

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

30 Schuyler Place
May 17, 2018

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 4, 2018.

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
Roslyn Khurdan, Engineering Alt.	Joe Barilla, Principal Planner
Annabel Pierce (arrived 7:35)	W. Randall Bush, Attorney
Nita Galate, Alt. 1	Rene Axelrod, Recording Secretary
Christian Francioli, Alt. 2	

Chairman Rattner stated that Mr. Jones has resigned from the Morris County Planning Board and that Ms. Olcott has agreed to replace Mr. Jones as Chairman of the Land Development Review Committee. He stated that Ms. Galate agreed to replace Ms. Olcott as the new Chairman of the Long Range Committee. He stated that the Freeholders will appoint a new Alternate to the Planning Board. Ms. Marion asked members if they know of anyone interested in serving on the Planning Board to notify her or the Freeholders office.

REVIEW OF MINUTES

Ms. Olcott moved the minutes of the April 19, 2018 meeting. Mr. Eppel seconded the motion and all approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
vacant	-		
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		

DIRECTOR'S REPORT

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

Ms. Marion informed the Board of a meeting with the Department of Environmental Protection (DEP) and reported that progress is being made on the Wastewater Management Plan (Plan). NJDEP provided comments on the Parsippany-Troy Hill chapter and that Ms. Michelin is continuing to work with the NJDEP on this chapter of the Plan. Ms. Michelin also continues to work on the Mine Hill chapter of the Plan. She stated there is a new deadline of July 2019 for completion of the entire County Wastewater Management Plan.

REPORT OF FUNDS RECEIVED

Funds received for April 2018 totaled \$19,100.

FUTURE MEETINGS

Ms. Marion had nothing to report.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan - Ms. Marion stated that all new information was given in the Director's Report.

Watershed Activities – Ms. Marion reported that the Rockaway River Watershed Cabinet members will conduct education and outreach efforts at the 4H Fair and the Wharton Canal Day this summer.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meeting held prior to the Planning Board Meeting on May 17, 2018. Ms. Olcott noted the following applications:

1. Chester, 384 Main Street (County Route 513) –This application concerns a change in use and County Engineering will review driveway access and stormwater management.
2. East Hanover, 11 Mt. Pleasant Ave. – This site plan concerns redevelopment of the Varityper property. The Mount Pleasant Avenue frontage is under NJDOT jurisdiction and the site is impacted by freshwater wetlands, which will require the applicant to obtain state permits. County Engineering will review the stormwater management report.
3. Hanover, Cedar Village-Lowes, (County Route 650) – This site plan is for the development of a Lowe's Home Improvement store and a convenience store with motor fueling facilities. A traffic study was previously completed and County Engineering will review the proposed stormwater management plan, site frontage improvements and the proposed traffic signal.
4. Harding, Simon Minor Subdivision, (County Route 646) – This application is for a three-lot minor subdivision. County Engineering will review driveway access.
5. Madison, Fairleigh Dickinson Athletic Fields – This application concerns a site plan for the expansion and redevelopment of existing athletic facilities and County Engineering will review the plan for stormwater management.
6. Parsippany, 110 Edwards Road – This site plan is for the storage of 300 vehicles, and the installation of a billboard and a wireless communication tower on a former landfill adjacent to the Morris County MUA'S Parsippany Transfer station. The applicant will have to obtain approvals from the NJDEP.
7. Parsippany, Parsippany Baptist Church – this site plan is for a church, which plans to expand its parking lot. County Engineering will review stormwater management and the existing driveway connection.
8. Randolph, Salerno Duane Randolph Realty, Route 10 East- This site plan is for the development of two 2-story self-storage buildings and a vehicle storage lot. Two subsurface detention basins and two surface infiltration basins are proposed. County Engineering will review for stormwater management.
9. Roxbury, 1881 LLC, Route 46 West –This site plan proposes the construction of an additional office/warehouse structure on a site that currently has two existing office/warehouse structures. This is the final phase for the development of this property and County Engineering will review the Stormwater Management Report Addendum.

Mrs. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for April 2018. Mr. Eppel seconded the motion and it was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
vacant	-		
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		

2017 Development Activity Report – Ms. Olcott reported that the 2017 Development Activity Report has been completed and thanked Joe Barilla and staff for their work on the project. She stated that this year’s report cover features two residential buildings with ten condominium units in Morristown developed by the Morris Habitat for Humanity.

Legislative and Municipal

Recent Legislation – Mr. Soriano gave the report on recent legislative activity. There were only two new bills not associated with previous introductions. The first is S2496, which would establish a license to allow wineries to produce more than 250,000 gallons per year and ship wine directly to consumers in New Jersey. The other new bill was A3858, which would require municipalities to submit economic growth plans to the Department of Community Affairs as a condition for continued participation in urban enterprise zone program. Morris County does not currently have any urban enterprise zones. Senate Bill S2127, which would extend an existing pilot program authorizing special occasion events at wineries on preserved farmland, passed both houses.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that housing element and fair share plans were received from Morris Township and the Township of Boonton. Both plans address affordable housing obligations reached through settlement with the Fair Share Housing Center. The Master Plan Reexamination Report and the Land Use Plan Amendment from the Township of Boonton concern the implementation of the affordable housing settlement agreement with the Fair Share Housing Center.

With regard to the Land Use Ordinance monthly report, Mr. Soriano stated that there were eleven proposed ordinances and seventeen adopted ordinances for a total of twenty-eight ordinances processed for April 2018. Denville Township has proposed an ordinance for the Redmond Press Redevelopment Plan. Long Hill Township and Morristown have proposed ordinances to implement affordable housing consistent with their affordable housing settlement agreements.

Long Range Planning

Notice and Public Hearing on Circulation Plan Element - Ms. Olcott informed the Board that the Circulation Plan Element is ready for the public hearing. She stated that notice has been provided to all municipalities and that the public hearing will be held on June 21, 2018 from 6:00 p.m. to 7:00 p.m. She stated that the regular Planning Board meeting will be held directly after the public hearing. Ms. Marion stated that the draft Circulation Plan Element was hand delivered to municipal clerks and planning board secretaries as required by law. She reported that the legal notice was placed in the newspaper. An announcement was placed on the County website, along with a copy of the draft Circulation Plan Element with a comment form. The County also issued a press release. Ms. Marion described the procedures to be followed during the public hearing regarding questions and comments. Ms. Olcott recommended a brief opening statement be given at the beginning of the hearing describing the advisory nature of county master plan elements as pertains to municipal activities.

Liaison Reports

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Chairman Rattner stated that the Department of Environmental Protection (DEP) has indicated that hydro-raking may not begin on the lake until August 1, 2018 to avoid conflict with the spawning period of fish. He stated that this conflicts with the grant requirements of the DEP, which mandate quarterly reports concerning the progress of the hydro-raking effort on the lake. This delay will also interfere with the amount of spoils that may be dumped at Tilcon Lake because the permit to do so will end in September of this year.

Lake Musconetcong Regional Planning Board – Chairman Rattner reported that the Musconetcong Sewage Authority is hosting the Musconetcong Watershed Association (MWA) and Musconetcong River Management Council for their August 21, 2018 meeting. The meeting will include a tour of the plant and monitoring stations managed by the River Watchers Association.

Lake Hopatcong Commission

Ms. Marion stated that the Lake Hopatcong Foundation held a successful block party and that their floating classroom program is up and running.

Morris County Open Space Trust Fund

Ms. Pierce reported that there was no meeting in April or May. She stated that site visits will begin in September 2018. Ms. Marion stated that two closings should be completed soon.

Trail Construction Trust Fund Committee

Ms. Olcott informed the Board that the Committee held a required orientation meeting for potential applicants and that it was very well attended. The representative from Penn Trails gave a very informative presentation on planning and constructing a trail. Ms. Marion reported that the presentation provided detailed information on trail usage and design.

Ms. Marion stated that one of the first trail construction projects has been completed and that there will be a ceremony on National Trails Day, June 2, 2018 at 10:00 a.m. to commemorate the completion of the Stobaeus- Briarwood Trail in Florham Park.

Correspondence and Reports Received

Ms. Marion had nothing to report.

Report of Meeting

Ms. Marion had nothing to report.

Other Business

Ms. Marion had nothing to report.

LEGAL UPDATE

Mr. Bush reported that the County Agricultural Development Board closed on the Olsen Farm in Chester Township, making it the 135th farm preserved through the County farmland preservation program. He reported that there will be a closing soon on the Young Farm in Chester Township.

Ms. Olcott asked about the New Jersey Supreme Court decision concerning the use of Morris County's Historical Preservation funding and religious intuitions. Mr. Bush stated the County will be appealing the decision to the US Supreme Court.

COMMENTS FROM THE PUBLIC

None

NEXT MEETING

The next meeting scheduled for June 21, 2018 at 7:00 p.m. The Circulation Element Public Hearing is 6:00 p.m. – 7:00 p.m.

ADJOURNMENT

At 8:50 p.m., Ms. Khurdan moved to adjourn the meeting 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.