

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

30 Schuyler Place
April 19, 2018

Morristown
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:06 p.m.

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
Ted Eppel, Secretary	Greg Perry, Supervising Planner
Everton Scott	Joe Barilla, Principal Planner
Christopher Vitz, County Engineer	W. Randall Bush, Attorney
Nita Galate, Alt. 1	Barbara Murray, Principal Planner
	Rene Axelrod, Recording Secretary

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.

REVIEW OF MINUTES

Ms. Olcott moved the minutes of the March 15, 2018 meeting. Mr. Vitz seconded the motion and all 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

DIRECTOR'S REPORT

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

Ms. Marion stated there would be another meeting with the Department of Environmental Protection (DEP) staff concerning wastewater and that Ms. Michelin received comments back from the DEP on the Parsippany chapter of the Wastewater Management Plan. She also reported that Ms. Michelin is working on septic management applications and that Mr. Sitlick is working on Census activities.

REPORT OF FUNDS RECEIVED

Funds received for March 2018 totaled \$15,365.

FUTURE MEETINGS

Ms. Marion stated that she is attending the New Jersey County Planners Association meeting on April 20, 2018.

COMMITTEE REPORTS

Environmental and Watershed

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

Watershed Activities – Ms. Marion reported that the Rockaway River Watershed Cabinet met on April 18, 2018 with representatives from the Passaic River Institute, Montclair State University. She stated that Dr. Woo and Dr. Olsen gave a presentation on the Institute and a water quality testing lab at the University and gave guidance to the Cabinet on the best means by which to monitor and test water quality.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meeting held prior to the Planning Board Meeting on April 19, 2018. Ms. Olcott noted the following applications:

1. Boonton Town, Taylored Auto Body, County Route 624 – This site plan is for the expansion of an existing auto body shop. County Engineering will review this application for site frontage and drainage.
2. Chatham Borough, Stanley Congregational Church, County Route 638- This application concerns a three lot subdivision of an existing church property. County Engineering will review the new driveway connection to Fairmount Avenue.
3. Lincoln Park, Abundant Life Worship Center, County Route 504 - This site plan is for an addition to an existing church and the addition of 55 new parking spaces. The addition will add a fellowship hall, gymnasium and a small attached garage. County Engineering will

review for stormwater management and determine if there are any issues with the existing driveway.

4. Roxbury, Grace Baptist Church, State Route 46 –This site plan is for parking lot improvements. County Engineering will review for stormwater management.
5. Mendham Twp., Pitney Farm Subdivision - This application is for a three-lot subdivision. One of the lots is preserved open space funded by the Morris County Open Space Trust Fund, a parcel which encompasses a former farmhouse and a 3.65-acre parcel that includes several existing structures. The metes and bounds of the open space parcel will be reviewed to make sure that it is the same area that was preserved as open space. The new lot that is being created for development will most likely be further subdivided for development.
6. Morris Plains, M&M at Morris Plains, State Route 53 –This application proposes 434 residential units, 15,000 square feet of retail and a 170-room hotel on the former Warner/Lambert/Pfizer site. County Engineering will review for stormwater management.
7. Rockaway Twp., Morris Commons –This site plan concerns the development of an 345-unit apartment complex and 40 low and moderate income units on two lots that total 45.18 acres, situated at the end of the Commons Way cul-de-sac. Moderate to steep slopes and freshwater wetlands impact the site and that County Engineering will review for stormwater management. There are concerns regarding access for public safety vehicles and that staff will provide advisory comments concerning this issue.
8. Roxbury, Nursing Home & Assisted Living – This site plan is for a 96-unit nursing home and assisted living facility on property subdivided from the Church of Saint Therese site. The plan includes a large retention basin for stormwater management and two driveway connections to Commerce Boulevard. County Engineering will review for stormwater management. Mr. Perry stated that the church will remain on the larger of the parcels created by the subdivision.

Mrs. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for March 2018. Mr. Scott 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Mrs. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for the Celtic Knot, Wanaque, Passaic County (SP-18-007). Mr. Scott 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Legislative and Municipal

Recent Legislation – Mr. Soriano reported newly introduced bills. Senate Bill S2362 would require that local affordable housing trust fund money surrendered to the New Jersey Affordable Housing Trust Fund be returned to the originating county for affordable housing purposes. Related Senate Bill S2382 would increase the time that municipalities have to use their local affordable housing trust funds from four to eight years. Senate Bill 2380 would require municipalities, public utilities and the State to use LED technology in certain street lights and replace all existing street lights within five years of the bill’s passage, so long as the municipal budget permits. He also noted that Senate Bill 2127 passed both houses and that this bill would extend by two years an existing pilot program authorizing special occasion events at wineries on preserved farmland. Ms. Olcott asked about Assembly Bill A3731, which would allow the counties to establish a construction code office with the authority to issue construction permits for county-owned buildings. Ms. Marion explained that local code officials are currently responsible for these permits.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that a Housing Element/Fair Share Plan was received from Long Hill Township and this Plan addresses the Township’s current affordable housing requirement, replacing the Township’s previous third round plan, which was adopted in December 2008.

Mr. Soriano reported that there were seven proposed ordinances and five adopted ordinances processed in March 2018. He noted an ordinance from Morris Township concerning the placement of small cell equipment, wireless cabinets and wireless poles in the municipal right-of-way to accommodate the infrastructure needs of 5G wireless cellphone technology.

Long Range Planning

Release of Draft Circulation Plan Element for Public Comment – Ms. Olcott thanked all for their comments and hard work on the Circulation Plan Element. She asked the Board to approve the release of the current Draft Plan to the municipalities and public for public comment. Mr. Soriano described the process of adoption, noting that copies of the draft will be sent to municipalities for their review and comment and that the draft plan will be posted on the County’s website. He stated that a public hearing will be scheduled for June 21, 2018, prior to the regular Planning Board meeting and that, pending comments received, the Board would be able to adopt the Plan at the July Planning Board meeting.

Ms. Olcott moved acceptance of the Draft Circulation Plan Element for release to the public. Mr. Eppel seconded 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Ms. Olcott made a motion to establish a public hearing date of June 21, 2018 to receive public comment on the Circulation Plan Element and to send out notice in accordance with the County Planning Act. Mr. Eppel seconded 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Chairman Rattner informed the Board that the Musconetcong River Management Council was successful in its efforts to convince Congress to include funding for its programs in the federal budget. He stated that Trout Unlimited has also been a big supporter of Council efforts. Chairman Rattner then informed the Board that the William Penn Foundation has allocated 40 million dollars towards reconstruction and preservation projects in the Delaware River Basin.

Lake Musconetcong Regional Planning Board – Chairman Rattner reported that the Board is assessing what funds will be available for weed harvesting. He stated that weed harvesting was not conducted last year due to a lack of a weed disposal site and that herbicides were used instead. He stated that although there may be no money for herbicides this year, weed harvesting will be conducted this year at both Lake Hopatcong and Lake Musconetcong as permission has been granted for one year to dump spoils at Tilcon Lake. Chairman Rattner then informed the Board of another fish kill over the winter, possibly due to a lack of oxygen resulting from the lowering of the lake.

Lake Hopatcong Commission

Ms. Marion stated that the Lake Hopatcong Commission has received funding and has restarted its activity. She reported that the Commission has hired a secretary, and that minutes are being posted to their website. She stated that the last meeting was held on March 12, which was attended by Mr. Marty Kane from the Lake Hopatcong Foundation, who reported that they have obtained a pontoon boat that they will be using as a floating classroom. She reported that the Foundation will be taking students from neighboring municipalities on the boat for an educational day starting May 1st, with a total of 16 trips planned for the year.

Ms. Marion stated that the Lake Hopatcong Commission mandate requires the Commission to review site plans and subdivisions proposed around the lake and to provide advisory comments. She stated that the Commission will be sending out notices to communities to make sure they

submit their site plans and subdivisions for review. Ms. Marion also reported that the Commission is working with the state to get their three weed harvesters ready for the spring.

Ms. Marion also reported that the Lake Hopatcong Foundation is having their Block Party on Saturday, May 12, 2018 and that the Foundation is looking for the support of the Lake Hopatcong Commission in a trial to use grass carp for weed management.

Morris County Open Space Trust Fund

Ms. Marion stated that the application for the Open Space Trust Fund has been posted to the County website and that the application deadline is June 15, 2018.

Trail Construction Trust Fund Committee

Ms. Olcott informed the Board that a required program orientation workshop is scheduled on April 26, 2018. Ms. Murray stated that Mr. Larry Knutson from PennTrails will educate workshop attendees on planning and designing a trail project. Ms. Murray stated that the 2018 Trails Construction Trust Fund grant application is on the County's website.

Correspondence and Reports Received

Ms. Marion had nothing to report.

Other Business

Financial Disclosure Statement – Ms. Marion reminded the Board that their Financial Disclosure Statements are due on April 30, 2018.

Municipal Street Maps –Mr. Soriano informed the Board that staff developed municipal street maps over the past year, prompted by a resident request, and that these maps have been posted on the County's website. He stated that maps have been prepared for all municipalities and show local roads, county roads, state roads, federal roads, parcels and water bodies. He stated that the uncluttered style of the maps make them suitable for municipal and/or resident surveys, land use inventories or other data gathering tasks. He reported that the bulk of the work was completed by Ms. Michelin, Mr. Perry and Mr. Cass.

Preliminary Flood Insurance Rate Maps FEMA 90-Appeal Process - Ms. Marion stated that the 90 day appeal process ends on May 15, 2018.

LEGAL UPDATE

Mr. Bush had nothing to report.

Ms. Marion informed the Board of the New Jersey Supreme Court decision concerning the use of Morris County's Historical Preservation funding and religious intuitions. Mr. Bush stated the County is exploring its options.

COMMENTS FROM THE PUBLIC

None

NEXT MEETING

The next meeting scheduled for May 17, 2018.

ADJOURNMENT

At 8:30 p.m., Mr. Vitz moved to adjourn the meeting it was seconded by Mr. Scott 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.