

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

30 Schuyler Place  
February 18, 2016

Morristown  
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:08 p.m.

**OPEN PUBLIC MEETINGS LAW**

Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated February 1, 2016.

**ROLL CALL**

Those present were:

Steve Rattner, Chairman	Christine Marion, Planning Director
Isobel Olcott, Vice Chairman	Anthony Soriano, Supervising Planner
Ted Eppel, Secretary	Greg Perry, Supervising Planner
Annabel Pierce (arrived 7:10)	Joseph Barilla, Principal Planner
Christopher Vitz, County Engineer	Barbara Murray, Principal Planner
Nita Galate, Alt. 1	W. Randall Bush, Planning Board Attorney
Anthony Abrantes, Alt. 2	Rene Axelrod, Recording Secretary

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the January 21, 2016 meeting. The motion was seconded by Mr. Eppel and was approved by roll call vote.

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

## **DIRECTOR'S REPORT**

The Board accepted the Director's Report for January 2016 and it will be placed on file.

## **REPORT OF FUNDS RECEIVED**

Funds received for January 2016 totaled \$4,230.00.

## **FUTURE MEETINGS**

Ms. Marion reported on three future meetings. She and Ms. Michelin will attend the New Jersey County Planners Association meeting on February 19 at which there will be a presentation by the State on GIS and planning analysis in addition to a discussion on the new Wastewater Management Rules. Ms. Marion also stated that on March 1, 2016, the Federal Emergency Management Agency (FEMA) and the State will hold a meeting at the New Jersey Office of Emergency Management concerning the release of the Preliminary Flood Insurance Rate Maps. She stated that municipal officials are invited to attend. Ms. Marion has also been invited to a Housing Alliance of Morris County luncheon on March 8, 2016 where she will participate in an informal round table discussion on local economic conditions, job creation, income and residential rental rates.

## **COMMITTEE REPORTS**

### **Environment and Watershed**

*Wastewater Management Plan* – Ms. Marion reported that revised Wastewater Management Rules were originally planned to be adopted in March 2016, but that adoption is now anticipated for June 2016. She stated that any wastewater management plan amendments pending at the NJDEP will not be approved until after the new rules are adopted.

*Watershed Activities* - Ms. Marion had nothing to report.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the February 18, 2016 Land Development Review Committee meeting. Ms. Olcott noted the following applications:

1. Kiddie Academy, Montville (County Road 202) – Ms. Olcott reported that this site plan is for a childcare facility in an existing building. County Engineering will review the existing driveway connection and a sign that may impede site distance.
2. Bob McEwan Self-Storage, Morris Township – This site plan application is for a 77,150 square foot self-storage facility with a two bedroom apartment and 21 parking spaces on a 3.79 acre parcel. Ms. Olcott stated that the applicant will need a use variance since the site is not currently zoned for warehouse use. She reported that County Engineering will review the proposed stormwater management frontage improvements and driveway connection.
3. Schooley's Mountain Road Associates, Washington – Ms. Olcott reported that this site plan is for the redevelopment of a former restaurant situated on a 19.56 acre property. She reported that all existing site improvements will be removed and that an 8,440 square foot

restaurant with 59 parking spaces will be constructed. She stated that the site is within the Highland Preservation Area and will require a Highlands exemption letter. County engineering will review for stormwater management and access.

4. Green Home Investors, Wharton – Ms. Olcott reported that this application concerns a seven lot subdivision of a 2.38 acre parcel. She stated that the site included previous mining activity and that the slope of some of the proposed driveways will be over 25%. County Engineering will review for stormwater management.

Ms. Olcott made the motion to approve the Report of Actions Taken on Development Plans for January 2016. The motion was seconded by Mr. Eppel and approved by roll call vote.

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	x		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,( alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

### **Legislative and Municipal**

***Recent Legislation*** – Mr. Soriano informed the Board that over 3,000 bills were introduced at the start of the new legislative session and of these, he identified 300 bills related to Planning and Public Works interests. He reported that most of these bills were reintroductions from the previous session, with only eight new bills generated. Mr. Soriano stated that his report separates the bills into ten broad categories. He then proceeded to identify the number of bills in each category and noted the new bills. Ms. Olcott noted that many bills would impact local land use issues if passed.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano stated that the office received one master plan amendment from Boonton Township to change its Land Use Plan Element to add active adult residential use as a conditional use in the Retail Business District. He stated that Boonton Township is also adopting an updated Natural Resource Inventory as an appendix to the master plan.

Mr. Soriano reported that there were no adopted ordinances and four introduced ordinances received in January 2016. He noted an ordinance from Butler Borough that would combine two existing Highway/Commercial Zones into a single Highway Commercial Zone along the Route 23 corridor. He also noted a proposed ordinance from Washington Township that would expand

permitted age restricted housing options and housing density in the existing Musconetcong Age Restricted Housing Overlay Zone.

**Long Range Planning**

***Review of Morris County Six Year Capital Improvements Program*** - Ms. Olcott informed the Board that the Long Range Committee completed its annual review of the County of Morris Capital Improvement Program for consistency with the Morris County Master Plan.

Ms. Olcott noted that the budget addresses various topics such as Information Services, Roads and Bridges, upgrades at the County College and Morris View. Mr. Rattner asked Mr. Vitz to comment on the condition of county bridges and Mr. Vitz reported that the majority of county bridges are in good condition and that bridges in need of repair are addressed in the Capital Improvement Program.

Ms. Olcott stated that the Long Range Committee recommends that the Board find the 2016-2021 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. Vitz and approved by roll call vote.

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	x		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,( alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

**Morris County Circulation Element-** Mr. Soriano informed the Board that MCDOT and Long Range staff have been reviewing and editing the Circulation Plan technical documents over the last nine months and that a draft of the Circulation Plan Element was received in mid-January. He reported staff was not pleased with the content of the draft element and met with the consultant regarding needed changes. He stated that a rewrite from the consultant is expected by the end of February. Mr. Soriano stated that he anticipates that revisions to the plan will be finalized by the end of April, after which it will be presented to the Planning Board, which will release the draft plan for public hearing in June.

## **LIAISON REPORTS**

### **Lake Hopatcong Commission**

Ms. Marion had nothing to report.

### **Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council**

Chairman Rattner stated that the Musconetcong River Management Council is obtaining permits and engineering details related to dam removals. He informed the Board of an oil spill in Mansfield Township originating from an abandoned business that closed in 2002. He stated that the clean-up is being funded and managed by the U.S. Coast Guard, including the use of Coast Guard personnel.

### **Morris County Open Space Trust Fund**

Ms. Pierce informed the Board that the first Open Space Trust Fund Committee meeting will be on March 30, 2016.

### **Morris County Flood Mitigation Committee**

Ms. Marion reported that the Planning Board no longer has representation on the Morris County Flood Mitigation Committee due to a change in Committee structure. She asked the Board if they want to continue to receive reports from the Committee and the Board answered affirmatively. Ms. Marion then reported on two recent closings in Long Hill Township.

### **Correspondence and Reports Received**

Ms. Marion had nothing to report.

### **Report of Meetings**

Highlands Public Meeting – Mr. Soriano reported that he attended a Highlands Regional Master Plan Monitoring Program Public Outreach meeting on February 9, 2016 at the Warren County Technical School. He stated that these meetings are being held as part of the update process for the Regional Master Plan (RMP). The process includes an examination of milestones and indicators used to gauge the effectiveness of the RMP rather than an examination of its underlying policies, goals and objectives. The Highlands Council expects to issue a report in the summer of 2016 and is anticipating that this will be adopted as an appendix to the existing RMP.

### **Other Business**

Committee Appointments – Chairman Rattner stated that committee appointments will be e-mailed to the Board.

319H Grant – Ms. Marion stated that the Lake Musconetcong Regional Planning Board is applying for a 319(h) grant from the State to purchase equipment to aid in the removal of peat from the lake. The Board asked the Morris County Freeholders for a letter of support, which was provided. Ms.

Marion stated that Ms. Rector, who is helping with the 319(h) grant, said that a letter of support from the Morris County Planning Board would also be helpful for this grant application. Ms. Olcott moved a motion for submittal of a letter supporting the 319(h) Grant for the Lake Musconetcong Regional Planning Board. The motion was seconded by Mr. Eppel and the Board approved it by a voice vote.

#### **LEGAL UPDATE**

Mr. Bush had nothing to report.

#### **COMMENTS FROM THE PUBLIC**

None.

#### **NEXT MEETING**

The next meeting is scheduled for March 17, 2016.

#### **ADJOURNMENT**

At 8:12 p.m., Mr. Vitz moved to adjourn the meeting. Ms. Pierce 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.*