



Former site of Tetley Tea

HIGHLANDS AT MORRIS PLAINS

Preliminary & Final Site Plan

Morris Plains, Morris County, NJ

CLIENT: Roseland Property Company

Services Provided:

- Boundary/Topographic Surveying
- Preliminary & Final Site Plans
- Traffic Study
- Environmental Permitting
- Construction Layout



Project Description:

This 5.5 acre site was formerly occupied by Tetley Tea and was redeveloped for an apartment complex, including 20% affordable units. The project also involved the construction of a single level parking structure, which was located along the adjacent NJ Transit rail line (Morristown Line). The proximity of an active commuter railroad required careful consideration during the design process as did the need to buffer an existing single family neighborhood to the north. Outside agency approvals that were required included various New Jersey Department of Environmental Protection permits, Morris County Planning Board and Morris County Soil Conservation District. Omland Engineering Associates was involved in the project from inception through construction.

