

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

30 Schuyler Place  
December 7, 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
Roslyn Khurdan, County Engineer Alternate	Greg Perry, Supervising Planner
Ted Eppel, Secretary	Joe Barilla, Principal Planner
Annabel Pierce (arrived 7:05)	Barbara Murray, Program Coordinator
Nita Galate, Alt.1	W. Randall Bush, Attorney
	Rene Axelrod, Recording Secretary

Chairman Rattner informed the Board that there will be a discussion of Morris County’s Strategic Plan during the Long Range portion of the meeting.

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the October 19, 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	-		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)			x
Steve Rattner, Chairman	x		

## **DIRECTOR'S REPORT**

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

In recognition of his twenty years of service, the Board presented Chairman Steve Rattner with a cake. Chairman Rattner thanked the Board and staff for their support throughout the years.

Ms. Marion stated that the County will participate in the 2020 Census Local Update of Census Addresses (LUCA) program and that the Freeholder Director will sign the authorization form necessary to affirm conformance with the Census Bureau's confidentiality requirements. She stated that Mr. Soriano, Mr. Sitlick and Ms. Michelin will be reviewing the LUCA data, which will be received in February 2018. She informed the Board that the purpose of the LUCA program is to assist the Census Bureau in development of an accurate address list in advance of the 2020 Census. Mr. Soriano stated that Long Range is currently reviewing portions of the County GIS database to identify missing address points.

Ms. Galate asked about the status of the open space database. Ms. Marion reported that staff has stopped work on development of the original public open space inventory that was based on a database template created by the State, noting that the State has abandoned use of their template, which has proven to be unworkable. She reported that the County will develop its own Preserved Lands Inventory (PLI) by working with a consultant who will develop a new database model to facilitate data input and maintenance and allow the generation of needed reports. She stated that Ms. Murray is working to develop a scope of services and request for proposals with assistance from other Planning & Preservation, GIS and Park Commission GIS staff.

## **REPORT OF FUNDS RECEIVED**

Funds received for October 2017 totaled \$3155.

Funds received for November 2017 totaled \$2,485.

## **FUTURE MEETINGS**

Ms. Marion stated that a meeting of the New Jersey County Planners will be held on December 8, 2017.

## **COMMITTEE REPORTS**

*County Wastewater Management Plan* - Ms. Marion reported that she and Ms. Michelin met with representatives of Mine Hill Township which is in the process of undertaking a wastewater management plan amendment to place a section of their town with failing septic systems in the Rockaway Valley River Sewer Authority (RVRSA) sewer service area. Staff is also working with the Township to complete its chapter of the wastewater management plan. Ms. Marion then informed the Board that it has been almost a year since the Parsippany chapter of the wastewater

management plan was sent to the Department of Environmental Protection (DEP) and that the DEP has provided only a few comments to date. She reported that the DEP liaison assigned to Morris County passed away and that the DEP has assigned a new liaison.

*Watershed Activities* – Ms. Marion reported that the Rockaway River Watershed Cabinet had a meeting last week and that they will be creating their own website. She said that she will send members the link to the website when it is complete.

### **Land Subdivision and Zoning**

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

1. East Hanover Township, Sycamore Propco East Hanover LLC, - This site plan application is for the conversion of a three-story office building into an assisted living and extended stay care facility. The existing stormwater management system will continue to be utilized and the project will result in a reduction in impervious coverage. County Engineering will review the submitted Traffic Impact Assessment report and the application is conditionally approved.
2. Morris Plains Borough, Briarcliff Commons, (Littleton Rd, County Route 202) The site plan application concerns improvements to an existing shopping center located on the southwest corner of the Littleton Road and Route 10 intersection. The applicant proposes to construct a Chick-Fil-A restaurant with a drive-thru at the northwest corner of the site and County Engineering will review the submitted drainage report.
3. Town of Morristown, 55 Madison Ave. (South St. County Route 601) –The site plan application proposes an addition to the existing commercial building occupied by Atlantic Health. The applicant is proposing to construct a new elevator with a lobby to serve the building and undertake internal parking lot improvements including additional parking. County Engineering will review the submitted Stormwater Management Report.
4. Randolph Township, Freedom Park Driveway Modifications (Millbrook Ave, County Route 670) – This site plan application is for driveway modifications to the Freedom Park. Approval is being withheld pending the submission of missing information. Ms. Marion stated that she received a call from the Township Engineer to schedule a meeting on this application.
5. Randolph Township, Metro Self-Storage (Route 10) - This site plan application is for the construction of a self-storage facility with related site improvements on an undeveloped 3.4 acre lot with access from Route 10. County Engineering will review the stormwater management report.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for October 2017. Mr. Eppel 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	-		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	x		
Steve Rattner, Chairman	x		

Ms. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for November 2017. Mr. Eppel 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	-		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	x		
Steve Rattner, Chairman	x		

### **Legislative and Municipal**

**Recent Legislation** – Mr. Soriano stated that the Legislative Report includes three new bills promoting solar energy and electric vehicle charging stations, these being S3472, S3464 and S3471. He stated that since the Report was generated, there has been a significant amount of new activity, including several new bills related to the funding of agricultural and historic preservation, these being S3570, S3568, S3573. He highlighted two other new bills, the first being S3449, which would allow counties to prioritize county homelessness trust fund grants for homeless veterans. He then reported on A5299, which would preempt local zoning for a limited time to make the conversion of office parks and retail centers to mixed-use development a permitted use when certain conditions are met.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano reported that a Reexamination Report was received from Hanover Township. The report makes recommendations pertaining to residential use, affordable housing, commercial use along the Route 10 corridor and along Ridgedale Avenue.

Mr. Soriano gave a report on zoning ordinances received during October and November. Three proposed and eight adopted ordinances were received in October, for a total of 11 ordinances. He highlighted an ordinance from the Borough of Lincoln Park concerning the Lincoln Park Station Redevelopment Plan. He then reported that the November Zoning Report included 14 proposed, one adopted and one defeated ordinance, for a total of 16 processed. He highlighted the proposed rezoning of the Dixiedale Farm property in Chatham Township and redevelopment ordinances in Hanover Township concerning the Varityper Redevelopment Area and Mount Olive Township concerning the BASF / Foreign Trade Zone site.

### **Long Range Planning**

***Draft Circulation Plan Element*** – Ms. Olcott informed the Board that the text of the last draft chapter of the Circulation Plan Element is complete. She stated that the Long Range Committee will review the document and that Mr. Soriano will schedule a meeting before the end of the year to discuss the draft text. Mr. Soriano stated that final formatting will occur once the text of the draft document is approved by the full Board.

***Strategic Plan Article*** - Ms. Olcott distributed a newspaper article concerning the call for public comment on the Morris County Strategic Plan. Ms. Marion informed the Board that the Freeholder Board is undertaking the Strategic Plan. Working groups have been created to provide input on five focus areas . She stated that the purpose of the analysis is to review and prioritize the roles of county government. She noted that she and Joe Barilla were participating on committees and Ms. Galate stated she was also on a committee. Ms. Olcott stated that she felt that the Planning Board should have greater input into development of the Strategic Plan.

### **LIAISON REPORTS**

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

Chairman Rattner had nothing to report.

#### **Lake Hopatcong Commission**

Ms. Marion informed the Board that the Commission met in October and that their next meeting is in December. She stated that the Commission has hired a recording secretary and that the Commission is discussing the creation of Memorandums of Understanding (MOU) with the State concerning shared facilities and with the Lake Hopatcong Foundation with regard to water monitoring activities.

Ms. Marion also reported that the Lake Hopatcong Commission provided a weed harvesting update, noting that 3,872 cubic yards had been harvested in 2017, which is 200 cubic yards less

than were harvested in 2016. She also reported that the Commission is reviewing the drawdown proposals of the Water Level Management Plan.

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

Ms. Pierce reported that the Committee voted to approve six projects involving 147 acres and 2.4 million dollars. She stated that there were a wide range of proposed preservation projects and that one of the projects would also support local flood mitigation priorities. She reported that the Morris County Freeholders took formal action on the applications on November 20, 2017.

### **Trail Construction Trust Fund Committee**

Ms. Olcott reported that the Committee meeting on October 30, 2017 to review the 2017 applications went very well. New for this year, the Committee had developed questions for applicants, who provided responses at the meeting. This allowed the committee to obtain more information about the application and allowed for clarification of any issues. She stated that after the Q & A session, the Committee discussed the applications and developed their recommendations, which were subsequently presented to the Morris County Freeholders on November 20, 2017. Ms. Olcott gave a brief overview of the applications.

### **Correspondence and Reports Received**

Ms. Marion had nothing to report.

### **Report of Meetings**

Ms. Marion had nothing to report.

### **Other Business**

*Draft of 2018 Meeting Dates* – Ms. Marion asked the Board to review the proposed 2018 meeting dates so that they may be approved at the next Planning Board meeting.

### **LEGAL UPDATE**

Mr. Bush had nothing to report.

### **COMMENTS FROM THE PUBLIC**

None

### **NEXT MEETING**

The next meeting is scheduled for January 18, 2018.

**ADJOURNMENT**

At 8:13 p.m., Ms. Khurdan 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.*