

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

30 Schuyler Place
October 17, 2019

Morristown
New Jersey

Chairman Steve Rattner called the Regular Meeting to order at 7:09 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 3, 2019 and invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

| | |
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| Steve Rattner, Chairman | Everton Scott |
| Isobel Olcott, Vice Chair | Christine Marion, Planning Director |
| Ted Eppel, Secretary | Anthony Soriano, Supervising Planner |
| Stephen Shaw, Freeholder Liaison | Greg Perry, Supervising Planner |
| Roslyn Khurdan, Assistant County Engineer | Kevin Sitlick, Senior Planner |
| Nita Galate | Staci L. Santucci, Morris County Counsel |
| Annabel Pierce | Mary Romance, Clerk/Recording Secretary |

REVIEW OF MINUTES

Vice-Chair Isobel Olcott moved the minutes of the September 19, 2019 Planning Board Meeting. Secretary Ted Eppel seconded the motion. Chairman Rattner called for a vote:

| VOTE | Aye | Nay | Abstain |
|---|------------|------------|----------------|
| Douglas R. Cabana, Freeholder Dir. | - | | |
| Ted Eppel, Secretary | X | | |
| Stephen Shaw, Freeholder | X | | |
| Isobel Olcott, Vice Chair | X | | |
| Annabel Pierce | | | X |
| Everton Scott | | | X |
| Roslyn Khurdan, Assistant County Engineer | | | X |
| Deborah Smith, Freeholder Alt. | - | | |
| Nita Galate | X | | |
| Steve Rattner, Chairman | X | | |

The motion was approved.

DIRECTOR'S REPORT

Ms. Marion reported that the County has contracted with a consultant to develop a new database application for the Open Space Trust Fund program. Staff will be working with Morris County GIS staff on the development of the application.

The Board accepted the Director's Report for September 2019 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for September 2019 totaled \$8,935.

FUTURE MEETINGS

Ms. Marion informed the Board that there are no meetings to report.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Ms. Marion reported that work continues on the Mine Hill Chapter of the Wastewater Management Plan and that discussions are ongoing between Mine Hill and the New Jersey Department of Environmental Protection (NJDEP). She reported that Virginia Michelin continues to move this project forward and is working with the Rockaway Valley Regional Sewerage Authority (RVRSA) and the Highlands Council to facilitate this effort.

Watershed Activities – Ms. Marion reported on the Rockaway River Watershed Cabinet (RRWC) meeting of October 16, 2019, stating that the RRWC is working on a number of new initiatives intended to demonstrate the value of the organization to its member municipalities.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the Land Development Review Committee meeting of October 17, 2019 and noted the following applications:

East Hanover, Mondelez Parking Expansion 2019-10-6-SP-0 (River Road) - This site plan is for a 444 space surface parking lot expansion for an existing 409,574 square foot office building (currently 588 parking spaces) on a 46 acre parcel. There are stormwater management improvements proposed that include water quality measures and an infiltration basin. County Engineering will review the new stormwater management plan for compliance.

Florham Park, Palmont at Florham Park 2019-11-8-SP-0 (County Route 510) - This site plan is for the redevelopment of a former office building to a multi-family residential use on a 5.3 acre parcel. The existing office building and associated parking lots will be removed to allow for the

construction of two apartment buildings with a combined total of 126 units, 25 of which will be low and moderate income units. The existing surface detention basin will continue to be utilized for stormwater management. All access to this site will be from an existing full access driveway connection to Hanover Road. County Engineering will review the stormwater management report.

Morris Township, Delbarton Trinity Hall 2019-22-3-SP-0 (County Route 510) - This site plan is for a 9,751 square foot addition to Trinity Hall in addition to landscaping, lighting, eight new parking spaces and other associated site improvements. County Engineering will review the stormwater management report.

Morristown, 119 Washington Street 2019-24-7-SP-0 (County Route 510) - This site plan is for parking lot improvements for an existing mixed-use structure on a .11 acre parcel. The existing driveway connection to Washington Street will be maintained and a proposed drywell will be provided for stormwater management. County Engineering will review the existing driveway connection, road right-of-way and proposed drywell for compliance.

Pequannock, Mountshore Capital, 2019-31-5-P-0 (103 Mountain Avenue) - This subdivision will create five single-family residential lots with a cul-de-sac on a total 3.54 acres created from three existing lots. All existing site improvements will be removed, including two existing homes and a detached garage. A subsurface detention facility beneath the proposed cul-de-sac will provide for stormwater management. County Engineering will review the stormwater management report.

Washington, Agro Foods, Inc. 2019-38-3-SP-0 (County Route 517) - This site plan is for a change of use to allow retail sales on the exception parcel of a preserved farm. The exception parcel and preserved farmland total 28.817 acres. Improvements include a three bedroom residence, replacement of an existing greenhouse to be used for the repackaging of nuts & fruits for retail sales, and a proposed parking layout for 27 spaces. County Engineering will review the parking layout and access.

Land Development Review Committee – New Business Ms. Olcott reported that a developer made a concept plan presentation to the Land Development Review Committee concerning a proposed redevelopment at Morris Street near the Morristown train station in Morristown at 66 Morris Street (County Route 510), the M project. The developer is in discussions with Morristown and more information will follow, pending submission of a site plan application. The applicant presented information on a proposed round-about at Spring and Morris Streets. She stated that the presentation was made by Matt Seckler of Stonefield Engineering and Doug Allen of SJP.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for September 2019. Mr. Eppel seconded the motion and it was approved by roll call vote.

| VOTE | Aye | Nay | Abstain |
|--|------------|------------|----------------|
| Douglas R. Cabana, Freeholder Dir. | - | | |
| Ted Eppel, Secretary | X | | |
| Stephen Shaw, Freeholder | X | | |
| Isobel Olcott, Vice Chair | X | | |
| Annabel Pierce | X | | |
| Everton Scott | X | | |
| Chris Vitz, County Engineer | - | | |
| Deborah Smith, Freeholder Alt. | - | | |
| Nita Galate | X | | |
| Christian Francioli (Alt. #1) | - | | |
| Roslyn Khurdan, Assistant County Engineer (Eng. Alt.) | X | | |
| Steve Rattner, Chairman | X | | |

Legislative and Municipal

Legislative Action -- Mr. Soriano noted that there was no Legislative Report, there being no activity on tracked bills or new bills of note for the Board.

Master Plan – Mr. Soriano noted that there were no master plans received for this submitting period.

Land Use Ordinance Monthly Report - Mr. Sitlick reported on the Land Use Ordinance monthly report for September 2019. Fourteen proposed ordinances and one adopted ordinance were processed. He highlighted an ordinance from Harding Township amending the Alpin/Hurstmont Redevelopment Plan and an ordinance from Mount Olive Township establishing an overlay zone to permit a Solar Photovoltaic Energy Facility on the former Combe Fill North Landfill.

Long Range Planning

Land Use Plan Element – Ms. Galate reported that the Long Range Planning Committee is reviewing the completed draft Summary of Trends as well as revised Goals, Objectives and recommendations submitted by Mr. Soriano. Mr. Soriano anticipates that a completed draft of Background Demographics and Land Use will be submitted to the Committee by the end of November. A meeting to discuss the draft Summary of Trends will be scheduled with the Committee.

Liaison Reports

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Chairman Rattner stated that there was no meeting of the Musconetcong River Management Council. He noted continued budget problems for the Lake Musconetcong Regional Planning Board (LMRPB), indicating that the State of New Jersey has not met their funding requirement for this year and has provided zero funding thus far. Because of this funding problem, the LMRPB will be focusing on herbicide treatment to deal with the return of the water chestnut. As there is no other funding source to draw from, the LMRPB is submitting a request for an increase in funding from the members, including the County of Morris. He reported that without funding, it is conceivable that Lake Musconetcong will revert to state control. Mr. Rattner discussed weed harvesting efforts and the difference in costs between Lake Musconetcong and Lake Hopatcong for weed harvesting.

Lake Hopatcong Commission

Ms. Marion reported that, as of the September meeting, the LHC had not received state funding for Fiscal Year 2020. She reported that Princeton Hydro gave a presentation to the Commission on October 15 concerning their Watershed Implementation Plan with the Highlands Council. The report noted that June had the highest phosphorous for the season and attributed this to higher than average rainfall moving nutrients into the lake. Princeton Hydro is also working on a White Paper to submit to the NJDEP on behalf of the Lakes Meeting Group and will likely include recommendations for Harmful Algae Bloom (HAB).

Ms. Marion noted that issues with the Weldon Quarry continue with regard to homeowners' complaints about dust on the property coming from the quarry's operation. It was proposed that the Commission rent a TSI dusttrack for a week or two to collect data on the amount of nuisance dust coming from the quarry onto the lake.

Mr. Marion reported that a the LMRPB presented a proposal to the LHC regarding weed harvesting, focusing on sharing and defraying costs; however, this proposal was rejected by the Lake Hopatcong Commission. Chairman Rattner noted that Lake Hopatcong has the advantage of having a foundation, which is doing a tremendous amount of work.

Morris County Open Space Trust Fund

Ms. Galate reported that final presentations by the applicants and Committee deliberations will occur on October 22. Committee recommendations on the six applications totaling \$1,973,150 will then be presented to the Board of Chosen Freeholders for consideration at their work session on November 13. Ms. Galate noted that the high quality of mapping overlays clearly shows how preserved land categories are all coming together. Freeholder Shaw reminded the Planning Board that the Board of Chosen Freeholders will celebrate the 25th anniversary of the Open Space Trust Fund with two events. These will both be held on Friday, October 18th. The first event will be held at Liffy Island in Jefferson Township, the site of the first open space grant acquisition, and

the second at Giralda Farms in Chatham, one of the largest open space acquisitions through the Trust Fund.

Trail Construction Trust Fund Committee

Ms. Olcott informed the Board that the Trail Construction Grant Committee met at the beginning of October to review six applications totaling \$827,412. Hearings with individual applicants will take place on October 29, followed by recommendations to the Board of Chosen Freeholders.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion had nothing to report.

REPORT OF MEETINGS

Ms. Marion had nothing further to report.

OTHER BUSINESS

2018 American Community Survey – Morris County. Mr. Sitlick provided a summary of recent Census figures as an information item for the Board

Morris County Complete Count Committee – Ms. Marion informed the Board that the County Freeholders have appointed a Morris County Complete Count Committee (CCC). The purpose of the Committee is to conduct outreach and marketing efforts for the 2020 Census to make sure that everybody in the County is counted and that they respond to the Census, which is counted on April 1, 2020. She reported that the first meeting of the CCC was held on October 15, 2019 and that Isobel Olcott is Chair of this Committee. Ms. Olcott acknowledged Deena Leary, Assistant County Administrator, for her work in getting this Committee together.

Ms. Olcott reported that representatives from the NJ Department of State and the US Census Bureau attended the October 15 meeting and summarized the critical importance of a complete count to all citizens. She stated that the importance of the Census to Morris County comes down to two compelling factors. The first is power, i.e. the population counts determine how many people are sent to the House of Representatives. The second is money, i.e. federal and state funding to counties and municipalities is dependent on the population count. This funding goes to various purposes, e.g. social services, transportation and roadway improvements. She stated that the population count determines how much money comes back to the taxpayers and that these factors will ultimately affect the county tax rate.

She stated that the job of the CCC is to get out the word that it is very important for everyone to respond. The form has a total of ten questions and it will be released in 12 languages. Ms. Marion noted that the Census Bureau is now offering multiple ways in which one can respond: postal mail, online, and phone.

Ms. Marion reported that the Morris County CCC is applying for a grant to assist with the outreach efforts. The County will also be the conduit through which municipal CCC's may receive grants to assist in their outreach efforts. Freeholder Shaw emphasized that in order to qualify for the grant, it is necessary to have a Complete Count Committee.

Chairman Rattner stated that he spoke with Marvin Joss, Regional Director of the Census, and that the U.S. Census Bureau continues to need workers, including supervisors. Ms. Santucci noted that many young adults have the experience needed for available technical jobs, which include social media posting. Freeholder Shaw encouraged the Committee to reach-out to the County College of Morris (CCM) and stated that he will reach-out to the President of CCM. Mr. Scott said he would be happy to have PSE&G be a partner with the Morris County Complete Count Committee. Ms. Olcott said that she would be glad to hear any other suggestions. Ms. Olcott noted that the Committee contact is Deena Leary, Assistant County Administrator. The next meeting will be scheduled in December.

2018 New Construction Residential Sales Report – Mr. Sitlick gave a PowerPoint presentation summarizing the annual update of new home construction. Mr. Sitlick discussed the findings of the report related to new home sales by unit type, price paid, size and location of unit. He also reported on new rental construction approvals approved by the Morris County Planning Board in 2018 and the first half of 2019, indicating that new construction sales are up 12.4% and that rental housing comprises an increasing amount of new residential units in the County. The Board discussed the rising demand for rental housing.

LEGAL UPDATE

Ms. Santucci had nothing to report.

COMMENTS FROM THE PUBLIC

None.

NEXT MEETING

The next meeting is scheduled for Thursday, December 5, 2019 at 7:00 p.m.

ADJOURNMENT

At 8:11 p.m., Ms. Khurdan moved to adjourn the meeting. All approved by voice vote.

Respectfully submitted,



Christine Marion, P.P./AICP
Planning Director

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

MCPB 10/17/2019

