

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

30 Schuyler Place
September 20, 2018

Morristown
New Jersey

Vice-Chair Olcott called the Regular Meeting to order at 7:03 p.m.

OPEN PUBLIC MEETINGS LAW

Vice-Chair Olcott stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated February 4, 2018 and invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

Isobel Olcott, Vice Chair	Christine Marion, Planning Director
Ted Eppel, Secretary	Anthony Soriano, Supervising Planner
Everton Scott	Greg Perry, Supervising Planner
Christopher Vitz, County Engineer	Joe Barilla, Principal Planner
Nita Galate	Barbara Murray, Program Coordinator
Christian Francioli, Alt. 1	W. Randall Bush, Attorney
	Staci L. Santucci, Morris County Counsel
	Deena Leary, Assistant County Adm.
	John Hayes, Principal Planner Transportation
	Rene Axelrod, Recording Secretary

PRESENTATION

Ms. Marion started the meeting by presenting W. Randall Bush with an honorary resolution acknowledging his six years as the Morris County Planning Board Attorney. Ms. Marion read the resolution, which identified the many duties Mr. Bush performed for the Board and wished him the best on his retirement. He was presented with a personalized cake.

REVIEW OF MINUTES

Mr. Eppel moved the minutes of the June 21, 2018 Public Hearing on the draft Morris County Master Plan Circulation Element. Mr. Scott 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate	x		
Christian Francioli (Alt. 1)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Steve Rattner, Chairman	-		

Mr. Eppel moved the minutes of the June 21, 2018 Planning Board meeting. Mr. Scott 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate	x		
Christian Francioli (Alt. 1)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Steve Rattner, Chairman	-		

There was no quorum at the July 19, 2018 meeting so no action was taken.

DIRECTOR'S REPORT

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

Ms. Marion informed the Board of the hiring of new assistant planner Jason Rotter. She stated that his primary duties will involve assisting Ms. Michelin on the Flood Mitigation Program and conducting various GIS-related and other duties.

Ms. Marion stated that staff has been working with the Morris County Economic Development Corporation (MCEDC) by providing demographic and economic development information and by attending various committee meetings. She stated that Mr. Barilla gave a presentation at a meeting arranged by the MCEDC and TransOptions for companies along Park Avenue concerning existing and future plan development along Park Avenue. She stated that Mr. Vitz was also in attendance and spoke on planned and potential improvements for Park Avenue. She reported that representatives of TransOptions also provided information on services and potential actions employers might consider to mitigate traffic impacts. Ms. Marion also reported that Mr. Soriano has been providing the MCEDC Housing Committee with data.

REPORT OF FUNDS RECEIVED

Funds received for August 2018 totaled \$4,485.

FUTURE MEETINGS

Ms. Marion informed the Board that there will be two meetings on the NYS&W Bicycle and Pedestrian Path; the first in Wayne Township on October 3, 2019 at the Wayne Township Municipal Building and the second at Pequannock Township on October 11, 2018, at the Pequannock Senior Center. She also informed the Board of a meeting on the Dover & Rockaway Railroad Project that will be held on October 16, 2018 at the Salvation Army Community Center, Dover, NJ. She stated that the meeting will concern the discussion of methods to eliminate several at-grade crossings on the Dover & Rockaway freight rail line in the Town of Dover.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan - Ms. Marion reported that the Department of Environmental Protection (DEP) will approve most of Mine Hill Township WMP amendments. She stated that progress is being made on the Parsippany-Troy Hills draft chapter and that the DEP is moving towards approval within the next few months.

Watershed Activities – Ms. Marion that Parsippany-Troy Hills will not be providing funding or members to the Rockaway River Watershed Cabinet or the Whippany Watershed Action Cabinet this year.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meeting on August 21, 2018. Ms. Olcott noted the following applications:

1. Lincoln Park Borough, Meridia Transit Village (County Road 633) –This site plan is for the redevelopment of three existing properties containing residential and commercial uses with a single mixed-use three-story project. The lots total .437 acres and that there will be no onsite parking. The site plan indicates that the municipality is responsible for providing 130 parking spaces. County Engineering will review for stormwater management and site frontage improvements.
2. Long Hill Township, Missionary Servants of the Most Holy Trinity, (County Road 657) – The site plan is for a new shrine area located near the existing church structure. A proposed right-of-way dedication will be required along the site’s Long Hill Road frontage.

Ms. Olcott then reported on the Land Development Review Committee meeting held before the Planning Board meeting on September 20, 2018. Ms. Olcott noted the following applications:

- 1 Florham Park Borough, US Northeast Properties, (County Road 510) – The site plan and minor subdivision application concerns the redevelopment of the former Bennigans property with two separate office buildings and a shared parking layout. A one-story medical office building is proposed to replace the restaurant and the second structure will be a two-story medical office building and a health club. County Engineering will review stormwater management and the driveway connection to Columbia Turnpike.
- 2 Long Hill Township, Mountain Hill Restaurant, (County Route 638) – This site plan is for a tenancy change from a deli to a restaurant. The site frontage currently does not comply with County Land Development Standards and there are currently no on-site stormwater measures. County Engineering will review for site frontage and possible stormwater control.
- 3 Montville Township, Eli’s Bagels, (County Route 202 Main Road) – This site plan is for the conversion of an existing two-story office building to a bagel shop. County Engineering will review for driveways and stormwater management.
- 4 Morris Plains Borough, The American, (County Route 650) – This site plan and subdivision application is for the redevelopment of a former corporate office complex to a 281-unit multifamily development. The site is 28.45 acres and the new development will consist of apartments, condominium units, townhomes and a clubhouse with outdoor swimming pool, affordable housing units and age-restricted units. The existing connection of The American Road and Forest Way will be modified to eliminate the through-connection from the East Hanover Avenue from the north and east. County Engineering will review the traffic study and stormwater management. Mr. Perry reported that Morris Plains has a trail plan for this area.
- 5 Randolph, Gateways at Randolph, (County Road 670) – This site plan concerns the expansion of the Gateway at Randolph Apartment Complex with three new apartment buildings. Four units will be removed from an existing building, the leasing office will be relocated, and parking will be reduced by 21 spaces. County Engineering will review stormwater management and the four existing driveway connections to Center Grove Road. A right-of-way dedication and a bridge maintenance easement for the existing County culvert may be required.

Morris Township, Morris Market Place (County Road 650) – Ms. Olcott reported that this site plan was previously reviewed by the Board and that there was a disagreement between the developer and the County concerning access to the property from the Mennen Arena driveway. Ms. Olcott stated that this matter has been resolved and that the revised plan includes two full service driveway connections to Martin Luther King Blvd., a municipal ballfield adjacent to the Mennen Parking lot and sidewalks along the frontage of the property. She stated that this application was conditionally approved.

Mr. Eppel made a motion to approve the Report of Actions Taken on Development Plans for June 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		
vacant	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate	x		
Christian Francioli (Alt. 1)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Steve Rattner, Chairman	-		

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

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

Legislative and Municipal

Recent Legislation – Mr. Soriano reported on newly introduced legislation concerning affordable housing, the first being Assembly Bill A4333, which would establish a “Commission on Statewide Affordable Housing Obligations.” Under the proposed bill, the Statewide need for low and moderate income housing would be determined by a four-member legislative Commission. He reported on the introduction of Assembly Concurrent Resolution ACR188, which proposes a constitutional amendment to provide that only the Legislature may determine affordable housing obligations. He also reported on the introduction of Assembly Bill A4414, which would require all new residential construction of 20 units or more to provide 20 percent low and moderate housing on or off site for a period of not less than 98 years or pay a fee to the municipality equal to 30% of the cost of the proposed development.

He then reported that four other bills being tracked had been signed into law, these being Assembly Bills A4169, A4170, A4210 and A4211. These bills concern environmental infrastructure and land preservation funding.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano reported that the Board received Housing Elements and Fair Share Plans from Morris Plains Borough, the Town of Boonton and Morristown. He stated that the Borough of Morris Plains also submitted a Land Use Element of the Master Plan in connection with its newly introduced Housing Element and Fair Share Plan. He reported that the Town of Boonton also submitted a Comprehensive Master Plan update addressing land use, circulation, economic development, parks/open space, historic preservation and community development. He reported that Mendham Township introduced a Land Use Plan amendment concerning the Pitney property.

Mr. Soriano then reported on two Land Use Ordinance monthly reports for July and August 2018. Thirteen proposed ordinances and twelve adopted ordinances were processed in July and that eight proposed ordinances and nine adopted ordinances were processed in August. Most of the newly

introduced ordinances concerned zoning for affordable housing sites related to the many new affordable housing plans received and he identified new affordable housing zones proposed in Morris Plains Borough, Morris Township, Boonton Township, Rockaway Borough and Washington Township. Washington Township introduced an ordinance that would permit Veteran’s Micro Housing Units as a conditional use in the R-5 Conservation District. He described the characteristics of this housing and the conditions under which it may be permitted.

Long Range Planning

Draft Circulation Plan Element – Responses – Ms. Galate reported that the comments received on the draft Circulation Plan Element were reviewed by staff and the Long Range Committee. She stated that, based on the comments, 29 amendments to the Plan were proposed by the Committee. Mr. Soriano stated that he and John Hayes reviewed the comments and that the proposed changes focused on clarification of language, which consisted of minor additions or minor language changes. Ms. Olcott stated that many comments concerned the need for more mass transit and on local traffic issues. She stated that there should be a way for the municipalities to have a greater dialog with New Jersey Transit concerning the need for mass transportation in certain regions of Morris County. She also stated that Somerset County identified a need for better north south connectivity and felt that the issue of potential transit opportunities along the Route 202 corridor should be explored.

Ms. Leary noted the number of new affordable housing proposals and stated that their development might increase the opportunities for mass transit. Ms. Marion stated that these opportunities may be limited as most of the projects proposed are widely dispersed and lacking the concentration needed to support new bus service.

Ms. Marion asked for Planning Board approval to incorporate the changes to the draft Circulation Element outlined by staff and the Long Range Committee. Mr. Eppel made a motion to approve the changes to the draft Circulation Plan Element. Mr. Vitz 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	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate	x		
Christian Francioli (Alt. 1)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Steve Rattner, Chairman	-		

Liaison Reports

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Ms. Marion stated that on September 17th she received notice that a toxic bacteria was found in Lake Musconetcong during pulling of the weeds. She stated that samples are being sent to the state for confirmation and testing in Lake Hopatcong and that warning signs have been posted.

Ms. Marion reported that the Lake Musconetcong Regional Planning Board continues to have difficulties getting a permit to use the hydro-rake for weed collection, but that it is being used to pull tires and stumps from the lake. She stated that the Lake Board has adopted a resolution to update the Restoration Plan into a watershed implementation plan in conjunction with the Lake Hopatcong Commission.

Musconetcong River Management Council

No report.

Lake Hopatcong Commission – Ms. Marion stated that the Lake Hopatcong Foundation is holding focus groups on the strategic planning process and that they will share their results with the Commission. She reported that the Commission hired Benecke Economics to explore means of funding the Commission. She also reported that there are two members of the public still concerned by the five-foot drawdown. She reported that a member of the Commission made presentation concerning dilapidated docks.

Morris County Open Space Trust Fund

Ms. Murray informed the Board that evaluations are being conducted for five applications requesting a total of 2.3 million dollars to preserve 47 acres. She stated that fall site visits were completed and that final presentation by applicants and Committee deliberations will occur on October 23, 2018. She stated that there was one closing in September for Cataract Park in Washington Township.

Trail Construction Trust Fund Committee

Ms. Olcott stated that the Trail Construction Grant Committee is meeting on October 11, 2018 to review projects for the current funding round. She stated that six applications have been received with requests totaling \$684,550.53. She reported that the South Branch Drakestown Preserve Connector project in Washington Township is complete and that Morris Township returned their 2016 grant of \$98,280 for the Jockey Hollow Top Preserve Accessible Loop Trail because the bids exceeded the original cost estimate. Ms. Galate reported that staff has created an engineering detail for trails that will help municipalities estimate the various costs associated with trail development.

Correspondence and Reports Received

Ms. Marion reported that the Young 2 Farm in Chester Township has been permanently preserved. She also stated that she received a copy of a letter to Freeholder Director Cabana from the Highlands Council informing him of the new leadership on the Council. She stated that the letter

indicates that the Council is beginning a new outreach program to the counties and municipalities to update them on the benefits of working with the Highlands Council.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Strategic Plan for Morris County, NJ

Ms. Marion provided background on the development of the Strategic Plan for Morris County. She stated that the Board of Chosen Freeholders began the process in 2016 and that the first phase of the project involved establishment of a vision, a mission and guiding principles to improve County government operations. She stated that the second phase of the process involved the creation of a Strategic Plan (Plan), which included the creation of a Steering Committee. She stated that the Committee identified five focus areas including quality of life, economic development, public safety, health and human services and infrastructure. She stated that the Plan also identifies trends, strengths and potential strategies and recommendations for the guidance of future county infrastructure investments.

She stated that those sections addressing quality of life and economic development were most associated with the activities of the Planning Board and that the Plan references the draft Morris County Master Plan Circulation Element to be used as a guide in making transportation infrastructure decisions.

Ms. Leary described how the Freeholder Board worked together to identify the vision for the Plan and discussed the subsequent focus group meetings. She stated that meetings continue with municipal administrators and that she and Preservation Trust staff recently met with municipal administrators to inform them of the various preservation programs offered by the County. She described various other existing and proposed programs, services and resources offered by the County, which go beyond what is typically offered by county government. She gave examples including the Navigating Hope initiative, the county medical examiner, the pending addition of ballistics and drug labs and an auxiliary ambulance service to assist local volunteers. She also reported the on the planned creation of a new-service based website and the development of new Google-group to increase communication and improve the coordination of activities between various county departments and organizations.

Ms. Olcott stated that she felt that the Plan should have emphasized the importance of major health care facilities such as the Morristown Medical Center and identified the support the County gives to NGOs. Ms. Leary stated that the Strategic Plan supports the development of additional plans, reporting on the planned development of an Economic Development Strategy Plan and Coordinated Human Service Plan.

LEGAL UPDATE

Mr. Bush had nothing to report. Mr. Bush thanked the Board and staff for their support and described how their assistance helped him defend the County in past litigation.

COMMENTS FROM THE PUBLIC

None.

Mr. Vitz reported to the Board on the passing of former Chairman Joe Falkoski.

NEXT MEETING

The next meeting scheduled for October 18, 2018 at 7:00 p.m.

ADJOURNMENT

At 8:30 p.m., Mr. Vitz moved to adjourn the meeting, Mr. Eppel seconded, 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.