

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

30 Schuyler Place
March 18, 2010

Morristown
New Jersey

CALL TO ORDER

Chairman Falkoski called the meeting to order at 7:30 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 11, 2010.

ROLL CALL

Those present were:

Joseph Falkoski, Chairman

Steve Rattner, Vice-Chair

Isobel Olcott, Sec.

Stu Klatzman

Everton Scott

Steve Hammond (arrived 7:55 pm)

Ted Eppel (arrived 7:35 pm)

Christine Marion, Planning Director

Tony Soriano, Supervising Planner

Greg Perry, Principal Planner

Rene Axelrod, Recording Secretary

PRESENTATION

Ms. Marion introduced a PowerPoint presentation entitled Morris County Planning Board on the Web and described the proposed layout of the Morris County Planning Board webpage. The webpage will include a listing of Morris County Planning Board members, the Planning Board meeting schedule, current and past agendas, current and past minutes, resolutions, Morris County Master Plan Elements, and Development Review Activity Reports.

Ms. Marion also informed members of a proposal by the Department Director, Mr. Pinto, to create a Planning and Development "E-newsletter" which would allow for public dissemination of information in a manner similar to that used in the "Morris County Connections" website. She also proposed changing the current method of transferring meeting materials to Planning Board members. Instead of emailing individual documents to each member, Ms. Marion proposed using the Google Docs website to post meeting materials. These materials would be accessible to Planning Board members through this website and would eliminate the need to send large emails with multiple attachments. Mr. Soriano explained in detail how members would be contacted and how they would be invited to access meeting materials. Mr. Klatzman and other members inquired as to whether Development Review Reports, which are currently emailed could also be included on this central website. Ms. Marion said she would look into this matter. A discussion followed.

REVIEW OF MINUTES

Mr. Klatzman moved approval of the minutes of the February 18, 2010 meeting. The motion was seconded by Mr. Rattner and unanimously approved by voice vote.

DIRECTOR'S REPORT

The Board accepted the February 2010 Director's Report and it will be placed on file.

Mr. Rattner commented on the interlocal services agreements between the County and municipalities to develop tax maps and master plan maps. Ms. Marion stated that she would ask Mr. Rice and Mr. Pinto whether they would make a presentation to the Board on such shared services provided by GIS.

REPORT OF FUNDS RECEIVED

Funds received for February 2010 totaled \$1,040.00.

FUTURE MEETINGS

Ms. Marion had nothing to report.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan - Ms. Marion informed the Board that working is continuing to complete the Draft Wastewater Management Plan. Staff will also be working with NJDEP to resolve issues resulting from the wastewater capacity analyses. Ms. Marion stated that she has recently discovered that hydric soils were not correctly accounted for in the consultant's nitrate dilution calculations. The consultant will rerun the model and that municipal chapters will be amended to include the revised calculations.

Ms. Marion informed the Board that the Department of Environmental Protection was very pleased with what Morris County has produced to date on the Wastewater Management Plan. She and Ms. Michelin will be attending a County Coordination Meeting on March 25, 2010 to discuss plan development and associated issues.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported that the Committee reviewed two applications at its last meeting. He described the Novartis East Village Expansion project on Ridgedale Avenue in the Township of East Hanover. Two major concerns were drainage and traffic generation, particularly offsite traffic impacts on Ridgedale Avenue.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for February 2010. The motion was seconded by Mr. Scott and approved by voice vote.

Legislative and Municipal

Recent Legislation – Mr. Soriano described recent legislative activity, noting several bills. Senate Bill S-82, “Time of Decision rule” was approved by the Senate and the Assembly. Senate Bill S-1 proposes to abolish the Council on Affordable Housing and make other modifications concerning State affordable housing regulations. He reviewed the major changes envisioned in the bill, and reported on a preliminary assessment of those Morris County communities that might be considered “inclusionary” and potentially exempted from further affordable housing requirements under the provisions of the bill. Discussion followed.

Mr. Soriano briefly noted two other bills. The first was A-602, which passed both houses and would authorize municipalities throughout the State to participate as Highlands TDR receiving areas. The second bill, A-2525, would repeal the bulk of planning and environmental provisions contained in the Highlands Water Protection and Planning Act.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that there were no master plans processed in February 2010. He also reported that during February 2010, the office processed a total of nine (9) ordinances, consisting of two (2) proposed and seven (7) adopted ordinances. Mr. Soriano noted an ordinance by the Borough of Butler, which amends the Land Use Ordinance to add Exterior Hydronic Heating Systems and Wind Energy as permitted accessory uses in all zones. Chairman Falkoski gave a brief history concerning a recently adopted Riverdale Borough ordinance, which amends the zoning regulations addressing age-restricted housing.

Long Range Planning

Ms. Olcott stated the Committee did not meet.

LIAISON REPORTS

Lake Hopatcong Commission

Ms. Marion informed members that minutes for the October 7, 2009 work session and minutes for the January 11, 2010 meeting were sent to Board members.

Lake Musconetcong Regional Planning Board

Mr. Rattner informed members that the recent rains have benefited the Lake and with the arrival of Spring, there are many lake awareness and lake clean up projects being planned. Mr. Rattner stated that the Regional Planning Board has decided that weed harvesting alone is not effective. The Board is considering the purchase of herbicides for controlling weeds along with weed harvesting. The members of the Board are also contacting peat processors to determine whether peat found in the lake is marketable.

Morris County Open Space & Farmland Preservation Trust Fund

Mr. Klatzman stated that applications will be going out in late April and early May 2010 and are due Friday, July 23, 2010. Appraisals are due by the end of August 2010. The Open Space Committee will make its decisions at the end of October 2010 and the Morris County Freeholders will approve them at the first meeting after Election Day.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion reported on a Site Remediation Program Public Notification that was received concerning Policastro Rental A.K.A. Circle Carting, Inc., in Roxbury Township. The notification addresses an investigation and clean up of environmental contamination at that site, specifically vehicular oil from a truck wash cleaning area.

Ms. Marion stated she received a copy of a letter to Hon. Jerry Green, Chair of the Assembly Housing and Local Government Committee from the Monmouth County Planning Board. This letter concerns Assembly Bill A-128 amending the County Enabling Act to expand the County Planning Boards' authority to review site plans affecting county roads. A discussion followed.

REPORTS OF MEETINGS

Highlands Council – Mr. Soriano noted that the Council meeting scheduled for March 18th was cancelled. Mr. Soriano reported on the Highlands Council meeting of March 4, 2010, during which Eileen Swan reported on the status of municipal conformance with the Highlands Regional Master Plan. She reported that of 56 petitions received by the Highlands Council, 31 were incomplete. Mr. Soriano said that Ms. Swan did not provide the status of county petitions in her report, failing to note that neither Warren nor Hunterdon County have provided petitions to the Council.

Other business at the meeting concerned two redevelopment waiver applications. The first was for a plastics manufacturer in Mansfield Township, which originally requested a redevelopment waiver from the Council in 2007. The redevelopment waiver was granted, subject to agreement by the manufacturer to develop a number of mitigation plans, and further conditioned on attainment of a Highlands Preservation Area Approval (HPAA) from the NJDEP. The second redevelopment waiver application concerned the construction of a new municipal library at the West Milford municipal complex site. The waiver was granted by the Council, again pending the development of mitigation plans and obtainment of a HPAA from the NJDEP. This waiver application process was reported to have taken only a few months.

OTHER BUSINESS

Update on 2010 Census – Mr. Soriano informed members of promotional material provided by the US Census Bureau, which could be used by municipalities to advertise the current Census effort. A discussion followed.

Energy Master Plan – Ms. Marion informed members that staff is in the process of creating a draft scope of work that would define the content of the Energy Master Plan. Mr. Soriano described the topics currently being considered for inclusion in the Plan. The Plan is proposed to

include descriptions of energy use and conservation issues in Morris County, identifying how best to increase energy efficiency and reduce consumption while focusing on methods of implementing these methods and recommendations. A discussion followed.

LEGAL UPDATE

Nothing to Report

COMMENTS FROM THE PUBLIC

None.

NEXT MEETING

The next meeting will be Thursday, April 15, 2010.

ADJOURNMENT

At 8:40 p.m., Mr. Hammond moved to adjourn the meeting. Mr. Klatzman seconded and all approved by voice vote.

Original signed by Christine Marion, P.P./AICP, Planning Director