

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

30 Schuyler Place  
March 16, 2017

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, 2017.

Chairman Rattner invited 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
Christine Meyers, Freeholder Liaison	Joseph Barilla, Principal Planner
Christopher Vitz, County Engineer	Anthony Soriano, Supervising Planner
Stephen Jones	Barbara Murray, Principal Planner
Annabel Pierce (left 7:35)	W. Randall Bush, Attorney (arrived 7:15)
Nita Galate, Alt.1	
Anthony Abrantes, Alt. 2	

**PRESENTATION – Morris County Economic Development Corporation**

Meghan Hunscher of the Morris County Economic Development Corporation (MCEDC) introduced herself. She provided handouts to the Board related to various 2017 MCEDC initiatives. She reported on the success of the recent MCEDC awards luncheon and stated that Freeholder support has permitted the MCEDC to purchase new economic data from several sources which will complement data provided by the Planning Board. She indicated that this combined information will be used to assist municipalities with market analysis and economic development efforts. She described the functions of the various MCEDC subcommittees, stating that they are designed to address specific economic issues of importance to municipalities and to private sector stakeholders, stating that the role of the MCEDC and these committees is to help the market work as efficiently as possible. She then described the new MCEDC website and scrolled through the website to illustrate various website features and available information. The Board thanked her for her presentation.

## REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the February 16, 2017 meeting. Mr. Eppel seconded the motion and the minutes were approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder			x
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)			x
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

## DIRECTOR'S REPORT

The Board accepted the Director's Report for February-March 2017 and it will be placed on file.

Ms. Marion reported that she has not yet received feedback from the Department of Environmental Protection (DEP) concerning the submission of the Parsippany Wastewater Management Plan chapter. She stated that she and Ms. Michelin met with the DEP on March 3, 2017, at which time the DEP indicated that it was still determining how to review chapters in light of the recently amended wastewater rules.

Ms. Marion informed the Board that her report also concerned upcoming activities of the U.S. Census Bureau and that Mr. Soriano would address this issue later in the meeting.

## REPORT OF FUNDS RECEIVED

Funds received for February, 2017 totaled \$2,905.

## FUTURE MEETINGS

Ms. Marion stated that there will be a meeting of the New Jersey County Planners Association on March 17 and that the NJDEP wastewater rules will be discussed at that meeting.

## COMMITTEE REPORTS

### Environment and Watershed

*Wastewater Management Plan* – Ms. Marion stated that this issue was discussed as part of the Directors Report.

*Watershed Activities* - Ms. Marion informed the Board that the Rockaway River Watershed Cabinet met yesterday and that there was a presentation by the Watershed Ambassador for Watershed Management Area 6. She stated that the Watershed Ambassador is a college graduate hired by the DEP through a federally funded program and that her role is to conduct outreach to various organizations, municipalities, and other groups to educate them on watershed and water-based activities. She stated that the ambassador is working from the Great Swamp Outdoor Education Center and that she hopes to collaborate with the Whippany and Great Swamp Watershed Associations, as well as the Rockaway River Water Cabinet, to further this outreach effort.

### Land Subdivision and Zoning

*Developments Reviewed* – Mr. Jones reported on the March 16, 2017 meeting of the Land Development Review Committee which reviewed nine applications and deemed most conditionally approved. He noted that there were applications for two cell towers; one each in Boonton Township and Chatham Township. He reported on the following applications:

1. Florham Park, The Green at Florham Park- Supportive Housing- A site plan application has been submitted for the supportive housing portion of the Green at Florham Park Development on Park Avenue.
2. Hanover 26 Parsippany Road, LLC - The site plan application concerns the redevelopment of a former industrial property to a multi-family residential use.
3. Morris Plains, 900 American Road –This site plan application is for a new commercial building on American Road.
4. Morristown, Peck School-Dining Center/Multi-Purpose- This site plan application is for the removal of the existing cafeteria/gymnasium and the construction of a new dining center and multi-purpose room.
5. Parsippany CRG119 LLC - This site plan application concerns the addition of 13 parking spaces at an existing office complex.
6. Roxbury, 11 Lenel Road - This site plan application concerns the construction of a new office/warehouse facility on Lenel Road.
7. Washington, New Valley Pizza - This site plan application concerns an addition to the existing pizzeria and seven additional parking spaces.

Ms. Olcott added that the housing being proposed at the Green at Florham Park will be affordable housing that will be located next to the extended stay hotel on Park Avenue. She also stated that there will be a sidewalk located on Park Avenue that will help serve the proposed housing. She reported that a large residential development is anticipated on an adjoining parcel.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for February 2017. Mr. Eppel seconded the motion and it was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder			x
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)			x
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

### **Legislative and Municipal**

***Recent Legislation*** – Mr. Soriano stated that there were five new affordable housing bills: A4659, A4660, A4661, A4666 and A4667, and he gave a brief description of each. Mr. Soriano stated that the bills addressed 1) raising the amount of affordable obligation that may be met by senior housing; 2) establishing a new “Affordable Housing Obligation Study Commission” to analyze affordable housing units needed in New Jersey; 3) imposing a moratorium on affordable housing litigation through December 31, 2017; 4) excluding flood-prone land from affordable housing vacant land analysis; and 5) providing a population-based cap on municipal affordable housing obligations. Mr. Soriano informed members of several other bills, including Senate Bill S3043 that would limit the Highlands Water Protection and Planning Act exemption for certain forestry activities to privately owned lands. He also highlighted several bills designed to increase pollinator habitat (A4603, A4605 and A4604) and reported that several amendments were made to Senate Bill S278 concerning the modification of the MLUL concerning preliminary site plan and subdivision requirements.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano reported that there were no Master Plan amendments.

Mr. Soriano reported that there were three proposed ordinances and two adopted ordinances for a total of five ordinances processed in February 2017. He stated that the most significant new ordinance concerns the rezoning of 38 parcels to a Public Use Zone in the Township of Mount Olive.

### **Long Range Planning**

Ms. Olcott stated that the Committee did not meet and asked Mr. Soriano to comment on the Circulation Plan Element. Mr. Soriano stated that Morris County Division of Transportation (MCDOT) is reviewing the amendments that Long Range made to the draft strategy section of the

Plan and that the MCDOT is continuing to work on a new Goals and Objectives section. Mr. Soriano stated he will review the new amendments when received and that he will continue to assist with plan development and provide updates to the Board.

## **LIAISON REPORTS**

### **Lake Hopatcong Commission**

Ms. Marion stated she did not receive a report.

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

Chairman Rattner stated that the dam was closed at Lake Hopatcong due to warmer temperatures and receding ice. He informed the Board that the Musconetcong Watershed Association (MWA) has planned the river cleanup for April 15, 2017 and that the manual water chestnut pull is scheduled for July 15, 2017 at Lake Musconetcong.

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

Ms. Murray had nothing to report.

### **Trail Committee**

Ms. Olcott reported that the Committee met last month to review the rules, regulations and application form and asked Ms. Murray to address the changes. Ms. Murray reported that changes to the rules and regulations were completed and that a vote on these changes has been scheduled for the March 22, 2017 Morris County Freeholder meeting. She informed the Board that staff is continuing to update the application materials and that there are workshops scheduled for April 25, 2017 and May 18, 2017 to review rule and application changes with the municipalities. Ms. Olcott suggested it might be appropriate for members of the Trails Committee to take part in these meetings and Ms. Murray stated she thought it would be beneficial for Committee members to hear the applicant's perspective on the application process.

### **Correspondence and Reports Received**

Ms. Marion had nothing to report.

### **Report of Meetings**

Ms. Marion had nothing to report.

**Other Business**

Mr. Soriano informed the Board that the United States Census Bureau contacted Morris County Planning Board staff for assistance concerning the scheduling of a meeting to present a promotional workshop for the 2020 Census Local Update of Census Addresses (LUCA) program. He reported that a meeting has been scheduled on April 21, 2017, from 10:00 a.m. to 12:30 p.m. at the Morris County Public Safety Academy and that Planning Board staff sent an announcement concerning the workshop to all the municipal clerks, mayors, and planning board chairs in Morris County. He reported that notice is also being sent to municipalities by the Census Bureau. Ms. Marion stated that similar meetings will be held in adjoining counties.

**LEGAL UPDATE**

Mr. Bush had nothing to report.

**COMMENTS FROM THE PUBLIC**

None

**NEXT MEETING**

The next meeting is scheduled for April 20, 2017.

**ADJOURNMENT**

At 8:01 p.m., Mr. Vitz moved to adjourn the meeting 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.*