

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

30 Schuyler Place
May 18, 2017

Morristown
New Jersey

Chairman Rattner invited members to join in for the pledge of allegiance to the flag.
Chairman Rattner called the Regular Meeting to order at 7:02 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.

ROLL CALL

Those present were:

Steve Rattner, Chairman	Christine Marion, Planning Director
Isobel Olcott, Vice Chair	Deena Leary, Department Director
Christopher Vitz, County Engineer (arrived 7:05)	Greg Perry, Supervising Planner
Christine Meyers, Freeholder (arrived 7:12)	Joe Barilla, Principal Planner
Annabel Pierce, (arrived 7:15)	Virginia Michelin, Principal Environmental Planner
Everton Scott	Barbara Murray, Program Coordinator
Nita Galate, Alt 1.	W. Randall Bush, Attorney
	Rene Axelrod, Recording Secretary

At 7:02 p.m., Chairman Rattner announced that there was not a quorum and that the Board will not discuss any items that require formal action until a quorum is established.

At 7:05 p.m., member County Engineer Vitz arrived and a quorum was established.

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the April 20, 2017 meeting. Mr. Vitz seconded the motion and the minutes were approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	-		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		

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 Report for April 2017 and it will be placed on file.

Ms. Olcott asked about the Draft Municipal Separate Storm Sewer System Permit. Ms. Michelin stated that comments were submitted and the comment period is now closed. The NJDEP anticipates approving the draft municipal permit in the fall and will be releasing a draft county permit afterwards. Ms. Olcott asked about the monitoring of stormwater basin maintenance. Ms. Michelin stated the monitoring of stormwater basin maintenance is still in the rules. She stated that the NJDEP has not yet not published any of the comments on the draft permit

REPORT OF FUNDS RECEIVED

Funds received for April, 2017 totaled \$3,845.

FUTURE MEETINGS

Ms. Marion informed the board that she is attending a meeting tomorrow on the reform of the Municipal Land Use Law sponsored by the New Jersey Chapter of the American Planning Association, New Jersey Builders Association and the League of Municipalities. She will report on the meeting at the next Planning Board Meeting. Ms. Marion informed the board that the Department of Environmental Protection (DEP) has requested a meeting with the counties on the draft New Jersey Water Supply Master Plan sometime in June.

COMMITTEE REPORTS

Watershed Activities-Ms. Marion reported that the Whippany River Watershed Action Committee his having a gala on May 24, 2017 to honor Art Vespignani, the Executive Director and Sal Iannaccone, a founding member and former Chair.

Rockaway River Watershed Cabinet – Ms. Marion stated the Cabinet met yesterday and the consultant presented the 2016 Macroinvertebrate Study that showed no significant changes in trends in the quality of the river. Ms. Marion stated that the Cabinet voted not to continue the study next year and look at different types of assessments.

Mr. Rattner informed the Board that he attended the 102nd Annual Conference of the New Jersey Water Environment Association. He referred to the last Planning Board meeting where he discussed the high sodium levels in local waterways. He stated at the conference, he was made aware that high sodium levels are a nation-wide problem.

County Wastewater Management Plan – Ms. Michelin informed the board that NJDEP has assigned a new reviewer to Morris County. She is working with the reviewer on the sewer service area map for Parsippany. The NJDEP prepared a map removing backyard areas from the sewer service area based on environmental constraints. County staff had resolved this issue with former NJDEP wastewater planning staff. Ms. Michelin next reported that NJDEP has released new landscape data that may require that the sewer service areas be changed again. Ms. Marion stated that the deadline for submitting the Wastewater Management Plans is next May; however, NJDEP staff has not provided substantive comments on the Parsippany chapter that was submitted in November 2016.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the May 18, 2017 meeting of the Land Development Review Committee and highlighted the following applications:

1. Chatham Township, Oak Knolls Athletic Fields – The site plan application is for the installation of synthetic turf fields. There are no County concerns.
2. Chatham Township, Fairmount County Club – This site plan is for several improvements to the Fairmount Country Club. There are no County concerns.
3. Harding Township, Yan Subdivision – This application is a minor subdivision. The plan for driveway access is deficient and must be revised.
4. Long Hill Township, 633 Valley Road – This site plan is for a second story addition for an apartment above a hair salon with a redesign of the existing driveway connection to Valley Road. County Engineering will need to review for redesign of the driveway and parking spaces. This application was conditionally approved.
5. Mine Hill Township, Morris Habitat-Randall Ave – This major subdivision will create four single family homes on a 1 1/4 acre site to be served by individual onsite septic systems. There are no County concerns.
6. Montville Township, 640 Route 202 – This site plan is for the conversion of a vacant industrial structure to a two unit commercial use with five proposed on-site employee parking spaces on a 0.177 acre parcel. The site plan shows four proposed perpendicular parking spaces within the Route 202 right-of-way. County Engineering will need to review the proposed driveways and stormwater management plan. The County will not allow the proposed perpendicular parking spaces on Route 202 (Main Road). Ms. Olcott stated that this application needs to come back to development review.
7. Rockaway Township, FedEx Freight – This site plan is for the reorganization and expansion of onsite parking. County Engineering will need to review for stormwater management and the existing driveway connection to Green Pond Road. This plan was conditionally approved.

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

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	-		
Stephen Jones	-		
Christine Meyers, Freeholder	x		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	x		
Everton Scott	x		
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 presented the legislative activity report and stated that there were two bills signed into law. Senate Bill S2868 increases value of Economic Redevelopment and Growth Grant program residential tax credits. Senate Bill S2997 appropriates \$59 million from constitutionally dedicated Corporate Business Tax revenues for State acquisition of lands for recreation and conservation purposes, including Blue Acres. Two bills were conditionally vetoed: Senate Bill S690 increases flexibility, clarity, and available tools of optional municipal consolidation process and Senate Bill S956 authorizes special emergency appropriations for the payment of certain expenses incurred by municipalities to implement municipal consolidations. Two new bills were introduced on May 8, 2017: Senate Bill S3154 and the companion bill Assembly Bill A4833 reauthorize the use of regional contribution agreements; and Senate Bill S3161 provides that cooperative sober living residences are inherently beneficial uses.

Master Plan & Land Use Ordinance Monthly Report – Ms. Marion reported there were no master plan amendments for April 2017. She reported on several ordinances received in April 2017. The Town of Dover submitted a redevelopment plan and ordinance for the former Guenther Mill site on King Street. She stated that the Guenther Mill was the largest silk mill in the country at one time. The redevelopment plan prohibits the razing of the primary building and allows adaptive reuse of the structure. Jefferson Township submitted a redevelopment plan ordinance for four vacant parcels located between Route 15 north and Route 15 south at Hellers Lane, which are in the Highlands Planning Area. Morris Township has adopted the Redevelopment Plan for the Colgate-Palmolive property that was discussed at the last meeting. Ms. Marion sent a letter to Morris Township regarding the plan and has not yet heard back from them.

Long Range Planning

Ms. Olcott stated that Long Range Planning did not meet and are waiting to review the Goals and Objectives of the Circulation Plan Element.

LIAISON REPORTS

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner informed the Board there will be no weed harvesting this year because there is no place to dispose of the weeds. The Lake Musconetcong Regional Planning Board submitted an application to the NJDEP; however, the NJDEP refused to approve the testing of the weeds. Mr. Rattner reminded the members that the Lake Board received a grant to purchase a hydro-rake for cutting weeds and removing some of the muck. However, the hydro-rake cannot be used because of the weed disposal issue, although the grant agreement for the hydro-rake requires that at least 20 containers of weeds be harvested per year. Mr. Rattner will continue to follow.

Lake Hopatcong Commission

Ms. Marion has not heard anything from the Lake Hopatcong Commission.

Morris County Open Space Trust Fund

Ms. Pierce stated the committee met on March 30, 2017 and officers were selected for this year. She stated the next meeting will be in September, applications are due on June 16, 2017 and site visits are scheduled for September 16, 2017. She informed the board of a closing on the Waughaw Mountain Greenway in Kinnelon Borough,.

Trail Committee

Ms. Olcott stated there was a Trail Construction Grant Workshop for applicants yesterday at the Cultural Center that was attended by eleven people. Information on revisions to the application rules was presented. Ms. Olcott noted that one change to the rules now allows Trail Enhancements, but photos are required with the application to show the existing conditions. She also stated that rules now allow planning, engineering and permit fees to be used to match funding. The letter of intent is due June 1, 2017 and the application form and all documentation are due June 30, 2107.

Correspondence and Reports Received

Ms. Marion had nothing to report.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Draft New Jersey Water Supply Plan, 2017-2022- Ms. Michelin stated she received the draft of the New Jersey Water Supply Plan in the beginning of May. She explained the history of the plan noting that in 1981 the New Jersey Water Supply Management Act directed the New Jersey Department of Environmental Protection (DEP) to develop and revise the New Jersey Water Supply Plan (NJWSP) every five years. She stated that the plan was last revised and adopted in

1996. She noted that the plan is to be a living document that should be updated continuously as new data methodologies, etc. are developed. Ms. Michelin distributed maps of the NJDEP Watershed Management Areas and NJDEP HUC11 Management Areas and described the information shown on the maps.

She stated that the plan contains information on the NJDEP current activities with respect to water supply. The plan notes that 20 watershed management areas are currently stressed and 11 more will become stressed, if pumped at volumes under existing permits. Information is not provided at the county or municipal level so it is difficult to determine exactly how Morris County is impacted. Most of the information in the plan is very general with broad recommendations.

LEGAL UPDATE

Mr. Bush had nothing to report.

COMMENTS FROM THE PUBLIC

None

NEXT MEETING

The next meeting is scheduled for June 15, 2017.

ADJOURNMENT

At 8:07 p.m., Mr. Vitz moved to adjourn the meeting Mr. Scott 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.