

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

30 Schuyler Place
February 19, 2015

Morristown
New Jersey

Vice-Chairman Rattner called the Regular Meeting to order at 7:07 p.m. with a salute to the flag.

OPEN PUBLIC MEETINGS LAW

Vice-Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated January 26, 2015.

ROLL CALL

Those present were:

Steve Rattner, Vice-Chair	Christine Marion, Planning Director
Isobel Olcott, Secretary	Greg Perry, Supervising Planner
Christopher Vitz, County Engineer	Joe Barilla, Principal Planner
John Cesaro, Freeholder	W. Randall Bush, Planning Board Attorney
Everton Scott	Rene Axelrod, Recording Secretary
Nita Galate, Alt. 2	

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the January 15, 2015 meeting. The motion was seconded by Mr. Vitz, and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	-		
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	x		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	-		

DIRECTOR’S REPORT

The Board accepted the Director’s Report for January 2015 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for January 2015 totaled \$4735.

FUTURE MEETINGS

Ms. Marion stated that she and Ms. Murray from Preservation Trust will be attending the New Jersey County Planners Association meeting on February 20th. The State Agriculture Development Board will be giving a presentation on rural planning techniques.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion stated that Ms. Michelin continues to work on the Wastewater Management Plan for municipalities served by the Rockaway Valley Regional Sewer Authority (RVRSA). Issues concerning Mine Hill Township and its sewer service area may have been resolved. The RVRSA has conditionally approved the Mine Hill Township sewer service area, which has allowed Ms. Michelin to continue her work on build-out and future capacity analysis. Ms. Marion stated that the County has received the public notice for the Jefferson Township WMP amendment from the Department of Environmental Protection (DEP). She stated that the notice was published in the New Jersey Register on February 17, 2015 and that the County has sent out to the municipalities and other interested parties as directed by the DEP. The Morris County Freeholders will have to adopt a resolution concurring with the Wastewater Management Plan amendment.

Watershed Activities – No report.

Highlands RMP Monitoring – Ms. Marion stated that Mr. Soriano has contacted the Environmental and Watershed committee and will be meeting with the Highlands Council staff to express the county's concerns on Highlands Plan Conformance.

Vice-chairman Rattner introduced Jim Jones, former Executive Director of the Morris County Economic Development Corporation (MCEDC). Mr. Jones thanked the Morris County Planning Board, staff and the Freeholders for the support he has received on the many projects he undertook as Executive Director over the last two years. While he has retired from the position, he will still be on the MCEDC Board. He stated that Meghan Hunscher will be the new Executive Director and described her as well qualified and already known to Morris County staff. He reported that she will be attending all future Morris County Planning Board Meetings. Vice-Chair Rattner thanked Mr. Jones for his service and the optimism he brought to his role as Executive Director. Ms. Olcott also thank Mr. Jones for his work and stated she was pleased that he would still be working with the MCEDC. Ms. Marion reported that she spoke with Ms. Hunscher at the Leadership Morris Economic Development Day this morning where they each gave a presentation.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the February 13, 2015 Development Review Committee Meeting and noted the applications that were conditionally approved:

1. **307 Palmer Road, Denville** – The application concerns a site plan for a 20,000 square foot building with 64 parking spaces. The County will review for stormwater management.
2. **Florham Park sports & Events Center, Florham Park** - Located between Passaic Avenue and the Passaic River, this major development proposes a sports and event center that will include two permanent structures of 25,000 square feet and 35,000 square feet and two inflated domed structures of 91,200 square feet and 34,200 square feet. Three hundred parking spaces are proposed with two full access driveway connections to Passaic Avenue. County Engineering will review stormwater management and site access conditions.
3. **897 Route 10, Randolph** – This site plan is for a 19,960 square foot multi-tenant structure to be constructed behind an existing small office structure. One of the proposed tenants for the new structure is a daycare facility that includes an outdoor play area. There are wetlands on the site, but the DEP has approved the project. The County will review for stormwater management.
4. **67 Whippany Investors, Hanover** - An updated traffic study has been submitted and a revised site plan is anticipated from the developer. Chris Vitz, County Engineer, opined that a right turn out driveway onto Whippany Road was not acceptable for safety reasons. He conveyed his determination to the developer and anticipates that the revised plan will include only a right turn in entrance from Whippany Road.

Ms. Olcott reported on the February 19, 2015 committee meeting held before the Planning Board Meeting. She noted the following application:

1. **KRE Madison NJ Urban Renewal, Madison Borough** –The site plan would redevelop the former Green Village Road School site for 135 residential units in four buildings and 4,282 sq. ft. of commercial space with 293 parking spaces. Mr. Rattner stated that the condominium building will be five stories high and retail will be on the first floor. County Engineering will review for stormwater management and the driveway connection to Green Village Road.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for January 2015. The motion was seconded by Mr. Vitz and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	-		
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	x		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	-		

Legislative and Municipal

Recent Legislation – Ms. Marion reported that Senate Bill S1050 was signed into by law by the Governor. She stated that this law extends the expiration date for the dual appraisal process for farmland in the Highlands Region. Ms. Marion also reported on the introduction of Assembly Bill A4164 that proposes the elimination of county government.

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

Ms. Marion summarized the January 2015 Land Use Ordinance Monthly Report, stating that five (5) proposed ordinances and one (1) adopted ordinance for a total of six (6) ordinances were processed in January 2015. Ms. Marion described an ordinance from the Town of Dover concerning the definition of fast food restaurants.

Long Range Planning

Ms. Olcott stated the Long Range Planning Committee did not meet, but that she attended the Morris County Circulation Plan Technical Advisory Committee (TAC) meeting on February 10th as a representative of the Planning Board. Ms. Olcott informed the Board that the same presentation given to Board in January was presented to other TAC members, which included a large group of individuals representing local, state and regional transportation entities, including various county staff. Part of the presentation focused on the interactive website that will be used to obtain opinions from a wide range of residents and business people on the state of transportation in Morris County. Ms. Olcott stated she was concerned that over reliance on this web tool might miss parts of population most dependent on mass transportation and that she and other TAC members discussed other methods of reaching this population. Ms. Marion informed the Board that the branding logo for the Circulation Plan is “Morris in Motion.” Mr. Perry stated that break out sessions were held during the TAC meeting to obtain opinions from members concerning existing and future transportation concerns for the County. Ms. Olcott reported that there will be periodic reports to the Planning Board concerning this effort.

LIAISON REPORTS

Lake Hopatcong Commission - Ms. Marion stated that she has not received a report.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council -

Mr. Rattner suggested that the Board read the 2014 Lake Musconetcong Regional Planning Board Annual Report to learn what was accomplished on a shoe-string budget. He stated that the herbicides applied to the lake have reduced the amount of weeds harvested in 2014. Mr. Rattner stated that Pat Rector of the Rutgers Cooperative Extension and Daniel Ross, Watershed Ambassador from AmeriCorps are organizing a hand pull for water chestnuts for July 11, 2015 with a rain date of July 12th. Mr. Rattner reported that a permanent ramp is planned at the harvester location. The State is paying for the cost of the plans, the Board will purchase the stone, and Stanhope Borough and Netcong Borough will provide DPW labor to construct the ramp. Mr. Rattner stated that the Board's top priority is still to find a way of dredging the lake.

Morris County Open Space Trust Fund / Flood Mitigation Committees

Ms. Marion stated there was one closing at the end of January 2015 identified as Frelinghuysen Fields – 3, which is a 3.6 acre site in Harding Township.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Marion had nothing to report.

Report of Meetings

Ms. Marion reported that she attended a Leadership Morris meeting this morning for Economic Development Day where Meghan Hunscher gave an excellent presentation on the status of employment and the office market in Morris County. Ms. Marion stated there was a panel consisting of Mayor Ondish of Mount Arlington Borough, Mayor Barberio of Parsippany-Troy Hills Township and Mayor Francioli of Hanover Township. She stated that the mayors spoke on economic development initiatives in their municipalities, including a discussion of office vacancies and the changes taking place in the type of office space now needed.

Ms. Marion informed the Board that she will invite Ms. Hunscher make her presentation to the Board at a future meeting.

Other Business

Ms. Marion asked the Board if they would like to review the County Planning Act, stating that she participates in a course twice a year for prospective professional planners. Board members agreed and Ms. Marion stated she will review her presentation with Mr. Bush.

LEGAL UPDATE

No legal update.

Comments from the Public

None.

NEXT MEETING

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

ADJOURNMENT

At 7:55 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.