

**MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD**

30 Schuyler Place
October 16, 2014

Morristown
New Jersey

Vice Chairman Rattner called the meeting to order at 7:07 p.m.

OPEN PUBLIC MEETINGS LAW

Vice Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated February 8, 2014.

ROLL CALL

Those present were:

Steve Rattner, Vice-Chair	Christine Marion, Planning Director
Isobel Olcott, Secretary	Deena Leary, Department Director
Christopher Vitz, County Engineer	Anthony Soriano, Supervising Planner
Ted Eppel	Greg Perry, Supervising Planner
Annabel Pierce	Joe Barilla, Principal Planner
Nita Galate, Alt. #2	Kevin Sitlick, Senior Planner
	W. Randall Bush, Planning Board Attorney
	Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Mr. Eppel moved approval of the minutes of the September 18, 2014 meeting. The motion was seconded by Ms. Olcott with a wording correction under Land Subdivision, and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce			x
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	-		
Christopher Vitz, County Engineer			x
John Cesaro, Freeholder Alt.	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	-		

DIRECTOR'S REPORT

The Board accepted the Director's Report for October 2014 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for September 2014 totaled \$11,305.

FUTURE MEETINGS

Ms. Marion had nothing to report.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported that staff continues to work with the Rockaway Valley Regional Sewerage Authority (RVRSA) and Jefferson Township. Ms. Marion reported that she and Ms. Michelin attended a stakeholder meeting in Trenton on proposed Wastewater Management Rule amendments. She stated that the NJDEP intends to simplify the WMP process and that the original WMP that we submitted in 2009 would have been approvable under the rule amendments now being considered. Ms. Marion informed the Board that we are waiting for the proposed rules to be released.

Watershed Activities - Ms. Marion had nothing to report.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the October 1, 2014 Development Review Committee Meeting.

1. The Green at Florham Park / Corporate Suites in Florham Park - This site plan and subdivision are for proposed one and two bedroom extended stay suites and 384 parking spaces. Of the total spaces, 279 parking spaces will be situated beneath the building and 105 will be surface spaces. The developer of the corporate suites will construct the fourth leg of the Danforth Road and Park Avenue signalized intersection for access to the residential portion of The Green. Ms. Olcott stated that this site plan is conditionally approved.
2. Miriam & Joaquin Garcia in Hanover Township - This is a site plan for an addition to a single family home for a dentist's office. There are no County concerns.
3. Eight Middlebury Blvd in Randolph Township - This site plan is for a flex use structure for which drainage has already been approved. There are no county concerns.
4. Our Lady of Mercy Church in Hanover Township - This application concerns a proposed circular driveway connection to Whippany Road. Chris Vitz stated that he met with the pastor of the Church and the mayor of Hanover Township who explained the need for the driveway for weddings and for funerals. Presently, vehicles are stopping in the travel lane on Whippany Road to access the church at grade level. Mr. Vitz stated that

the County is permitting the circular driveway with the restriction it is only for drop off and loading for special events and the disabled.

Ms. Olcott reported on the Land Development Review Committee Meeting on October 16, 2014 for the following applications:

1. RG-Columbia LLC in Morris Township - This subdivision will create five (5) lots for the redevelopment of the Honeywell property. This application also includes proposed driveway access and roadway improvements to Columbia Road and Park Avenue. County Engineering will be reviewing the proposed traffic improvement plan. Ms. Olcott stated that no action will be taken on this application until after the study is done.
2. Giralda Farms in Chatham Township – This is a minor subdivision that will create three lots from two existing lots. A total of 101.5 acres is proposed to be acquired as open space with funding from the Open Space Institute, MUA, Park Commission and Chatham Township’s Open Space Trust Fund. Ms. Leary stated that the County Municipal and Non-profit Open Space Trust Fund request has not yet been approved.
3. Tri-M Enterprises in Denville Township – This is a proposed five (5) lot subdivision of a 6.41 acre parcel which previously received County approval in a report dated February 26, 2009. The County needs to review the plan for drainage.
4. Empire Ambulance, LLC in Montville Township - This site plan application is for a change in applicant from Alliance Communications Contractors, Inc. to Empire Ambulance, which was previously reviewed and approved by the County Planning Board. There are no County concerns.
5. JCP&L West Wharton Substation in Rockaway Township – This site plan is for a major upgrade to the existing substation. County Engineering will review for stormwater management.

Mr. Eppel made a motion to approve the Report of Actions Taken on Development Plans for September 2014. The motion was seconded by Ms. Olcott and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce	x		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
John Cesaro, Freeholder Alt.	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	-		

Legislative and Municipal

Recent Legislation – Mr. Soriano reported on two bills. Senate Bill S2424 would amend the Municipal Land Use Law to require that a Municipal Land Use Plan Element of a local master plan address smart growth, storm resiliency and environmental sustainability issues. Assembly Bill A3692 would extend the validity of centers, designated by the State Planning Commission prior to 2008, by an additional three years. Mr. Soriano stated that Morris County still has six designated centers pursuant to the 2001 State Plan, but that these designations will expire by December 31, 2014 unless the designations are otherwise extended.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that no master plan amendments were submitted since the last Planning Board meeting. Mr. Sitlick reported on the September 2014 Land Use Ordinance Monthly Report. He stated that were twelve (12) proposed ordinances received, five (5) ordinances adopted for a total of 17 ordinances processed for the month. Mr. Sitlick described a proposed new sign ordinance for Pequannock Township. He also reported that Jefferson Township adopted an ordinance adding two properties to its redevelopment area along Route 15.

Long Range Planning

Ms. Olcott reported that the Committee did not meet.

LIAISON REPORTS

Lake Hopatcong Commission - Ms. Marion reported that she received a report from Mr. Jarvis, who, in the report, stated that the Lake Hopatcong Commission has a website, but it is not up-to-date. The Commission is finishing weed harvesting and that the lake is currently more than a foot low. Mr. Jarvis asked for a contact at Mosquito Control so he could speak to them about efforts that can be taken this time of the year to control the mosquito population on the lake. Ms. Marion reported that the Commission is creating a Dock Committee to review and develop standards for the construction, location and maintenance of docks on the lake.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council - Mr. Rattner informed the Board that the Musconetcong River Management Council meeting will take place in two weeks and that the Lake Musconetcong Regional Planning Board did not meet last month.

Morris County Open Space Trust Fund / Flood Mitigation Committees– Mr. Eppel stated that there is nothing to report on the Morris County Open Space Trust Fund at this time.

Mr. Eppel stated that the Flood Mitigation Program closed on three properties this year, one in Lincoln Park Borough, one in Morristown and one in Long Hill Township. He stated that almost 17 million dollars have been encumbered out of the 20 million dollars dedicated to flood mitigation.

Morris County Agriculture Development Board – Ms. Marion reported that the Board has been busy and is currently processing about 12 applications. She stated that the applications submitted to the State seemed to be getting processed slower than in previous years. Mr. Bush stated that due to the slower processing, the time for a farmer to complete a transaction has taken longer.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Marion had nothing to report.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Morris County Demographic and Economic Trends – Mr. Sitlick presented a summary of select U.S. Census Data and data from the NJ Department of Labor and Workforce Development identifying existing demographic and economic conditions, including changes from the 2010 Census. He gave a PowerPoint presentation to the Board covering various topics including population trends, birth rates, population projections and forecasts, racial diversity and age, marital status, household income, poverty rates, housing values, educational attainment, means of transportation, county migration patterns, occupations, employment characteristics, employment projections and unemployment. The Board thanked Mr. Sitlick for his report.

COAH Updates – Mr. Sitlick informed the Board that that COAH has found that Long Hill Township, Mendham Borough and Randolph Township will not have to forfeit approximately 1.8 million dollars in affordable housing trust funds that were previously requested by COAH. COAH staff has recommended that Chester Borough, Montville Township and Morris Township not forfeit approximately \$909,000 in affordable housing trust funds; however, this recommendation requires final approval of the Council. Mr. Sitlick informed the members that COAH will be voting to adopt the new third round Affordable Housing rules on Monday, after which they will be published in the November New Jersey Register.

2015 Proposed Meeting Dates – Ms. Marion asked to Board to review the draft meeting dates for 2015 and noted that July 16, 2015 may be the day of the Verizon Classic 5K Race. Mr. Rattner suggested canceling the July 16, 2015 meeting date and using the August 6, 2015 alternate meeting date. Ms. Marion told the Board that they should contact her with any further suggestions.

LEGAL UPDATE

None.

Comments from the Public

None.

NEXT MEETING

The next meeting is scheduled for December 4, 2014 at 7:00 p.m.

ADJOURNMENT

At 8:20 p.m., Mr. Vitz moved to adjourn the meeting. Ms. Olcott seconded, and all approved by voice vote.

Respectfully submitted,

Christine Marion, P.P./AICP
Planning Director

Original was signed and is on file at the office of the Morris County Planning Board.