

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

30 Schuyler Place
October 18, 2018

Morristown
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:04 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 and 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
Christopher Vitz, County Engineer	Joe Barilla, Principal Planner
Nita Galate	Staci L. Santucci, Morris County Counsel
	Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Ms. Olcott moved the minutes of the September 20, 2018 Planning Board meeting. Mr. Vitz seconded the motion and all approved by voice vote. Chairman Rattner abstained.

DIRECTOR’S REPORT

The Board accepted the Director’s Report for September – October 2018 and it will be placed on file. Ms. Marion stated that she would discuss items under their agenda headings.

Ms. Olcott asked for an update concerning the upcoming Census. Ms. Marion stated that staff continues to be involved in pre-census activities. She reported that the Local Update of Census Addresses (LUCA) information has been submitted to the Census Bureau and that staff will be participating in the Participant Statistical Areas Program (PSAP), which concerns updating statistical area boundaries for the 2020 Census. She also reported that Mr. Sitlick continues to update county information using data from the American Community Survey (ACS). Mr. Soriano reported that an update of the ACS Five Year data for municipalities will be released at the end of the year and that Mr. Sitlick will review that information and post updated tables and charts on the County website. Ms. Marion stated that Mr. Sitlick will present a report on this updated information to the Board in February or March 2019.

REPORT OF FUNDS RECEIVED

Funds received for September 2018 totaled \$13,505. Mr. Rattner asked if any particular project was responsible for the increase over the previous month. Mr. Perry reported that the largest contributor was a residential project in Morris Plains that includes 296 units.

FUTURE MEETINGS

Ms. Marion informed the Board that she and several members of staff will attend the New Jersey Counties Planners meeting on October 19. She stated that Ms. Murray and Ms. Chaplick will give a presentation on the Morris County Trail Construction Program. She also reported that Ms. Michelin and Mr. Barilla will attend an instructional program next week on the use of a drone application.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan - Ms. Marion reported she and Ms. Michelin will be meeting with Mine Hill and the Department of Environmental Protection (DEP) in November to review proposed amendments to the WMP. She stated that discussion will include the potential for bringing an area of the Township known as the Flats, located in the southwest corner of the municipality, into the Rockaway Valley Sewerage Authority (RVRSA) area. Ms. Marion stated that the DEP should be posting notice for the adopted of the Parsippany-Troy Hills WMP chapter.

Watershed Activities – Ms. Marion had nothing to report.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meeting on October 18, 2018. Ms. Olcott noted the following applications:

1. Boonton, Convenience Store, County Route 511 – This site plan concerns the redevelopment of an existing automotive repair facility to a convenience store and motor fuel facility. The County is requiring an eight foot right-of-way easement for Washington Street and a block corner radius for the intersection of Monroe Street and Washington Street to be dedicated to the municipality. County Engineering will review stormwater management and the existing driveway connection and roadway frontage of Washington Street.
2. Florham Park, 64 Ridgedale Ave, County Route 608 - The proposed subdivision will create five single-family residential lots on a 3.28 acre property. County Engineering will review stormwater management and the proposed cul-de-sac connection to Ridgedale Avenue.
3. Florham Park, Park Savoy, County Route 608 – This site plan concerns development of a chapel behind the Park Savoy catering facility, which is adjacent to the Pinch Brook Golf Course. Due to the unusual configuration of the property, the municipal board will need to determine whether the chapel is located in a rear or side yard for the setback

requirements and potential buffer area. The Morris County Park Commission has been contacted and that they will also provide comments.

4. Montville, Mutts on Main, County Route 202 - The site plan is for the replacement of an existing outdoor kennel with an indoor kennel and activity building. County Engineering will review for stormwater management.

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

Legislative and Municipal

Recent Legislation – Mr. Soriano reported that two new affordable housing bills were introduced: Senate Bill S2997 and Assembly Bill A4425. S2997 would establish a “Subcommittee on Affordable Housing Needs” within a “Joint Committee on Housing Affordability.” He stated that the purpose of the Committee would be the establishment of statewide affordable housing obligations. Assembly Bill A4425 concerns the creation of a five-year housing advisory plan. He then reported on several other bills, including S2988, which would require all new warehouses of 10,000 square feet or more to be solar ready, and S3004, which would require that green building standards be applied to affordable housing construction.

Concerning bills previously tracked, he reported that A1330 concerning hemp farming and S2333 concerning NJ Transit establishment of an Office of Real Estate passed both the Senate and Assembly. He also noted that S1429 concerning trespass on agricultural land was signed into law.

Ms. Marion then informed the Board of Senate Bill S106 and Assembly Bill A1019. These bills would amend the Open Public Meeting Act to redefine how public bodies are defined and change the notice and public access requirements for certain Boards and Subcommittees. She brought this issue to the attention of the New Jersey County Planners Association and that she would be discussing the issue with members Association when she attends their meeting on Friday.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated there were no master plans received in October 2018.

Chairman Rattner asked Mr. Soriano why the Town of Boonton had so many ordinances submitted in September. Mr. Soriano explained that Boonton and many other municipalities are now implementing the recommendations of their Housing Elements and Fair Share Plans adopted in accordance with the recent wave of court approved settlement agreements. He noted that the Zoning Report contains six proposed affordable housing ordinances and 14 adopted affordable housing ordinances. He reported that development resulting from the adoption of these ordinances had the potential to generate roughly 1,600 residential units of which 300 may be affordable.

Long Range Planning

Ms. Galate stated that the Morris County Master Plan Circulation Plan Element has been amended to incorporate the changes approved at the previous Board meeting and that a resolution of adoption has been prepared. She stated that the Circulation Element and all comments and responses will be posted on the County’s website once the resolution is adopted. She stated that copies of the Plan will also go to the Morris County Board of Chosen Freeholders, the Morris County Board of Transportation, the Morris County Park Commission and all Morris County municipalities.

Ms. Marion read the resolution, after which Mr. Eppel made a motion to approve Resolution Number 18-2, the 2018 Morris County Master Plan Circulation Element. Ms. Olcott seconded the motion and it was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate	x		
Christian Francioli (Alt. 1)	-		
Steve Rattner, Chairman	x		

LIAISON REPORTS

Lake Musconetcong Regional Planning Board

Chairman Rattner thanked Ms. Leary and Ms. Marion for their help concerning County funding to the Lake Musconetcong Regional Planning Board. Chairman Rattner stated that there has always been a six-week drawdown for Lake Musconetcong to conduct maintenance, but that the DEP has not yet approved this drawdown. This is the only opportunity to clean out the swirl chamber that was installed below the lake level, He stated that if approval is not given soon, it might be too late for the drawdown and associated maintenance. Chairman Rattner then informed the Board that, based on the recommendation by the manufacturer of the weed harvester, a vegetable-based

hydraulic oil was used in the harvester, which was subsequently damaged by its use. Chairman Rattner then reported that he sent an email to the Lake Musconetcong Regional Planning Board to make them aware of the cyanobacteria (blue-green algae) bloom recently discovered in Budd Lake. This type of algae bloom is toxic.

Musconetcong River Management Council

Chairman Rattner informed members that a film festival celebrating the 50th Anniversary of the Wild and Scenic Rivers Act was held at Centenary College. He stated that the festival was very successful and should provide further support for the Wild and Scenic Rivers program. He noted that most of the attendees were from Warren and Morris County.

Lake Hopatcong Commission

Ms. Marion had nothing to report.

Morris County Open Space Trust Fund

Ms. Marion stated that there were five applications for the 2018 funding round, requesting \$2.3 million to preserve 47 acres in five municipalities. She reported that final presentation by applicants and subsequent Committee deliberations will occur on October 23, 2018. She stated that recommendations will be presented to the Board of Chosen Freeholders at their work session on November 7, 2018. Ms. Marion noted that there are fewer applications for large tract acquisitions and more applications for smaller tract acquisitions of land. These smaller parcels are often preserved to augment existing parks and open space. Ms. Marion also asked the Board for a new member to serve on the Open Space Committee to replace Ms. Pierce, whose term as Board liaison has expired. Ms. Marion stated that the time spent for future site visits may be diminished by the use of new digital aerial services that the County may obtain.

Trail Construction Trust Fund Committee

Ms. Olcott stated that the Committee met on October 11, 2018 to review projects for this funding round. She stated that six applications were submitted with requests totaling \$796,177.45. Ms. Olcott reported that some previous applications were withdrawn due to problems with certain Department of Environmental Protection (DEP) requirements and their associated costs. Ms. Olcott suggested a meeting with the DEP to discuss this issue. She also reported that the Committee will meet on October 30, 2018 for a Q&A session with applicants and associated deliberations.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion had nothing to report.

REPORT OF MEETINGS

Ms. Marion had nothing to report.

OTHER BUSINESS

None.

LEGAL UPDATE

None.

COMMENTS FROM THE PUBLIC

Mr. W. Nader, PE, CFM from the Nader Group asked the Board who he might speak to about a letter he received from the Morris County Planning Board concerning an application submitted to the Morris County Planning Board and the Randolph Planning Board for the Gateways at Randolph project. Ms. Marion recommended Mr. Nader meet with County Planning and Engineering staff to discuss his concerns, which would then be brought to the Land Development Review Committee for discussion. Mr. Nader stated that he will call to schedule an appointment.

NEXT MEETING

The next meeting is scheduled for December 6, 2018 at 7:00 p.m.

There is no meeting in November.

ADJOURNMENT

At 8:12 p.m., Mr. Vitz moved to adjourn the meeting, Ms. Galate 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.