

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

Haggerty Center
Frelinghuysen Arboretum
January 15, 2015

353 East Hanover Ave.
Morris Township
New Jersey

Chairman Falkoski called the meeting to order at 7:00 p.m.

OPEN PUBLIC MEETINGS LAW

Chairman Falkoski 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:

Joseph Falkoski, Chairman	Christine Marion, Planning Director
Steve Rattner, Vice-Chair	Deena Leary, Department Director
Isobel Olcott, Secretary	Anthony Soriano, Supervising Planner
Christopher Vitz, County Engineer	Greg Perry, Supervising Planner
Ted Eppel (arrived 7:10)	Joe Barilla, Principal Planner
Everton Scott	Rene Axelrod, Recording Secretary
Stephen Jones, Alt. 1	
Nita Galate, Alt. 2	

Others Present

Freight Railroad Advisory Committee:

Gary Behrens, Township of Roxbury, Jack Holland, Holland Manufacturing

Morris Count Board of Transportation:

Melverne E. Cooke, Chairperson, Manuela Schuster, Joe Well, Secretary

Division of Engineering & Transportation Staff:

Gerald Rohsler, John J. Hayes, Joseph A. Russo

VHB (Consultant):

Erik DeLine, Thomas Phelan

Others Attendees:

Lauren Burd, Morris County Department of Human Services

Chris Mazzel, Morristown & Erie Railway

Jakub Rowinski, North Jersey Transportation Planning Authority

ELECTION OF OFFICERS

Ms. Marion, as Interim Chair, opened the floor for nominations for the Planning Board Chair. Ms. Olcott moved the nomination of Joseph Falkoski as Planning Board Chair and Mr. Rattner seconded. No other nominations for Chair were made; nominations were closed by Mr. Rattner and all voted in favor of Mr. Falkoski as Chairman by voice vote.

Chairman Falkoski took the chair and opened the floor for nominations for Vice-Chair. Ms. Olcott nominated Steve Rattner and Mr. Scott seconded. No other nominations were made; nominations were closed. All voted in favor of Mr. Rattner as Vice-Chairman by voice vote.

Chairman Falkoski then opened the floor for nominations for Board Secretary. Mr. Rattner nominated Ms. Olcott for Board Secretary and Chairman Falkoski seconded. No other nominations were made; nominations were closed and all voted in favor of Ms. Olcott as Board Secretary by voice vote.

COMMITTEE APPOINTMENTS

Chairman Falkoski asked members if they would continue their appointments from last year. All agreed to continue. Chairman Falkoski identified the committee members and asked for action to appoint Ms. Pierce to the Morris County Open Space Trust Fund Committee. Ms. Olcott moved the appointment and Mr. Rattner seconded and all voted in favor by voice vote.

Legislative & Municipal - Everton Scott, Chairman, Steve Rattner, Vice-Chair, Annabel Pierce and Nita Galate

Land Development Review – Steve Rattner, Chairman, Christopher Vitz, Co. Engineer, Isobel Olcott and Everton Scott

Environmental & Watershed – Ted Eppel, Chairman, Christopher Vitz, Co. Engineer, Steve Rattner, and Stephen Jones

Long Range Planning – Isobel Olcott, Chairman, Ted Eppel, Annabel Pierce and Nita Galate

Planning Board Liaisons:

Lake Hopatcong Commission – David Jarvis and Brian Kincaid (Alt.)

Lake Musconetcong Regional Planning Board – Steve Rattner

Lake Musconetcong River Management Council – Steve Rattner

Morris County Open Space Trust Committee – Annabel Pierce

Presentation – Morris County Circulation Plan Element

Mr. Rohsler stated that the current Morris County Circulation Plan Element was adopted by the Planning Board in 1992. The County received a grant from the New Jersey Transportation Planning

Authority (NJTPA), enabling the County to hire transportation planning consultants who will work with Morris County staff to develop a new circulation plan on current conditions and transportation issues in Morris County. He reported that the County selected the consulting firm VHB to develop the plan, which will include a very strong public outreach effort. Mr. Rohsler noted that there will be three more presentations to the Morris County Planning Board and Morris County Board of Transportation. Ms. Leary took a moment to thank the Board of Transportation and Morris County Freight Rail Advisory Committee (FRAC) for adjusting their schedules to attend this meeting.

Mr. Roshler introduced Mr. DeLine, the VHB project manager. Mr. DeLine thanked the Boards for the opportunity to work on the Plan and gave a PowerPoint presentation introducing the consultant team, identifying the technical advisory committee, and outlining the proposed scope of work. He described the various tasks involved including a review of existing data, inventory of transportation assets and forecasts related to future needs, a review of existing design policies, the identification of recommendations and the compilation of the final Plan document. He also described the extensive public outreach effort that will be used to inform the Plan’s development, which will include various public meetings, interactive web-based surveys and attendance at community events.

Ms. Olcott asked whether the report will include the Morristown Airport, which she stated is very important to local economic development and key to retaining many existing large companies. Mr. DeLine agreed with Ms. Olcott and stated that the airport will be addressed in the new plan.

Chairman Falkoski thanked Mr. DeLine for his presentation and called a five minute break before continuing with the Morris County Planning Board meeting.

BREAK

Chairman Falkoski called the meeting back to order and requested another roll call.

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

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the December 4, 2014 meeting. The motion was seconded by Mr. Eppel, and was approved by roll call vote.

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

DIRECTOR'S REPORT

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

REPORT OF FUNDS RECEIVED

Funds received for December 2014 totaled \$8,975.

FUTURE MEETINGS

Ms. Marion had nothing to report.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported that Ms. Michelin continues to work on the WMP chapters for the Rockaway Valley Regional Sewer Authority (RVRSA) towns. She stated that the RVRSA took action at their January 8, 2015 meeting to conditionally approve a draft sewer service area in Mine Hill and that the build-out analysis can now move forward. Staff is still waiting to hear from the NJ Department of Environmental Protection (DEP) regarding the Jefferson Township publication notice in the NJ Register concerning its chapter of the wastewater management plan. She stated that the notice is still under NJDEP attorney review.

Watershed Activities – No report.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported on the December 18, 2014 Development Review Committee Meeting. He noted two applications:

1. Dear-Blue Mill Road, Harding Township - Mr. Rattner stated this application concerns a minor subdivision for open space preservation. The property is along a municipal road with a County bridge and the County is requiring a bridge maintenance.
2. Toyota of Morristown, Morris Township – Mr. Rattner stated this application concerns a site plan for the redevelopment of an existing auto dealership and an adjacent lot. He stated that the existing service building will be expanded and that 152 vehicle parking and storage spaces will be added. He stated drainage from the site flows into the Whippany River and that stormwater management will be reviewed by County Engineering.

Ms. Olcott reported on the January 15, 2015 committee meeting. She noted the following applications:

1. Wharton Woods, Wharton – Ms. Olcott reported that the Wharton Woods application includes a site-plan for a 67 unit, multi-family townhouse residential development which includes 15 low and moderate income units. She stated that there are environmental concerns related to steep slopes and former mining activity in the area. The plan was conditionally approved pending a review by County Engineering concerning stormwater management.
2. 67 Whippany Road, Whippany – Ms. Olcott stated that this application is being withheld pending revisions to the traffic study. The application is for an office building and parking garage with 800 parking spaces.

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

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

Legislative and Municipal

Recent Legislation – Mr. Soriano noted several bills from the Legislative Report. Assembly Bill A3815 was signed into law by the Governor. The bill amends the Permit Extension Act of 2008 to extend most state and local approvals for an additional year, ending on December 31 2015. Senate Bill S1050 passed both Legislative Houses on December 18th, which would extend the expiration

date of the special appraisal process for the farmland preservation program from 2014 to 2019 for lands in the Highlands Region.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano reported that no master plan amendments were received.

Mr. Soriano reviewed the December 2014 Land Use Ordinance Monthly Report. Five (5) proposed ordinances and seven (7) adopted ordinances for a total of twelve (12) ordinances were processed in December 2014. A Hanover Township ordinance would permit an alternative mixed-use development option for the TC Town Center District, which includes the site of the former Whippany Paper Board Company. A Morris Plains Borough ordinance will create a new “R-7” multi-family apartment zone on Johnson Road near the border with Parsippany-Troy Hills Township and Hanover Township.

Long Range Planning

2015 – 2020 Capital Program - Ms. Olcott informed the Board that the Long Range Committee completed its annual review of the County of Morris Capital Program for consistency with the County Master Plan. Ms. Olcott stated that the committee felt it was a conservative budget and she highlighted several budget items. She noted that the budget includes substantial increases for Information Services and she also noted proposed upgrades at the County College and the Morris County School of Technology.

Ms. Olcott stated that the Long Range Committee recommended that the Board find the 2015-2020 Morris County Capital Improvement Program consistent with the Morris County Master Plan and made a motion to approve this finding. The motion was seconded by Mr. Rattner and approved by roll call vote.

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

LIAISON REPORTS

Lake Hopatcong Commission - Ms. Marion stated that she received a report from Mr. Jarvis, although he was unable to attend the January 12, 2015 Commission meeting. She reported that the

Commission is preparing for 2015 and is checking their equipment and reviewing maintenance logs. Mr. Jarvis had requested to serve on a dock committee. NJDEP partnered with Drew University and the Lake Hopatcong Foundation to conduct a survey of the Lake Hopatcong docks. She stated that the County has not received any correspondence from the Lake Hopatcong Commission requesting an appointment to the dock committee.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council -

Mr. Rattner informed the Board that the state is sponsoring a major clean up along the Musconetcong River along Route 80 and including Waterloo Village on March 19th and 20th. Over 500 school aged children from the New Jersey Clean Kids Program are expected to participate.

Morris County Open Space Trust Fund / Flood Mitigation Committees

Ms. Leary reported on a open space project in Long Hill Township that requires a grant extension. Ms. Marion stated that the first Open Space Committee meeting of the year will take place in March or April and informed the Board of the closing on the Giralda Farms project in Chatham Township.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Marion had nothing to report.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Res. 2015-1:2015 Meeting Schedule Resolution – Ms. Olcott moved approval of Resolution 2015-1: 2015 Meeting Date Schedule. The motion was seconded by Mr. Eppel and unanimously approved by roll call vote.

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

Authorization for Destruction of Planning Board Meeting Recordings (10/17/13, 12/5/13, 1/16/14, 2/20/14, 3/20/14, 4/17/14, 5/15/14, 6/19/14, 7/17/14 and 9/18/14)

Ms. Olcott moved the action to authorize the destruction of Planning Board Meeting Recordings, Mr. Scott seconded and approved by roll call vote.

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

Highlands Regional Master Plan Public Comment

Ms. Marion informed the Board that on December 10, 2014 she, Ms. Leary and Mr. Soriano attended a Highlands Regional Master Plan (RMP) Monitoring Program meeting. She stated that the program is being conducted by the Highlands Council to review milestones and indicators associated with implementation of the RMP. She stated that one issue they are reviewing is the status of conformance by municipalities and counties with the RMP. She noted that the Board has discussed the issue of plan conformance in the past and she stated she is looking for direction from the Board concerning the current monitoring program.

Mr. Soriano stated that the primary intent of the program is not to make substantial changes to the RMP, but to measure progress in its implementation. He noted that it has been five years since Morris County has had any substantial interaction with the Highlands Council with regard to conformance. He reported that a major outstanding issue remains concerning Highlands Council requirements for use of county owned lands. He noted Warren, Sussex and Hunterdon Counties are also concerned with this issue.

Ms. Marion stated that the Board may want to take this opportunity to provide comments or meet with Council representatives to discuss how county conformance issues may be resolved. Ms. Olcott stated that her position on county conformance has not changed and said that changes are needed regarding county conformance to reduce inappropriate requirements by the Highlands Council. Mr. Soriano identified several provisions of the Highlands Act concerning waivers and reporting requirements.

Ms. Marion asked the Board how they would like to proceed and it was decided to assign this review to the Environmental & Watershed Committee.

LEGAL UPDATE

No legal update.

Comments from the Public

None.

NEXT MEETING

The next meeting is scheduled for February 19, 2015 at 7:00 p.m.

Ms. Leary informed the Board that anyone interested in hearing more on the Capital Budget can attend a public meeting on January 26, 2015 at 7:00 pm in the Knox Room, where the Freeholders will make a presentation.

ADJOURNMENT

At 8:10 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.