



PROPERTY NAME	Whippany Redevelopment Site – Map Reference # 1
Block/Lot:	5801/1,.01
Owner:	67 Whippany Investors LLC C/O Vision Equities
Address:	67 Whippany Road
Acreage:	194.28
Existing Improvements:	1.4 million square feet of Office Buildings and Laboratories
Current Zone:	OB-RL3
Master Plan Zone:	OB-RL3
Surrounding Land Uses:	Highway commercial and office
Utilities:	Electric -JCP&L Gas - PSE&G Sewer – H.S.A. Water – SEMCMUA Fiber Optics - Unknown
Public Transportation:	Newark Liberty Airport – 20 minutes Morristown Airport – 5 minutes NJ Transit Bus Service – walking distance Morristown Train Station – 10 minutes
Environmental:	Refer to Property Contact for information regarding environmental status.
Wetlands:	The southeast portion of the site is presumed to be wetlands, approximately 70 acres. No NJDEP Letter of Interpretation.
Topography:	Generally level with gradual slopes over the majority of the site.
Flood Zone:	Zone X in improved portion of property.
Approvals:	None
Comments:	The site is a prime redevelopment effort and may lend itself to multiple uses. The municipality is looking for creative development options that will maximize the use of the site and promote sustainable development practices.
Property Availability:	Available
Property Contact:	Sam Morreale – Vision Equities
EDAC Contact:	Kelli Schanz (973) 428-2497: kschanz@hanovertownship.com
Data presented on this Fact Sheet is Based on Info Available as of :	January, 2011