

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

30 Schuyler Place
February 15, 2018

Morristown
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:00 p.m.

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

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 4, 2018.

ROLL CALL

Those present were:

Steve Rattner, Chairman	Christine Marion, Planning Director
Isobel Olcott, Vice Chair	Anthony Soriano, Supervising Planner
Ted Eppel, Secretary	Greg Perry, Supervising Planner
Roslyn Khurdan, Eng. Alt.	Joe Barilla, Principal Planner
Nita Galate, Alt. 1	Barbara Murray, Program Coordinator
Christian Francioli, Alt. 2	W. Randall Bush, Attorney
Jerry Rohsler, Transportation Director	Rene Axelrod, Recording Secretary
John Hayes, Principal Planner	

Long Range Planning

Morris County Circulation Plan Element - Chairman Rattner informed the Board that the meeting will start with the discussion on the draft Circulation Plan Element. Ms. Olcott stated the Plan has been under development for four years. The original draft plan that was prepared by consultants needed to be substantially improved and was rewritten by staff. She stated that the Long Range Committee and the Board of Transportation reviewed the current text that was sent to the Board prior to this meeting. She introduced Jerry Rohsler, Transportation Director and John Hayes, Principal Planner, who have developed the current document in collaboration with Mr. Soriano and Ms. Marion. She noted that the final formatting of the Plan will occur after approval of the text by the Board and that a public hearing on the final draft Plan is anticipated in June 2018.

Mr. Rohsler stated that a substantial amount of work went into revising the initial draft Plan. Mr. Soriano reiterated that the draft provided to the Board contains only the text of the revised draft Plan, and that the intent of this meeting is to determine if the text is acceptable to the Board, in which case it will be used to produce a final draft Plan with all maps, photos and complete layout. He noted that the final draft Plan will be presented to the Board at which time the Board may vote to schedule a public hearing for the adoption of the Plan.

Mr. Rohsler explained that the Plan includes content needed to meet the requirements of the North Jersey Transportation Planning Authority (NJTPA), which provides funding and grants for various transportation initiatives. He stated that the Plan provides a reference that both municipalities and the County can use when applying for grants for transportation projects. Mr. Hayes stated the Plan provides a guidance document for future transportation planning investments. He stated that the draft Plan emphasizes a well-maintained transportation network that serves all residents mobility needs while supporting economic development and quality of life in Morris County. He described the overall goals and general content of the Plan. Ms. Olcott asked the Board if they had any questions or comments.

Mr. Eppel said he was pleased with the Plan. He asked about the status of Park Avenue/Columbia Turnpike intersection improvements. Ms. Khurdan reported that the State is in the process of concept development and that once public hearings are held, the project will be transferred to the County. She stated that the NJTPA will also be evaluating the project before funding is provided. Mr. Rohsler stated that the Plan provides broad strategies that can be applied to existing and future transportation issues. Chairman Rattner complimented the work of County staff in the design and maintenance of the County roadway system. He then asked about the concept of Transportation Improvement Districts and Ms. Marion reported that no county is currently using this funding plan due to the criteria necessary for its use and difficulties in implementation.

The Board authorized staff to finalize the draft Circulation Plan Element text and make the formatting changes necessary to produce a final draft version for review by the Board.

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the January 18, 2018 meeting. Ms. Galate 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	-		
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		
Christian Francioli, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)			-
Steve Rattner, Chairman	x		

DIRECTOR'S REPORT

The Board accepted the Director's Report for January 2018 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for January 2018 totaled \$4,760.

FUTURE MEETINGS

Ms. Marion had nothing to report.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan - Ms. Marion had nothing to report.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meetings held prior to the Planning Board Meeting on January 15, 2018. Ms. Olcott noted the following applications:

1. Boonton, 217 West Main – The site plan proposes a 6,000 square foot office building with 26 parking spaces on a .46 acre parcel. Access will be from an improved alley that will be widened to 24 feet. County Engineering will review stormwater management.
2. Florham Park, Artis Senior Living Facility- This application concerns a site plan for a 72 bed two-story senior living facility for the treatment of Alzheimer's, dementia and other memory impairment ailments. Access includes an ingress only from Columbia Turnpike and a full access drive from Elm Street. A deceleration lane will be added and County Engineering will review stormwater management and the proposed ingress driveway.
3. Riverdale, 57 Hamburg Turnpike - The site plan shows the redevelopment of a former restaurant/bar to a mixed-use commercial residential structure. The first floor will be commercial and the second floor will include eight apartments. A subsurface infiltration basin is proposed to infiltrate the rooftop stormwater runoff. A single full access driveway connection will replace the two existing driveways. County Engineering will review for stormwater management and driveway access.
4. Pequannock, Chase Bank, County routes 660 & 680 - This site plan is for the redevelopment of a hardware store and adjacent residential use into a community bank. She reported that Mr. Vitz has held many conversations with Chase Bank concerning their driveway access. She stated that this application was conditionally approved.

Mrs. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for January 2018. Ms. Galate 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	-		
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		
Christian Francioli (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	x		
Steve Rattner, Chairman	x		

Legislative and Municipal

Recent Legislation – Mr. Soriano reported that the new legislative session started on January 9, 2018 and that over 4,500 bills were introduced. He stated that most of these are reintroductions of bills from the previous legislative session. He is currently tracking 388 of these bills; the majority of which concern housing, agriculture, economic development, environment, Highlands and water/sewer issues. He is also tracking bills concerning the Municipal Land Use Law, energy, preservation and shared services/municipal consolidation.

He reported that of the 388 bills, about a dozen are new bills about half of which concern agriculture, with the remainder addressing water/sewer issues, environmental issues, transportation funding and renewable energy. Ms. Olcott and Mr. Bush discussed Assembly Bill A1055 concerning farm winery use of New Jersey grown fruit in the wine production process.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated there were no master plan amendments received.

Mr. Soriano reported that three proposed ordinances and one adopted ordinance were processed for the month of January 2018. He noted an ordinance from the Town of Boonton that would add senior housing as a conditional use with a density of 10 units per acre on a site across from Saint Clare’s Hospital. He reported that the two other proposed ordinances concerned front yard setbacks in Washington Township and the submission of environmental impact statements in the Town of Boonton.

LIAISON REPORTS

Lake Hopatcong Commission

Ms. Marion gave a report from information received from Mr. Jarvis. The Department of Environmental Protection did a great job cleaning up an oil spill on Lake Hopatcong. The Lake Commission is reviewing the Water Level Management Plan.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Chairman Rattner informed the Board that work on the dam at Lake Musconetcong is finished.

Morris County Open Space Trust Fund

Ms. Murray stated there were no closings.

Trail Construction Trust Fund Committee

Ms. Olcott reported that the Committee met to assess whether there should be any adjustments to program rules and regulations based on their experience running the program last year. The Committee discussed how the use of professionals in trail design affected trail sustainability and felt that municipalities would benefit from having increased public awareness of proposed trail plans. The Committee will be maintaining a schedule similar to that used last year. An orientation workshop will be held on April 26, 2018, with applications due in June, followed by a meeting in October to discuss applications and hear presentations by the applicants. Ms. Murray stated that application materials are being revised and will be ready for the workshop scheduled in April.

Correspondence and Reports Received

Ms. Marion reported that she received a letter from the New Jersey Department of Transportation stating that the Department will be removing the County Roads Sidewalk Inventory from its website due to inaccuracies.

Ms. Marion stated that she received notice from the Morris County Agriculture Development Board that the Rowe Farm in the Borough of Mendham has enrolled in a municipally approved eight year farmland preservation program. Ms. Marion and Mr. Bush explained the characteristics of the eight-year program to the Board. Ms. Marion then reported on the preservation of the Verbeke Farm in Chester Township, stating that it is the 134th preserved farm in the County.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Ms. Marion had nothing to report.

LEGAL UPDATE

Mr. Bush had nothing to report.

COMMENTS FROM THE PUBLIC

None

NEXT MEETING

The next meeting is scheduled for March 15, 2018.

ADJOURNMENT

At 8:13 p.m., Ms. Khurdan moved to adjourn the meeting it was seconded by Chairman Rattner 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.