

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

30 Schuyler Place
January 19, 2023

Morristown
New Jersey

Meeting Held Via WebEx

Vice Chair Olcott called the Regular Meeting to order at 7:08 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 in accordance with the Open Public Meetings Act and invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

Commissioner Stephen Shaw	Virginia Michelin, Assistant Director, Planning and Preservation
Steve Rattner, Chairman	Anthony Soriano, Supervising Planner
Isobel Olcott, Vice-Chair	Mike DiGiulio, Senior Planner
Nita Galate	Kevin Sitlick, Senior Planner
Mohamed Seyam	Staci L. Santucci, Esq., County Counsel
Dennis Bull, Alt. 1	Greg Perry, Supervising Planner
Christopher Vitz, County Engineer	Alyssa Ercan, Recording Secretary
Joe Barilla, Director, Planning and Preservation	Barbara Murray, OSTF Coordinator

STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW

Ms. Ercan read the Statement Regarding Compliance with the Open Public Meetings Law.

2022 Appointments to the Planning Board

Mr. Barilla opened the floor for nominations for Planning Board Chairman. Ms. Olcott moved the nomination of Steve Rattner as Planning Board Chairman and Ms. Galate seconded. There being no other nominations for Chairman; Ms. Olcott moved to close the nominations and Ms. Galate seconded. All voted in favor of Mr. Rattner as Chairman by voice vote.

Mr. Rattner then called for nominations for Planning Board Vice-Chair. Mr. Rattner moved the nomination of Isobel Olcott as Planning Board Vice-Chair and Ms. Galate seconded. There being no other nominations for Vice-Chair; Mr. Vitz moved to close the nominations and Ms. Galate seconded. All voted in favor of Ms. Olcott as Vice-Chair by voice vote.

Mr. Rattner then asked for nominations for the position of Board Secretary. Ms. Olcott moved the nomination of Ms. Galate as Planning Board Secretary and Mr. Vitz seconded. There being no

other nominations for Secretary; nominations were closed by Mr. Rattner, and all voted in favor of Ms. Galate as Secretary by voice vote.

Mr. Rattner thanked the Board and stated that the Board has been very efficient because of high-quality members, attentive staff support, and the support of the Board of County Commissioners.

Mr. Rattner then noted the members of the Standing Committees for 2022. He said that the Environmental & Watershed Committee needed another member because Mr. Francioli was no longer a member of the Board. Mr. Ratter stated that he would like to be involved with the Committee. Commissioner Shaw nominated Mr. Seyam or Mr. Bull as members and Ms. Olcott seconded. Mr. Seyam accepted the position. Mr. Rattner asked Mr. Bull to be part of the Environmental & Watershed Committee.

Standing Committees for 2023 are as follows:

Legislative & Municipal – Everton Scott, Chairman, Ted Eppel, Vice-Chairman, Nita Galate, Mohamed Seyam and Steve Rattner.

Land Development Review – Isobel Olcott, Chairman, Chris Vitz, County Engineer, Everton Scott, Steve Rattner.

Environmental & Watershed – Ted Eppel, Chairman, Chris Vitz, County Engineer, Steve Rattner, Mohamed Seyam, Dennis Bull.

Long Range Planning – Nita Galate, Chairman, Ted Eppel, Isobel Olcott, and Mohamed Seyam.

Mr. Rattner reviewed Planning Board Liaisons for 2023 as follows:

Planning Board Liaisons

Lake Hopatcong Commission –Eric Wilsusen

Lake Hopatcong Commission Alternate –Ryan Gilfillan

Lake Musconetcong Regional Planning Board – Steve Rattner

Musconetcong River Management Council – Steve Rattner

Musconetcong River Management Council Alternate– John Wetzel

Morris County Open Space Trust – Everton Scott, Sue McCluskey (At-Large Member)

Morris County Trail Construction Trust Committee – Isobel Olcott, Nita Galate, Leigh Ann Von Hagen (At-Large Member)

Commissioner Shaw noted that the Board of County Commissioners is working to appoint a second alternate for the Planning Board. Mr. Soriano asked for clarification on the number of members that can serve on the Legislative & Municipal Committee. Ms. Santucci explained that there can be a larger number of members willing to serve but a meeting of these members cannot exceed four.

REVIEW OF MINUTES

Ms. Olcott moved the Planning Board Meeting Minutes of December 8, 2022. Mr. Vitz seconded the motion. Mr. Rattner called for questions or comments and there being none, the motion was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner			X
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	-		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt.1			X
VACANT, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

DIRECTOR'S REPORT

Mr. Rattner asked Mr. Barilla if minutes are kept for the Morris Canal Greenway. Mr. Barilla explained that Ms. Murray was at the meeting and deferred the question to her. Ms. Murray stated that there were no minutes but when she attends regional meetings in the Spring and Fall, she will record minutes. Ms. Murray added that there is hope that Morris County will become more active regarding the Greenway. Mr. Rattner also asked Mr. Barilla if there are problems with right-to-farm issues in Morris County, as noted in his Director's Report. Mr. Barilla responded that the County Agricultural Development Board is supporting proposed legislation that would allow alternates to the Board as well as allowing cases to be heard in other counties to reduce potential conflict of interest issues between farmers. He noted that the CADB does receive occasional complaints dealing with smells or noises from preserved farms, but many of these complaints are unfounded.

The Director's Report for December 2022 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for December 2022 were \$16,725.

FUTURE MEETINGS

Mr. Barilla noted there were no additional meetings besides regularly scheduled Planning Board and staff meetings. He also said that he and Ms. Michelin would be attending the County Planners Meeting on January 20th.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that there have been no meetings due to the holidays, but that staff continues to work on amendments and buildout activities.

County Watershed Activities – Mr. Barilla reported that he has not heard from the Rockaway River Watershed Cabinet and that the Whippany River Watershed Action Committee appears to be more active. Commissioner Shaw added that he just attended a Rockaway River Watershed Cabinet meeting and that the group is trying to determine ways to become more active. Mr. Barilla then reported that there was a roundtable meeting in the second half of 2022 with Representative Malinowski’s office about performing work along the Passaic River in Long Hill and southern parts of the County. Since Representative Malinowski is no longer in office, Mr. Barilla stated that he does not know the status of this work but hopes to get an update in the Spring.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott highlighted the following item from the Land Development Review Committee meeting held on December 12, 2022.

Denville, Station Village at Denville, 2022-8-13-SP-0 (Route 53) - This application is for the redevelopment of the former Redmond Press property. All existing site improvements will be removed and the applicant is proposing a 60-unit multi-family structure on 2.1 acres. Ms. Olcott explained that the applicant planned to utilize existing drainage patterns on-site but will need approval from the state due to flooding in the area. She also noted that this project is near a transit center and is in the same area as the Morris County School of Technology.

Ms. Olcott then highlighted the following item from the Land Development Review Committee meeting held on January 12, 2023.

Mount Olive, 3000 Continental Drive, 2023-27-2-SP-0 (Continental Drive) - This application concerns a site plan for the redevelopment of the former BASF corporate headquarters to a 585,000 square foot warehouse with 306 parking spaces (of which 143 will be banked), 142 trailer parking spaces, and 107 loading bay spaces on 97 acres. All existing site improvements are currently being removed and the stormwater management for the site entails the use of nine new surface bio-retention basins, three new surface infiltration basins, and the refurbishing of two existing surface basins. Mr. Vitz commented that the site is not on a county road and therefore no traffic study will be conducted.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for December 2022. Mr. Vitz seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	-		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt. 1	X		
VACANT, Alt. 2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Legislative and Municipal

Recent Legislation- Mr. Soriano reported on Assembly Bill A4950 which requires the State Planning Commission to adopt a model ordinance concerning siting and regulations for warehouses. This bill would provide funding for municipalities to update their ordinances to be consistent with the state’s model ordinance. He noted that even without this bill, the State Planning Commission is working on model ordinances regarding warehouses that they hope municipalities will use. He then reported on Senate Bill S3356 which would amend the Municipal Land Use Law to require each planning board to include recommendations in their reexamination reports concerning locations appropriate for the development of warehouses; these recommendations would have to be consistent with the State Plan and the State Planning Commission’s warehouse siting guidelines. Mr. Soriano then reported on Senate Bill S3342 which is an appropriations bill for 17 million dollars for N.J. Historic Trust Grants which includes two million dollars for Morris County projects.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported on a Sustainable Economic Improvement Plan received from Chester Township, noting the intent of the Plan is to maximize the potential use of the existing Business and Limited Business District zones by reducing some use restrictions and identifying opportunities for improvements and redevelopment. He noted that the Plan is consistent with the redevelopment goals of the Highlands Regional Master Plan. Mr. Rattner asked Mr. Soriano if Chester Township ever requested State Plan designation as a Town Center. Mr. Soriano did not believe the township made such a request, but he would have to check.

Mr. Sitlick reported on the December Land Use Ordinance Monthly Report, stating that ten ordinances were processed, seven were adopted, two were proposed, and one was defeated.

He highlighted Township of Hanover ordinance 34-2022, which includes several amendments to the zoning including re-zoning various areas and increasing the maximum floor area ratio for all uses except industrial, manufacturing assembly, and research.

Long Range Planning

2023-2028 Capital Budget Review – Mr. Soriano stated that every year the County Planning Act requires the County Planning Board to advise the Board of County Commissioners with respect to the budget, which is done by reviewing its consistency with the Master Plan. He noted the spreadsheet provided in the meeting materials and the summary review of proposals related to the MAPS program, Information Technology, Fire and Police Academy, Buildings and Grounds, Engineering, Park Commission, and the County College.

Mr. Rattner noted that the budget has a line item for over half a million dollars for Information Technology and asked Mr. Soriano what percentage of that amount would be utilized specifically for the Office of Planning and Preservation. Mr. Soriano responded that the budget does not provide that information. Mr. Barilla explained that many of the technology needs related to the Office of Planning and Preservation are tied in with the Office of Information Technology. He noted a request for laptops needed to handle Geographic Information System (GIS) upgrades. He also noted that the last capital item that the office put in for was a plotter last year, but otherwise the office does not have many capital needs

Ms. Galate made a motion to approve that the 2023-2028 Capital Budget Review is consistent with the County Master Plan. Ms. Olcott seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	-		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt.1	X		
VACANT, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

U.S. Census American Community Survey Summary – Mr. Soriano reported that new data was released by the Census American Community Survey and that Mr. Sitlick prepared a short summary of highlights as an information item included with the meeting materials. Mr. Soriano explained that corresponding updates have been made to the Data and Statistics section of the

Planning and Preservation website. He said that there was no formal presentation, but Mr. Sitlick was available to answer questions. Ms. Galate said that the summary was great work and Mr. Rattner said that he found the summary to be very interesting and was surprised by some of the statistics reported.

Mr. Soriano informed the Planning Board that the Farmland Preservation Plan was distributed to all municipalities last month. He then asked if any of the Planning Board members would like a hard copy of the Plan. Ms. Galate asked if the Plan was located online, Mr. Soriano confirmed that it was and no members requested a hard copy of the Plan.

LIAISON REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that the liaisons from last year remain the same and once he receives the meeting minutes, he will post them to the Planning Board's OneDrive. He also informed the Board that he, Ms. Michelin, and staff of the Commission had a meeting with representatives of Princeton Hydro. He explained that the Commission will be applying for a grant from the Highlands Council to help with planning the placement of aerators throughout the lake, and that the office will be assisting the Commission with that effort.

Commissioner Shaw reported that the federal Defense Appropriation Bill has 90 million dollars allocated for sewers in Jefferson Township. He noted that Representative Sherrill was involved in securing the funds and that the sewers will have a big impact on Jefferson Township. Mr. Rattner shared his thoughts on the sewer project and shared the history of this project since the 1960s.

Lake Musconetcong Regional Planning Board / Musconetcong River Management Council and Musconetcong Watershed Association

Mr. Rattner reported that the Council has not yet met as their meetings are bi-monthly. He reported that in December 2022 the Lake Musconetcong Regional Planning Board received notice from the NJ Department of Environmental Protection (DEP) that they were approved for a \$572,000 grant for new equipment related to weed management within the river. Mr. Rattner also reported that the DEP has appointed a state representative to the Lake Musconetcong Regional Planning Board.

Morris County Open Space Trust Fund

Ms. Galate gave a recap of 2022 by reporting that the Board of County Commissioners have funded five projects totaling 2.13 million dollars encompassing 34.6 acres in Morris County. She reported that since the Open Space Trust Fund was created in 1994, it has awarded over 320 million dollars in grants for 490 applications, and of those applications, 421 of the projects have closed. This has, in turn, preserved almost 18,000 acres within Morris County. Ms. Galate said that the 2023 grant application process will begin in the Spring.

Trail Construction Trust Fund Committee

Ms. Olcott reported that on December 21, 2022, the Board of County Commissioners approved the recommendations of the Trail Advisory Committee for five design and permitting applications and three construction applications totaling \$496,000. Mr. Seyam asked Ms. Olcott what the status is on the Parsippany Reservoir Trail and she responded that she did not believe it was a project

funded by the Trail Advisory Committee. Mr. Barilla explained that the project is funded through the state in partnership with the Morris County Park Commission and other municipalities.

Commissioner Shaw reported that the Historic Preservation Trust Fund Review Board is beginning their grant application process for 2023.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

Ms. Olcott made a motion to approve the 2021 Destruction of Recordings. Mr. Vitz seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman		X	
Stephen Shaw, Commissioner	X		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary		X	
Everton Scott	-		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt.1	X		
VACANT, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Mr. Barilla asked the Planning Board members to let him know if there were any additional reports or materials they would like to see from the Office of Planning and Preservation. He also explained to the Board that the office is working on identifying a room that would be suitable for hybrid meetings in the future and allow members to decide whether they would like to attend the meeting in-person or virtually.

Commissioner Shaw reported that he will now be attending North Jersey Transportation Planning Authority (NJTPA) meetings and informed the Board that there has been 17 million dollars contributed for Route 24/Columbia Turnpike/Park Avenue intersection improvements. He also wanted to thank the Planning Board and staff, on behalf of the Board of County Commissioners,

for everything they do for the County of Morris. Mr. Rattner thanked Commissioner Shaw for the kind comments and thanked him for the interest he shows in the activities of the Planning Board.

COMMENTS FROM THE PUBLIC

There was a member of the public who wished to comment but their audio cut out as they began to speak. The Board decided to give the member of the public two minutes to call back in. While waiting, Ms. Olcott asked Commissioner Shaw to provide an update on the courthouse project. Commissioner Shaw did so and also discussed other items within the capital budget. The member of the public did not call back. Ms. Michelin said that public comments can also be sent to the Board and read at the next meeting.

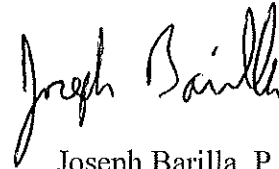
NEXT MEETING

The next meeting will be on February 16, 2023.

ADJOURNMENT

At 8:24 pm, Mr. Vitz moved to adjourn the meeting. Commissioner Shaw seconded the motion, and all approved by voice vote.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph Barilla". The signature is written in a cursive, flowing style.

Joseph Barilla, P.P./AICP
Planning Director

Original was signed and is on file at the office of the Morris County Planning Board.

