

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

30 Schuyler Place  
February 20, 2014

Morristown  
New Jersey

Chairman Falkoski called the meeting to order at 7:04 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
Isobel Olcott, Secretary	Deena Leary, Department Director
Thomas Mastrangelo, (arrived 7:30)	Anthony Soriano, Supervising Planner
Annabel Pierce (arrived 7:06 p.m.)	Greg Perry, Supervising Planner
Everton Scott	Joe Barilla, Principal Planner
Nita Galate, Alt. #2	Rene Axelrod, Recording Secretary
Roslyn Khurdan, County Eng. Alt.	

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the January 16, 2014 meeting. The motion was seconded by Mr. Scott and was approved by roll call vote.

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

**DIRECTOR'S REPORT**

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

## **REPORT OF FUNDS RECEIVED**

Funds received for January 2014 totaled \$4,325.

## **FUTURE MEETINGS**

Ms. Marion had nothing to report.

## **COMMITTEE REPORTS**

### **Environment and Watershed**

*Wastewater Management Plan* – Ms. Marion reported that the Department of Environmental Protection approved the Chatham Township chapter of the Wastewater Management Plan, stating that Morris County now has an adopted Wastewater Management Plan that currently consists of one chapter. She informed the Board that Ms. Michelin is working to complete chapters for the Rockaway Valley Regional Sewage Authority towns. Ms. Marion reported that Mine Hill Township, Rockaway Valley Regional Sewage Authority (RVRSA) and the Department of Environmental Protection (DEP) will be meeting to discuss issues regarding the extension of sewer service area in Mine Hill. Ms. Marion informed the Board that the Jefferson Township chapter is approximately 70% complete.

*Watershed Activities* - Ms. Marion reported that the Rockaway River Watershed Cabinet is still in the process of restructuring and determining their future activities. She stated that they will not be hiring a new Executive Director at this time.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on applications reviewed at the February 20, 2014 Land Development Review Committee meeting. The Coviello Brothers application proposes a 23 lot subdivision located on Brooklake Road in Florham Park Borough. She stated that County Engineering will review this application with regard to stormwater management. The Wagmore Inn in Morris Township is proposing to add dog boarding and Ms. Olcott reported that the Committee has requested additional information concerning right-of-way and curbing details. For the site plan application for a new Quick Check in Mount Arlington Borough along County Route 615, she stated that County Engineering will review site access and drainage conditions. For site plan application for a CVS pharmacy in Parsippany Troy Hills Township at the intersection of Cherry Hill Road and Route 46 East, County Engineering will review associated access and drainage issues. County Engineering will also review site access and drainage conditions for the Hometown Development application in Rockaway Borough which proposes the redevelopment of an existing medical office building with a new structure and 47 parking spaces.

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

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

### **Legislative and Municipal**

**Recent Legislation** - Mr. Soriano informed the Board that the new legislative session has begun and that over 3,500 bills have been introduced. He will be tracing 260 bills so far, and that all but ten of the tracked bills are reintroductions of bills that failed to pass in the last session. He listed the categories of the of the tracked bills: agriculture, housing/COAH, economic development, environmental issues, energy, preservation, Highlands, shared services, transportation, water supply and wastewater treatment.

Ms. Olcott asked Mr. Soriano for information on Bill A2571. He reported that this bill would establish a process by which County Planning Boards might be more involved in inter-municipal development review through a local cross acceptance process. Ms. Marion reported that the bill has been introduced several times over the past ten years.

Ms. Galate asked how the Planning Board normally responds to bills that it may want to support or oppose. Mr. Soriano stated that the Legislative Committee may review the bill and make a recommendation to the full Board and that the Board may write a letter or adopt a resolution of support or in opposition concerning the bill(s) in question. Ms. Leary stated that the Freeholders may also take a position on certain bills.

**Master Plan & Land Use Ordinance Monthly Report** - Mr. Soriano reported that the Township of Mendham submitted an Environmental Resource Inventory to amend its Conservation Plan Element by incorporating updated environmental conditions and new GIS mapping.

Mr. Soriano reported on the Land Use Ordinance Monthly report, stating that six ordinances were processed in January 2014 consisting of five introduced ordinances and one adopted ordinance. He highlighted a Montville Township ordinance addressing Highlands conformance issues.

### **Long Range Planning**

Ms. Olcott stated the committee did not meet.

## **LAISON REPORTS**

### **Lake Hopatcong Commission**

Ms. Marion had nothing to report

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

Ms. Marion had nothing to report.

### **Morris County Open Space Trust/Flood Mitigation Committees**

Ms. Marion reported on several recent closings, starting with the Goedeke Property in Kinnelon Borough; a 10-acre property preserved by the Park Commission to expand the Sunset Valley Golf Course. The Park Commission preserved a 26.7 acre property in Boonton Township to expand Pyramid Mountain. The Passaic River Coalition acquired the 5.8 acre Speciale Tract in Pequannock Township, located at the confluence of the Pompton and Pequannock Rivers. Future plans include the creation of a river walk through this property to lands owned by the Pequannock Township. She then reported on the purchase of the Aley Property in Pequannock for the Pompton River Walkway-Phase V.

Ms. Marion stated that four approved Open Space Trust Fund grant applications have preserved 42.28 acres in 2014 and 7,845.29 acres of open space have been preserved by the Trust Fund to date.

Ms. Marion reported that the Flood Mitigation Program current has 117 homes in the program, including 77 homes pending and 40 closings. She stated that acquisition costs currently total \$29,000,000. Ms. Leary stated that the \$29,000,000 figure includes contributions from Federal and State sources.

## **CORRESPONDENCE AND REPORTS RECEIVED**

Ms. Marion had nothing to report.

### **Report of Meetings**

Ms. Marion had nothing to report.

**Other Business** – Approval of 2013 through 2014 Closed Session Minutes

Members took a moment to review the Closed Session Minutes before voting.

Ms. Olcott moved approval of the Closed Session Minutes of the January 17, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the February 21, 2013 meeting. The motion was seconded by Mr. Scott and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the March 21, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the April 18, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the July 18, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the September 19, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the December 5, 2013 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

Ms. Olcott moved approval of the Closed Session Minutes of the January 16, 2014 meeting. The motion was seconded by Chairman Falkoski and was approved by roll call vote.

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

## **LEGAL UPDATE**

No legal update.

## **Comments from the Public**

There were no comments from the Public.

## **NEXT MEETING**

The next meeting is scheduled for March 20, 2014 at 7:00 p.m.

Ms. Olcott asked Freeholder Mastrangelo to report on current Freeholder activities. Freeholder Mastrangelo gave an update on the Capital Budget for 2014, taxes and services. He noted that the Freeholders are reducing the County's debt. He stated that he anticipates that taxes will remain flat over the upcoming year while services will be maintained. He reported that the Freeholder Board continues to review options for reducing future costs. Ms. Marion and Planning Board staff informed Freeholder Mastrangelo of examples of recent subdivision, development and redevelopment activity. Ms. Marion also discussed recent demographic changes. Ms. Olcott recommended that a presentation of the State of the County Report be given at a Freeholder meeting.

## **ADJOURNMENT**

At 8:05 p.m., Ms. Khurdan 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.*