

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

30 Schuyler Place  
December 1, 2016

Morristown  
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:05 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.

Chairman Rattner asked members to join in for the pledge of allegiance to the flag.

**ROLL CALL**

Those present were:

Steve Rattner, Chairman	Christine Marion, Planning Director
Isobel Olcott, Vice Chair	Deena Leary, Department Director
Ted Eppel, Secretary	Greg Perry, Supervising Planner
Christopher Vitz, County Engineer	Barbara Murray, Program Coordinator
Annabel Pierce	W. Randall Bush, Attorney
Nita Galate, Alt.1	Rene Axelrod, Recording Secretary

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the October 20, 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			x
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

## **DIRECTOR'S REPORT**

The Board accepted the Director's Reports for October-November, 2016 and it will be placed on file.

Ms. Marion provided highlights of the Director's report. Virginia Michelin submitted the Parsippany Troy Hills Township chapter of the of Wastewater Management Plan to the New Jersey Department of Environmental Protection (NJDEP). Ms. Marion and Ms. Michelin attended a meeting at which the NJDEP asked county planners for their input on the development of the new wastewater rules guidance document. Ms. Michelin will be working on this document. Mr. Soriano is still working on revisions to the Circulation Plan Element. Mr. Sitlick is receiving new data from the Census Bureau and will give an update in the future.

## **REPORT OF FUNDS RECEIVED**

Funds received for October 2016 totaled \$14,970.

Funds received for November 2016 totaled \$1,540.

## **FUTURE MEETINGS**

Ms. Marion informed members that tomorrow she and Mr. Sitlick will be attending a New Jersey County Planners Association meeting and that Ms. Michelin will be attending the Jersey Water Works annual meeting at which the maintenance of water infrastructure will be discussed. Mr. Eppel questioned the amount of meetings listed on the Director's Report and Ms. Marion explained that some are training sessions conducted via computer webinars, but that the NJDEP meetings are typically held in Trenton. She reported that staff only go to those meetings if they are required or if they are going to be productive.

## **COMMITTEE REPORTS**

### **Environment and Watershed**

***Wastewater Management Plan*** – Ms. Marion reported that the Parsippany chapter of Wastewater Management Plan was submitted to the NJDEP. She stated that Ms. Michelin continues to work with other municipalities, most notably those included in the Rockaway Valley Regional Sewerage Authority. She reported that Ms. Michelin will be meeting next week with representatives of Mine Hill Township.

*Watershed Activities* – Ms. Marion stated she will be attending the Rockaway Watershed Association meeting next week and will report on the meeting in January.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the November 14, 2016 Land Development Review Committee meeting and noted the following applications:

1. Green Village Garage, Chatham Township – This site plan application is for the replacement of existing fuel tanks and other improvements at the Green Village Garage. County Engineering will review Green Village Road frontage for site distance, required right-of-way easement and curbing along Village Road. This application is being withheld.
2. Afton Village, Florham Park – The site plan application proposes to redevelop a portion of the former Afton restaurant property for a 16-unit townhouse project. County Engineering will review stormwater management and existing driveway connections to County roads.
3. Franklin Minor, Harding Township – This application proposes a three lot minor subdivision of an approximately 20-acre parcel. The existing home will remain on a flag lot that will share a common driveway with one of the two new lots and that the third lot will have a single separate driveway connection. County Engineering will review driveway design and stormwater management. This application is being withheld.
4. Beaverbrook Gardens, Lincoln Park – This site plan application concerns several upgrades to an existing garden apartment development, including the replacement of an existing pedestrian bridge over Beaver Dam Brook. County Engineering will review drainage.
5. Escada Minor, Mendham Borough – The minor subdivision application involves a lot line transfer between two adjacent properties. A right-of-way dedication for Bernardsville Road frontage will be required.
6. 44 Hillcrest, LLC, Montville Township - This application proposes a four lot major subdivision of an approximately 4.5-acre property with driveway access for all lots from an existing municipal street. A right-of-way dedication to the County will be required for Change Bridge Road.
7. Ledgewood Commons, Roxbury - The application concerns the redevelopment of the Ledgewood Commons Center located on Route 10. The former Macy's store and the existing Barnes & Noble store will be demolished. Barnes & Noble will be relocated to a portion of the former Sports Authority store. New restaurant and smaller retail buildings are proposed. Ms. Olcott requested that staff provide comments on landscaping in the advisory section of the County's report. County Engineering will review the stormwater management plan.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for October 2016. The motion was seconded by Ms. Galate 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)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for November 2016. The motion was seconded by Ms. Galate 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)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

### **Legislative and Municipal**

**Recent Legislation** – Ms. Marion stated it was a light legislative month and only two new planning related bills of note were introduced. Senate Bill S2727A/A4274 establishes a loan program of between \$10,000 and \$50,000 for vineyard and winery capital expenses and will be administered by the New Jersey Economic Development Authority in consultation with the New Jersey Department of Agriculture. Senate Bill S2755/A4336 would allow counties and municipalities to establish, or request the Department of Transportation to establish, reduced speed limits near schools.

**Master Plan & Land Use Ordinance Monthly Report** – Ms. Marion reported that two Reexamination Reports were received, one each from the Boroughs of Mendham and Chatham. The Chatham Borough Report identified the problem of ongoing congestion on Route 124 due to development in neighboring municipalities. The Report recommendations include the development of a new Circulation Plan Element focused on “Complete Streets” principles, redevelopment of the downtown, maintenance of residential character and exploring smart growth opportunities. Mendham Borough’s Reexamination Report focused on the development of a new Housing Element and Fair Share Plan required due to the recent Supreme Court ruling and that the municipal obligation was based on the Econsult analysis. She stated that the intent of the Plan is to develop affordable housing within the Village Center, but that there remain outstanding issues with regard to sewer availability.

Concerning zoning, Ms. Marion reported that there were two reports, one for October and one for November, with a combined 25 proposed or adopted ordinances. For October, she highlighted proposed Long Hill Township regulations implementing the 2015 Valley Element of the Long Hill Master Plan, and rezones areas along Valley Road between Main Ave. and Morristown Road. She also reported on new development standards proposed by the Borough of Netcong consistent with the Station Area Redevelopment Plan. For November, Ms. Marion reported on two zoning changes in Randolph. The first zone change is in the Garden Apartment District and will allow the redevelopment of existing apartments with affordable housing. The second ordinance would rezone multiple properties in accordance with the recommendations of the Randolph Township 2016 Reexamination Report.

### **Long Range Planning**

**Morris County Circulation Element** – Ms. Marion reported that Mr. Soriano completed a draft consolidation and edits to the background section of the Circulation Element and that he is now working on editing the introductory/process section. She stated that Morris County Transportation is still working on their sections. Ms. Marion stated that a meeting will be scheduled with the Long Range Committee once the edits are complete.

### **LIAISON REPORTS**

#### **Lake Hopatcong Commission**

Ms. Marion stated she did not have a report. She stated that the Commission did meet on November 21, 2016 and the next meeting will be held in Mount Arlington on December 12, 2016. She will be contacting Mr. Jarvis for an update.

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

Chairman Rattner reported that permission was granted to lower the lake for six weeks starting November 1<sup>st</sup> and that refilling the lake will begin on December 15, 2016.

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

Ms. Murray reported there have been no closings this past month. She stated that the 2016 funding round was concluded with the approval of six applications. Ms. Olcott asked how the number of applications compared to 2015 and Ms. Murray stated that there is one less application than last year, but that the acreage proposed for preservation is more than double that of 2015. Ms. Murray reported that the applications were for properties disbursed throughout the County.

## **Trail Committee**

Ms. Olcott stated that she and Ms. Galate were very busy with the Trail Committee in November. She reported that the Committee met over two consecutive days to review applications. Sixteen applications were submitted and thirteen were recommended to the Freeholders for funding. She commended Ms. Murray, Open Space Coordinator, and Ms. Chaplick, Director of Park Planning and Development, for the wonderful job they did to prepare the committee for the deliberations.

Mr. Eppel asked if any of these trails will connect to Patriots Path. Ms. Olcott stated that this was one of the goals of the program and asked Ms. Murray to present a PowerPoint to the Board describing this year's applications and recommendations. Ms. Murray then went through her presentation, describing the history and purpose of the Trail Program and the makeup of the Advisory Committee. She described what types of projects qualified for funding, the associated requirements and the program implementation timeline. She then summarized the applications for this year, showing their locations, the amounts requested, the evaluation criteria and the recommendations. She stated that the Morris County Freeholders will take action on these grant awards at their next work session on December 14, 2016. Ms. Murray informed the Board that the GIS department did a wonderful job in mapping and showed the Board an example of the GIS mapping. She concluded the presentation stating that the recommendations would add about 6.2 miles of new trails to Morris County.

Ms. Olcott stated that some of the recommended trail sections will need a NJDEP permits since they are located along a river or near wetlands, but that obtaining these approvals will be the responsibility of the municipalities. Mr. Eppel asked about maintenance of the trails and Ms. Leary discussed program requirements. Ms. Olcott stated that she felt that much of the success of this first application period is due to the hard work of Ms. Murray and Ms. Chaplick.

## **Correspondence and Reports Received**

Ms. Marion had nothing to report.

## **Report of Meetings**

Ms. Marion Nothing to report.

## **Other Business**

**Draft 2017 Meeting Dates** – Ms. Marion went over the proposed Planning Board meeting dates for 2017. The Board will vote on them at the next meeting on January 19, 2017.

## **LEGAL UPDATE**

Mr. Bush had nothing to report.

**Affordable Housing** - Ms. Marion reported that oral arguments are being heard before the Supreme Court on the affordable housing “gap” period obligation and she thinks the court may be inclined to require towns to address this obligation. She noted that some municipalities have already settled their obligation figures through negotiation with the Fair Share Housing Center, citing Dover and Chatham Borough as examples. She stated that, unlike years past, development pressure is focused on more densely developed transit friendly communities. She stated that this seems to be where there is more demand for new rental housing, which is now the most significant part of the housing market.

## **COMMENTS FROM THE PUBLIC**

### **NEXT MEETING**

The next meeting is scheduled for January 19, 2017.

### **ADJOURNMENT**

At 8:07 p.m., Mr. Vitz moved to adjourn the meeting. Chairman Rattner 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.*