

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

30 Schuyler Place
December 8, 2022

Morristown
New Jersey

Meeting Held Via WebEx

Vice Chair Olcott called the Regular Meeting to order at 3:02 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:

Steve Rattner, Chairman	Virginia Michelin, Assistant Director, Planning and Preservation
Isobel Olcott, Vice Chair	Anthony Soriano, Supervising Planner
Everton Scott	Mike DiGiulio, Senior Planner
Nita Galate	Kevin Sitlick, Senior Planner
Mohamed Seyam, Alt. 2	Staci L. Santucci, Esq., County Counsel
Christopher Vitz, County Engineer	Katherine Coyle, Director, Agricultural Development Board
Joe Barilla, Director, Planning and Preservation	Alyssa Ercan, Recording Secretary

STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW

Mr. Soriano read the Statement Regarding Compliance with the Open Public Meetings Law.

REVIEW OF MINUTES

Mr. Vitz moved the Planning Board Meeting Minutes of October 20, 2022. Mr. Rattner seconded the motion. Ms. Olcott 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	-		
Tayfun Selen, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	-		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Mr. Rattner moved the Planning Board Public Hearing Meeting Minutes of November 2, 2022. Ms. Galate seconded the motion. Ms. Olcott 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	-		
Tayfun Selen, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	-		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

DIRECTOR’S REPORT

The Director’s Report for October and November 2022 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for October were \$22,220.
 Funds received for November were \$7,320.

FUTURE MEETINGS

Mr. Barilla noted upcoming meetings for county planners regarding wastewater management plans as well as other regularly scheduled meetings.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that the last meeting was cancelled and staff are processing amendment requests as they are received.

County Watershed Activities – Mr. Barilla reported that Rockaway River Watershed Cabinet is supposedly resuming activities. He has not received any formal correspondence, but Commissioner Shaw reported receiving correspondence and will be attending meetings. Mr. Barilla also noted that the Whippany River Watershed Action Committee has been active this year through educational programming and a river cleanup day.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott highlighted the following items from the Land Development Review Committee meeting held on November 14, 2022.

Mt Olive, ITC East-Continental Crossing, 2022-27-10-SP-0 (Continental Drive) & 2022-27-10-P-0 (Continental Drive)

This application is for a major subdivision and multi-family residential development on 110.4 acres along Continental Drive. The major subdivision will subdivide Block 105 Lot 1 and Block 106 Lots 2 & 3 to 405 lots. The applicant proposes a total of 494 units between detached, single-family homes, townhomes, and stacked flats/townhouses. The units will be divided into two separate tracts: Tract-1 (West Side) will have 146 detached, single-family homes and 268 townhomes and Tract-2 (East Side) will have 80 townhomes. All 100 stacked flats/townhouses in Tract-1 will be affordable housing units. Affordable housing units will be phased in as a percentage of completed market rate units. Townhomes will be grouped in no more than 7-units per structure and the affordable housing units will be grouped in structures of no more than 12 units. There will be 1,865 parking spaces between surface, driveways, and garage parking. Access to Tract-1 will be from three full-access driveway connections to Continental Drive, and access to Tract-2 will be from two full-access driveway connections to Continental Drive. Stormwater management entails the use of 21 small-scale infiltration/bioretenion basins, three large-scale infiltration basins, and drywells to provide groundwater recharge from roof runoff. Green Infrastructure Manufactured Treatment Devices are proposed for Tract-1 to provide water quality management. A wastewater lift station is proposed for Tract-2 as part of the sanitary sewer conveyance system serving this project. Site amenities for Tract-1 include a pedestrian path through the southern portion of the site, three playgrounds, picnic tables and benches along the pedestrian path and around the recreation areas, two basketball courts, one sand volleyball court, a multi-purpose turf field, and community gardens. Site amenities for Tract-2 include a passive recreation trail and community garden plots. A conservation easement for the Old Morris Canal has been dedicated to NJDEP with a 100' buffer on existing Lot 3. An existing Morris Canal Greenway will connect to the proposed path through Tract-1 at Continental Drive. The site is impacted by freshwater wetlands and associated transition areas, the riparian zone of the Musconetcong River, and areas of moderate

to critical slopes. County Engineering will review for compliance with County Development Standards.

Mr. Rattner noted that the project will be served by public water and sewers. He said that approvals for this site were made years ago but there was a delay in starting the project. Mr. Rattner also mentioned that there will be retail on the other side of Route 206 with walking path access so people can utilize these businesses.

Roxbury, Parkview Business Center, 2022-36-7-SP-0 (County Route 631) & 2022-36-7-P-0 (County Route 631)

This site plan and subdivision is for the redevelopment of a former quarry site (137.89 acres). The subdivision is for five industrial/warehouse/office lots and two single family residential lots. The two residential lots are proposed along the property’s Kings Highway frontage. The five industrial/warehouse/office lots range in size from 5.78 acres to 57.84 acres. Proposed lot 5 will include a 396,642 square foot warehouse with 248 parking spaces, 69 loading docks and 130 trailer parking spaces. Access will be from the improved existing driveway connection to Ledgewood Landing Road and a future access driveway connection to Lenel Road. Additional lots will be from an extension of Lenel Road. There are eighteen surface bioretention basins proposed throughout the property. A right-of-way dedication may be required for the property’s Ledgewood Landing Road frontage. County Engineering will review for compliance with County Development Standards and will research and analyze the traffic report for this site.

Mr. Rattner made a motion to approve the Report of Actions Taken on Development Plans for October 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	-		
Tayfun Selen, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	-		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Mr. Rattner made a motion to approve the Report of Actions Taken on Development Plans for November 2022. Mr. Scott seconded the motion, and it was approved by roll call vote.

ROLL CALL

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

Legislative and Municipal

Recent Legislation- Mr. Soriano reported on Assembly Bill A4848, which establishes a process to exempt a municipality from certain fair share affordable housing obligations if designated by COAH or its successor as flood prone. The exemption would affect the entire obligation of the community if it were impacted by flood prone areas. He then reported on Assembly Bill A4869 which establishes a new Blue Acre buyout fund of \$25 million and administered by the DEP. This fund would provide relocation assistance to homeowners and tenants displaced by Blue Acres acquisitions and would be in addition to existing buyout programs. He reported on Assembly Bill A4889 which removes the requirement that local government officers include their property addresses on financial disclosure statements and instead only include the municipality and county of residence. He then reported on Senate Bill S3279 which establishes a new process to determine the value of agricultural development easements.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported on receipt of three items. The first was a Land Use Element from Florham Park in which the priority was to identify outdated zoning standards, address changing business trends and maintain community character. The second was a Land Use Amendment from East Hanover concerning the rezoning of three lots residential from a residential district to an industrial district. The third was an amendment of Wharton’s Housing Element and Fair Share Plan concerning a change in the approval of the Wharton Woods inclusionary project.

Mr. Sitlick reported on the October Land Use Ordinance Monthly Report, which included eight proposed ordinances. He highlighted Rockaway Borough ordinance 25-22, which would change the zoning classification of 126 lots throughout the Borough. Mr. Sitlick then reported on the November Land Use Ordinance Monthly Report, stating that thirteen ordinances were processed including six proposed and seven adopted. He highlighted Parsippany-Troy Hills ordinance 2022-39 which establishes a new overlay district.

Long Range Planning

2022 Comprehensive Farmland Preservation Plan Adoption/Resolution 2022-02 – Mr. Soriano stated that public hearing on the 2022 Comprehensive Farmland Preservation Plan was held on November 2nd and there were no comments from the public at the meeting or through email or the web-based platforms. Mr. Rattner thanked the staff for their hard work on the plan. Ms. Olcott asked about the next steps and Mr. Soriano reported that the Plan will be signed and sealed and that a copy will be provided to all Morris County municipalities, to the County Planning Board members, The Morris County Park Commission and the Board of County Commissioners.

Ms. Galate made a motion to approve the 2022 Comprehensive Farmland Preservation Plan Adoption/Resolution 2022-02. Mr. Rattner seconded the motion and it was approved by roll call vote.

ROLL CALL

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

New Construction Residential Sales Report –Mr. Sitlick gave a PowerPoint presentation concerning the New Construction Residential Sales Report of newly built homes in 2021. Major findings of the report:

- In 2021, there were 327 new residential units sold, a decrease of 28.4% over 2020. These were comprised of 183 single family detached units, 138 single-family attached units and six multi-family units.
- Between 2020 and 2021 the sales of new single-family detached, and single-family attached homes decreased by 21.8% and 37.8% respectively.
- Of new single-family detached residential units sold, 32.2% were the result of tear downs and rebuilds.
- Six new multi-family homes were sold in 2021, as compared to one unit in 2020.

- The median sales price for all housing types combined increased from \$687,000 in 2020 to \$791,190 in 2021, a increase of 15.2%.

Mr. Sitlick noted that rising interest rates will most likely decrease the demand for new and existing for-sale units and generate an even greater demand to rental. Mr. Barilla commented that the pandemic and high cost of living have caused an exodus out of cities and is fueling the continued growth of the rental market. Ms. Olcott noted that the population is aging and many of the rental units will likely be going to younger people. She said it will be interested to see how these changes in demographics affects county services. Mr. Seyam asked Mr. Sitlick a question regarding the timing of the data obtained from the Department of Community Affairs. Mr. Sitlick indicated information for the prior year is not released until later in the subsequent years. Ms. Olcott asked about the confidentiality of the information. Mr. Sitlick indicated that the statistics are not confidential, but that individual property owner information is not included.

LIAISON REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that once he receives the updated minutes, they will be available on One-Drive for review.

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

There was no report.

Morris County Open Space Trust Fund

Ms. Galate reported that the Morris County Board of County Commissioners approved five applications totaling \$2.13 million. She commented that it is nice to see municipalities utilizing various sources of County funding; explaining how Grace Lord Park in the Town of Boonton received funding from the Open Space Trust Fund, the Trails Grant program, and the Historic Preservation program.

Trail Construction Trust Fund Committee

Ms. Olcott reported that the Committee met at the end of October to review the analysis provided by the consulting engineer regarding the project applications. The recommendations were made at the December 7th work session and the Morris County Board of County Commissioners are expected to vote on the applications at their December 21st meeting.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla reported that the Office of Planning & Preservation received the same amount of mail as on average between October and November as in previous months. This is roughly 150 pieces of mail per month.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

Ms. Galate made a motion to approve the 2023 Planning Board Meeting Dates/Resolution 2022-03. Mr. Seyam seconded the motion, and it was approved by roll call vote.

ROLL CALL

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

COMMENTS FROM THE PUBLIC

There were no members of the public in attendance.

NEXT MEETING

Ms. Olcott noted that the next meeting is scheduled for January 19, 2023.

ADJOURNMENT

At 4:02 pm, Mr. Vitz moved to adjourn the meeting. All approved by voice vote.

Respectfully submitted,



Joseph Barilla, P.P./AICP
Planning Director

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