

EXTENDED STAY GUEST ROOM

An Extended Stay Guest Room is an individual unit that includes at least one sleeping room, living area, en suite bathroom, and cooking facilities located within an Extended Stay. An Extended Stay Guest Room shall not be deemed a Dwelling Unit for the purpose of this Chapter.

DENSITY

The number of dwelling units and/or Extended Stay guest rooms per acreage of land on a lot or development site.

DWELLING or DWELLING UNIT

~~A building designed or intended to be used or occupied for residential purposes.~~ A building or portion thereof used as the residence of and forming a single habitable unit, which is self-contained and independent from any other dwelling unit. A Dwelling Unit shall not include an Extended Stay Guest Room.

DWELLING, TWO-FAMILY

A building containing two Dwelling Units.

DWELLING, THREE- TO FOUR-FAMILY

A building containing at least three, but no more than four, Dwelling Units.

DWELLING, MULTIFAMILY

A building containing at least five Dwelling Units.

FAMILY

One or more persons occupying a premises and living as a permanent and stable single housekeeping unit as distinguished from a group occupying a boardinghouse, rooming house, Extended Stay, or hotel, as herein defined.

Section 5: Severability. If any provision or portion of a provision of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated and shall remain in full force and effect.

Section 6: Repeal of inconsistent ordinances. All ordinances and parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7: Referral. After introduction, the Town Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Town of Morristown for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Town Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan/2022 Re-Examination Report and recommendations concerning any inconsistencies and any other matter as the Planning Board deems appropriate.

Section 8: Public Inspection. The Town Clerk is hereby directed to place three copies of this Ordinance in the office of the Clerk for public inspection until final action is taken on the Ordinance, and at least one copy of this Ordinance shall be maintained in the Office of the Town Clerk following adoption.

Section 9: Publication. The Town Clerk is hereby directed to publish notice of the Town Council's consideration of this Ordinance prior to final adoption, and upon passage in accordance with N.J.S.A. 40:49-2.1.

Section 10: County Planning Board. The Town Clerk is hereby directed to file a copy of this Ordinance with the Morris County Planning Board upon passage in accordance with N.J.S.A. 40:55D-16.

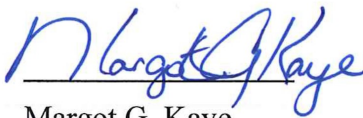
Section 11: Effective date. This Ordinance shall take effect in accordance with all applicable laws.

STATEMENT

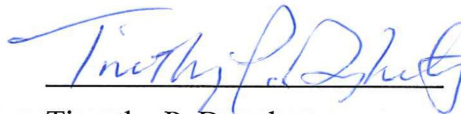
This Ordinance hereby Amends and Supplements Chapter 30 "Land Development Ordinance" by Permitting Extended Stay Uses in the Morristown Green Overlay District and the Transit Overlay District of the Town Center Zoning District.

ATTEST:

ADOPTED:



Margot G. Kaye,
Town Clerk



Timothy P. Dougherty,
Mayor

Date: 5/14/2024