

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

30 Schuyler Place  
July 20, 2017

Morristown  
New Jersey

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.

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	Anthony Soriano, Supervising Planner
Christopher Vitz, County Engineer	Greg Perry, Supervising Planner
Ted Eppel, Secretary	Joe Barilla, Principal Planner
Annabel Pierce (arrived 7:15)	W. Randall Bush, Attorney
Nita Galate, Alt 1.	Rene Axelrod, Recording Secretary

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the June 15, 2017 meeting. Mr. Eppel seconded the motion and the minutes were approved by roll call vote.

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
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)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

## **DIRECTOR'S REPORT**

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

## **REPORT OF FUNDS RECEIVED**

Funds received for June 2017 totaled \$6,035.

## **FUTURE MEETINGS**

Ms. Marion reported that Ms. Michelin will attend a New Jersey American Water Resources meeting on July 27, 2017. She stated that she intends to schedule a conference call with New Jersey Department of Environmental Protection (DEP) staff on August 8, 2017 concerning wastewater.

## **COMMITTEE REPORTS**

*County Wastewater Management Plan* - Ms. Marion reported that the DEP is continuing to require significant details on data and models used to develop the wastewater management plan. Much of this information had already been provided to former NJDEP staff liaisons to Morris County. Current NJDEP staff is interpreting the WQMP rules differently. She stated that the conference call on August 8, 2017 with DEP staff will clarify which plan revision actions are actually required and which are optional.

*Watershed Activities* – Ms. Marion informed the Board that the 4-H Fair started yesterday and that the Rockaway River Watershed has a table at the fair with educational information and activities for attendees.

## **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the July 14, 2017 meeting of the Land Development Review Committee, stating they reviewed fifteen applications. She noted the following applications:

1. Florham Park, Rock GW, LLC lot 1.06 (County Route 623) – This subdivision application includes a preliminary plat for a two-lot technical major. The application creates an 8-acre lot on which a previously approved 63-unit supportive housing building and group home are to be constructed. The remaining 78.9-acre lot will be used for a previously approved 435-unit age-restricted housing development. There are no County issues.
2. Hanover Township, Sprint Hill Suites (Route 10 West) - This site plan is for a 127-room hotel. The applicant will require a state highway permit for the driveway, that the site has wetlands, and that a flood hazard permit will also be needed. The site may have contamination from the previous owner. County Engineering will review for stormwater management.

3. Jefferson Township, Lake Hopatcong on Howard Blvd. This application concerns a redevelopment of an existing marina property with a 10,800 sq. ft. two-story structure that includes a showroom upstairs, a service center and boat storage. County Engineering will review stormwater and driveway design and that the application was conditionally approved.
4. Madison, Atlantic Rehabilitation Hospital (Giralda Farms) – This site plan is for a 39-bed, 46,820 sq. ft. rehabilitation facility with 90 parking spaces. There are two proposed full access driveway connections to the existing internal driveway system. County Engineering will review for stormwater management and that the application was conditionally approved.
5. Pequannock, EKC Corp-Volkswagen (Route 23) – This site plan application proposes a new Volkswagen dealership on Route 23. Access will be from a municipal road and County Engineering will review stormwater management. This application was conditionally approved.
6. Roxbury Township, Lake End Marina (County Road 661) – This site plan is for the upgrade of an existing boat storage yard and two commercial structures and 25 new parking spaces. The applicant has agreed to remove three driveways on Mount Arlington Blvd. and replace them with a single full access driveway. The applicant will also be providing new curbing, sidewalks and landscaping. The application was conditionally approved pending review of the improvements.
7. Mendham Township, Dunkin Donuts, (County Road 510) - This site plan is for the redevelopment of a former restaurant site within the Mendham Borough Historic Business District. There will be a drive-through lane and two, two-bedroom apartments above the store. The architecture has been proposed to complement the downtown area.

Ms. Olcott reported that the Board has received a site plan for the redevelopment of the Mennen site on the corner of Hanover Avenue and Martin Luther King Avenue. She stated that the Committee decided to withhold approval due to incomplete and/or missing details. She reported that the County Transportation Division and the Park Commission will also review the plans. Ms. Marion stated that she discussed the project with Freeholder Cabana and that our report will reflect the County's concerns regarding impacts on Mennen Arena.

Chairman Rattner questioned whether the Board should have had a role in the recent FAA approval of a helipad at the Jets Training Center in Florham Park. Mr. Perry indicated that the project does not impact a county road and that the State has the approval authority.

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

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Douglas R. Cabana, 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*** – Mr. Soriano reported that a number of farmland preservation, agricultural and open space preservation funding bills passed both houses. He informed the Board that many newly introduced bills focused on affordable housing and COAH issues, referencing Senate Bills S3384, S3382 and S3385, which would change how affordable housing obligations would be determined.

Mr. Soriano then reported on newly introduced Assembly Bill A5087, stating that its passage would establish an expedited permit approval process impacting state and local permitting for development and also impacting the county development review process. Pertaining to the county development review process, he reported that the bill would require the County to review projects within ten days when an additional fee was paid to the County, and that all work performed by staff would have to be performed outside of regular work hours. He stated that this would create substantial problems for the Board and staff and create a two-tiered class of applications. He reported that the bill would also amend the State, County and Local permit development approval process to provide an expedited review upon the payment of an additional fee and that this expedited work would also need to be completed outside of regular work hours. Mr. Soriano stated that the bill currently has only one sponsor and no companion bill in the Senate. Mr. Soriano and Mr. Bush suggested monitoring the bill.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano stated there were no master plan amendments for the month of June 2017. Concerning the zoning report, Mr. Soriano stated that there were six proposed ordinances and three adopted ordinances, for a total of nine ordinances processed for the month of June 2017. He provided a brief summary of an ordinance from the Town of Boonton that establishes a new Adaptive Re-use District that will allow a mixed-use redevelopment at the site of the former Packard Building.

**Long Range Planning** – Ms. Olcott informed members that the Long Range Committee met on July 12, 2017 with Mr. Rohsler and Mr. Hayes from Morris County Transportation. Ms. Olcott reported that the Committee discussed Part 1 of the draft Morris County Circulation Element, and that the Committee made suggestions for amendment to some of the proposed strategies. She reported that staff is also working on other parts of the Circulation Element and that she anticipates that a complete draft will be available for review by the end of the year, with a public hearing held sometime in early 2018. She stated that she asked Transportation staff to inform the Circulation Element Technical Advisory Committee as to the Plan’s status.

## **LIAISON REPORTS**

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

Mr. Rattner informed the Board that the Council held its annual weed pull, which involved 45 volunteers pulling about 7,000 pounds of weeds. Chairman Rattner then informed the Board that the Federal Government is releasing a new round of 319H grants in its 2019 budget and that the Delaware Basin is one of the priorities. Mr. Eppel asked how a resident who lives on the lake could assist in the weed harvesting effort and Chairman Rattner said he could contact the Lake Musconetcong Regional Planning Board for information.

### **Lake Hopatcong Commission**

Ms. Marion stated she has not received any reports. Chairman Rattner stated that the Commission met on July 17.

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

Ms. Pierce reported that they received seven applications with requests totaling \$3,355,800 to preserve a total of 155 acres. She stated that the Trust Fund Committee will be meeting on September 16, 2017 for site visits and that final presentations will occur on October 23, 2017. Ms. Marion reported that the County closed on the Untermeyer Lake-Saw Mill Road 116-acre property in Kinnelon.

### **Trail Committee**

Ms. Olcott reported that the application deadline for funding was June 30, 2017 and that the Committee received eight applications compared to 16 application received last year. She stated the there was an application for Phase 2 of Chatham Borough’s “Historic Riverside Trail” and that Phase 1 of this trail was funded in 2016. She also reported that two of the applications received were resubmissions of applications not funded last year. She reported that pre-construction meetings continue to be scheduled and that the next Committee meeting is scheduled for October 5, 2017.

### **Correspondence and Reports Received**

Ms. Marion had nothing to report.

## **Report of Meetings**

Ms. Marion had nothing to report.

## **Other Business**

***Senior Housing Map*** - Mr. Soriano informed the Board that staff developed a Senior Housing Map and associated tables for the Morris County Office on Aging, Disabilities and Community Programming. He stated that the Office on Aging produces a report listing senior housing options in Morris County, but that the report did not include a map of these locations. He stated that the Long Range section also keeps a database of senior housing and that staff reviewed both senior housing inventories and identified senior housing sites previously unknown to the Office on Aging. He reported that, in coordination with the Office on Aging, Kevin Sitlick developed a map and detailed inventory of senior housing sites and that this information has been incorporated into the Office on Aging report.

***Highlands Draft Monitoring Program Recommendations Report*** – Mr. Soriano stated that the Highlands Council recently published a 215-page Monitoring Program Recommendation Report, which measures the progress that has been made in meeting the Highlands Regional Master Plan (RMP) goals and objectives. He stated that the report is similar to a local Reexamination Report except that the recommendations contained in the document do not address plan policies or objectives. He stated that the recommendations focus on activities that will advance current RMP polices. He reported on several recommendations, including plans to increase data gathering and a call for the development of a Smart Growth Capability Map for the Highlands Region. Recommendations also call for coordination with Highlands counties to develop a regional economic development plan. Finally, he stated that the recommendations call for an amendment to county RMP conformance requirements so that they do not require county actions that exceed County authority under the County Planning Act.

## **LEGAL UPDATE**

Mr. Bush had nothing to report.

## **COMMENTS FROM THE PUBLIC**

None

## **NEXT MEETING**

The next meeting is scheduled for September 7, 2017.

**ADJOURNMENT**

At 7:50 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.*