

J E F F G R A Y Z E L & M I K E K A N D Y B O W I C Z

C A N D I D A T E S F O R M O R R I S T O W N S H I P C O M M I T T E E

October 10, 2011

Dear Neighbors near Columbia Rd., Normandy Pkwy., Woodruff Rd., and Park Ave.,

Mike and I are writing to you because local government is considering big changes for the eastern side of Morris Township. Your surest way to influence the outcome is your vote on November 8th to change the Township Committee.

You've heard that your corporate neighbor, Honeywell, **simply asked** Morris Township to change its zoning from Office/Lab to Mixed Use, a new type of zone. **Our current government seems willing.** The stated purpose is to increase the land value by allowing types of development for which there is **more current market demand than for office space.** If this rezoning is accomplished, Honeywell will sell sections to developers with full build out projected over 8-10 years.

The government's zone change process requires interplay between the Township Committee and the Planning Board over the next several months. The buck stops at the Township Committee twice in the process, and the 2012 Committee controls the outcome.

Honeywell touts significant new tax revenue from added ratables. But its model does not allow for **reduction in your property value** caused by the **315% increase in local traffic** it has predicted - and Traffic is already difficult for you. This **315% traffic increase** measures only trips to and from the Honeywell tract. New traffic from the Green at Florham Park, BASF development in Madison, and general growth are on top of this **315%**. A more than tripling of traffic would degrade quality of life and property value which, in turn, would reduce tax revenue. (Citizens for Better Planning in Morris Township, "Honeywell Proposal", *Web*, 14 October 2011, <http://c4bpmt.org/the-proposal> .)

Honeywell is acting in the best interest of its shareholders. Are we sure government is acting in the informed best interests of our community?

Local government has begun the first of two required steps for a zoning change, the Master Plan change. Changing everyone's Master Plan upon the informal request of a single land owner is an extraordinary step, and there is no obligation to take it. Certainly, a law change affecting the entire community should be informed by community input and should balance the interests of the entire community. Yet, the community, which has a great deal at stake here, is marginalized. **To improve the dynamic, it's necessary to change the Township Committee composition in 2012.**

The single-party-Township Committee has a very profound effect on land use policy and decisions. It puts two of its own on the Planning Board, appoints the other Planning Board members, accepts the Master Plan, and passes all the zoning ordinances. The single-party Morris Township Committee has directed us toward congestion and traffic over the decades, and continues today. A balanced planning approach starts with a balanced Township Committee.

On November 8, change the direction of the Township Committee.

Restore balance to the Township Committee and assure land use policy that works for the whole community.

Elect Jeff Grayzel and Mike Kandybowicz

- **To preserve the character of your neighborhood and quality of your life**
- **To balance government and do what's best for the community, not the political party**

Sincerely,

Jeff and Mike

Jeff Grayzel and Mike Kandybowicz

Candidates for Morris Township Committee

Comments? Write Jeff@JeffGrayzel.com or Mike@Jeffgrayzel.com Visit us at www.JeffGrayzel.com