

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

30 Schuyler Place
March 21, 2013

Morristown
New Jersey

Chairman Falkoski called the meeting to order at 7:03 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 January 29, 2013.

ROLL CALL

Those present were:

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chairman
Isobel Olcott, Secretary
Steve Hammond, County Engineer
Everton Scott
Ted Eppel
Ed McCarthy

Christine Marion, Planning Director
Deena Leary, Department Director
Anthony Soriano, Supervising Planner
Greg Perry, Principal Planner
Joe Barilla Senior Planner,
Virginia Michelin, Principal Environmental Planner
W. Randall Bush, Esq., First Assistant County Counsel
Rene Axelrod, Recording Secretary

Presentation by James D. Jones, Executive Director, Morris County Economic Development Corporation

Mr. Jones provided information on his background and the functions of the Morris County Economic Development Corporation (EDC). He noted that the primary goal of the organization is to attract and retain businesses and increase employment opportunities in Morris County. He described the current state of the office market, indicating that office vacancy rates in Morris County are presently around 21% and this could rise to 43% by the end of 2013 due to the expiration of current leases. He stated that 80% of the office construction in the County occurred in the 1980's. Much of the existing office space is functionally obsolete and does not meet the current needs of major corporations.

Mr. Jones stated that primary among the reasons is the need by major corporations to attract the best and brightest young workers. He noted that companies are now locating where young professionals want to live, which is not suburban. He said that the companies that are relocating are saying that the young workforce that they need to grow prefer to live, work and play in downtown/urban environments; environments that are less auto dependent, with greater immediately available activities, amenities, and entertainment. He stated that these workers are looking for walkable communities with access to transit, services, and amenities, and housing close to their place of employment. He stated corporations are leaving isolated suburban office

complexes and auto-dependent office corridors in favor of settings that meet the lifestyle preferences of this workforce. He stated that it is important that the existing office inventory be updated to meet these preferences, and that the areas immediately surrounding these offices be retrofitted to allow the development of the mixed use, walkable live/work/play environments preferred by corporations.

Mr. Jones then described how the EDC is developing an Expert Service Task Force that will offer a suite of services to existing businesses and businesses that may be considering locating in Morris County. He also described the various new networking and outreach activities being conducted by EDC.

Mr. Jones stated that the EDC is working with Morris County Planning Board staff to create a mapping tool to help identify clusters of various major business sectors and to also identify where there are nearby properties for sale or lease. He stated that new business development associated with these clusters may provide benefits related to the prioritized investment strategies promoted by the State of New Jersey in its draft State Strategic Plan. He reported that the State intends to support “Regional Innovation Clusters” of “business sectors of statewide and regional significance.”

Mr. Soriano described the current effort to develop maps identifying Regional Innovation Clusters based on the major business sectors identified in the draft State Strategic Plan. He reported that staff is collecting and reviewing data from various sources and is testing the data with preliminary mapping of Biotechnology/Pharmaceutical businesses in the County in coordination with the EDC. He described how the mapping of this and other information will support the EDCs’ efforts to market available office space. Ms. Marion stated that while the identification of these business sectors is a component of the State Strategic Plan, the County is undertaking this effort to support economic development in Morris County, whether the State Plan is adopted or not.

Mr. Jones then noted the lack of business incentive funding available for suburban areas in New Jersey and discussed the possibility of using the United States EB-5 Immigrant Investor Program as a method of attracting foreign investment for local business financing. He also stated that there is a need to change current corporate perceptions of Morris County and the central New Jersey region through rebranding. Ms. Marion noted that the Board can help educate municipalities regarding these various issues, but that not all recommendations made by Mr. Jones will not be applicable in all communities and Mr. Jones concurred. A discussion followed.

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the February 21, 2013 meeting. The motion was seconded by Mr. Eppel and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	x		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	-		
Vacant, (Alt. 2)	-		

DIRECTOR'S REPORT

The Board accepted the Director's Report for February 2013, which will be placed on file.

Ms. Olcott asked for an update on the Census. Ms. Marion informed her that updates are provided regularly on MorrisPlanning.org and that the most recent updates posted concerned are data on Morris County commuting patterns.

REPORT OF FUNDS RECEIVED

Funds received for February 2013 totaled \$3,990.00.

FUTURE MEETINGS

Ms. Marion had none to report.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported that there is still no movement by the Department of Environmental Protection (DEP) to approve the Future Wastewater Service Area Map.. Ms. Marion stated that the implementation of the County Resource for the Administration of Private Septics program headed by Ms. Michelin has been a very successful. There have been four Technical Advisory Committee (TAC) meetings with local Health Officers, Administrators

and other municipal representatives. Ms. Michelin reported that, to date, eleven of 23 eligible municipalities have decided to participate in the program. The web-based tool will be completed by the end of June. She stated that after June, staff will work with the Highlands Council to determine how this new tool can be used to assist conforming Highlands municipalities. Ms. Marion stated that a demonstration will be provided to the Planning Board once the tool is up and running.

Watershed Activities – Ms. Michelin stated that Rutgers Cooperative Extension is starting a Morris County River Friendly Business Program. The program will encourage businesses to adopt environmentally friendly practices that will help protect the waters of Morris County, while improving business profitability. The program will take place at the Sheraton Hotel in Parsippany, NJ, Wednesday April 17, 2013 from 8-11:30 a.m.

Ms. Marion informed members that she recently attended a presentation by the Whippany River Watershed Action Committee that highlighted the Committee’s various activities. She noted that the Committee is organizing a river clean up event at the Bethel AM Church this Saturday and that volunteers are needed.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner stated that the Development Review Committee met prior to tonight’s Planning Board meeting and reviewed seven applications. He described an application in Montville on Changebridge Road for the expansion of an existing structure and driveway improvements. He also reported on an application by KPM in Roxbury in which a new 100,000 square foot warehouse/office is proposed on a 67.24 acre site on Lenel Road.

Ms. Olcott made a motion to approve the Report of Action Taken on Development Plans for February 2013. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	x		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	-		
Vacant, (Alt. 2)	-		

Legislative and Municipal

Recent Legislation - Mr. Soriano reported that Senate Bill S589 concerning a change in the requirements for farmland assessment passed both houses. He then reported that Assembly Bill A3940 was introduced as a companion to Senate Bill S2617, and that passage of these bills would give the Department of Environmental Protection (DEP) the responsibility for the closure of the Fenimore Landfill in Roxbury Township.

Ms. Soriano reported that Assembly Bill A3761 and Senate Bill S2608 concerning changes to the Municipal Land Use Law allowing greater use of noncontiguous clustering were both reported out of Committee. Finally, he reported that Senate Bill 2652 was introduced which would amend the Municipal Land Use Law to require municipalities to adopt a Hazardous Mitigation Plan Element as part of their master plans.

Master Plan & Land Use Ordinance Monthly Report - Mr. Soriano gave reports on amendments received on municipal master plans and ordinances. Madison submitted an Environmental Resource Inventory (ERI) that includes various new maps and contains a recommendation that the Borough develop a Green Buildings and Sustainability Plan Element as part of its Master Plan.

Concerning the Land use Ordinance Monthly Report, Mr. Soriano stated that there were two proposed ordinances and four adopted ordinances processed in February 2013. The Borough of Morris Plains introduced an ordinance concerning amendments to the conditional use standards for helistops. He stated that the Mine Hill Township Agricultural Overlay Zone ordinance discussed at the last meeting was adopted.

Long Range Planning

Ms. Olcott stated that Long Range Planning did not meet. Ms. Marion reported that all preliminary draft chapters of the State of the County Report have been completed and that she is presently reviewing the chapters.

LIAISON REPORTS

Lake Hopatcong Commission

Mr. McCarthy reported that there was no meeting. He reported that there is \$19,000.00 remaining in the Commission budget. He reported that calls to the Commission are now being answered by Jefferson Township.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner stated that the Lake Musconetcong River Management Council is completing many projects. He informed the Board that there is information on these projects on the Council's Facebook page.

Mr. Rattner stated that the Lake Musconetcong Regional Planning Board is planning how to address the weed problem for the summer with about \$14,000 left for herbicides. He reported that the State would not be contributing the same funding as in previous years. He stated that because of reduced funding, the types of weeds targeted will be reduced. He reported that the Board is looking for volunteers for their manual weed pull.

Morris County Open Space Trust/Flood Mitigation Committee

Open Space Trust - Mr. Eppel reported that the Trust met on March 20, 2012 and that no official actions were taken at that meeting. Ms. Leary reported that new applications are due in June 2013.

Flood Mitigation Committee – Mr. Eppel stated that Committee is presently overseeing 92 projects, with 78 pending and 14 closed. He stated that \$10.7 million of the original \$16 million allocated to the program has been encumbered and that more applications are anticipated next month. He reported that four Flood Acquisition Plans (FLAPs) have been completed and one more is under way. Mr. Eppel commended everyone involved with the program.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion had nothing to report.

REPORTS OF MEETINGS

Ms. Marion had nothing to report.

Other Business

NJAWRA - NJ Chapter Soil Health Video

Ms. Michelin, who is President of the New Jersey Section American Water Resources Association (NJAWRA), informed the Board that NJAWRA intends to develop a series of educational videos on soil health. The NJAWRA would post the soil health videos online for viewing by municipal officials and the public. She will be seeking the support of various partners and asked whether Morris County Planning Board would like to be identified as one of the supporting partners. A discussion followed. Ms. Olcott asked Ms. Michelin whether she contacted the Morris County Soil Conservation District and Ms. Michelin reported that Mr. Dunn from the Morris County Soil Conservation District gave his approval of the project and will be kept informed on its progress.

Chairman Falkoski asked the Board for a decision and all agreed that the Board should sign on in support of the project.

Comments from the Public

There were no comments.

Chairman Falkoski read the following resolution:

RESOLUTION TO ENTER INTO CLOSED SESSION

WHEREAS, pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, the Morris County Planning Board may exclude the public to discuss matters as are provided under the Act; and

WHEREAS, said Act provided that this Board may exclude the public from the discussion of such matters,

NOW, THEREFORE, BE IT RESOLVED, that the Morris County Planning Board hereby excludes the public in order to discuss such matters. The general nature of the subject to be discussed is current litigation involving the Morris Commons site plan and litigation involving the Hanover and Horsehill site plan approval.

Chairman Falkoski requested a motion to approve the following resolution to go into closed session to discuss the matter of current litigation. The motion was made by Ms. Olcott, seconded by Mr. Eppel, and approved by roll call vote.

	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	x		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner(out of room)	-		
Everton Scott	x		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	-		
Vacant, (Alt. 2)	-		

The motion was made to go back to open session by Mr. Eppel, seconded by Mr. Rattner, and approved by roll call vote.

	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	x		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	-		
Vacant, (Alt. 2)	-		

LEGAL UPDATE

Mr. Bush discussed in Close Session.

NEXT MEETING

The next meeting is scheduled for April 18, 2013 at 7:00 p.m.

ADJOURNMENT

At 9:00 p.m., Mr. Hammond moved to adjourn the meeting. Mr. McCarthy 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.