

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

30 Schuyler Place  
January 16, 2020

Morristown  
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:03 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:

Steve Rattner, Chairman	Anthony Soriano, Supervising Planner
Isobel Olcott, Vice Chair	Greg Perry, Principal Planner
Ted Eppel, Secretary	Joe Barilla, Planning Assistant Director
Nita Galate	Staci L. Santucci, Esq., County Counsel
Kaushik (Casey) Parikh, Alt. #1	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	Kevin Sitlick, Senior Planner
Christine Marion, Planning Director	Mary Romance, Recording Secretary

**2020 Appointments to the Planning Board**

Christine Marion informed the Planning Board of the Morris County Board of Freeholders appointments to the Morris County Planning Board: Christian Francioli appointed to serve as member of the Morris County Planning Board (MCPB), Kaushik (Casey) Parikh to serve as Alternate #1. Isobel Olcott was reappointed to the MCPB. At this time, the position of Alternate #2 is vacant. Freeholder Deborah Smith has been appointed to serve as Freeholder Director, Stephen Shaw as Freeholder member of the MCPB, and Thomas Mastrangelo as Freeholder Alternate.

Chairman Rattner welcomed Mr. Parikh to the Morris County Planning Board and Ms. Marion asked him to introduce himself. Mr. Parikh briefly summarized his background, stating that he has served on the Parsippany Planning Board for twenty-five years, most of that time as Chairman. He currently serves on the Parsippany-Troy Hills Zoning Board and on the Morris County Open Space Committee.

Ms. Marion opened the floor for nominations for Planning Board Chairman. Ms. Olcott moved the nomination of Steve Rattner as Planning Board Chairman and Mr. Eppel seconded. There were no other nominations for Chairman; nominations were closed by Ms. Marion and all voted in favor of Mr. Rattner as Chairman by voice vote.

Chairman Rattner opened the floor for nominations for Vice-Chairman. Chairman Rattner nominated Ms. Olcott and Ms. Galate seconded. There were no other nominations for Vice-

Chairman; nominations were closed by Chairman Rattner and all voted in favor of Ms. Olcott as Vice-Chairman by voice vote.

Chairman Rattner continued the nominations for Board Secretary. Ms. Olcott nominated Mr. Eppel and Ms. Galate seconded. There were no other nominations for Secretary. Nominations were closed by Chairman Rattner and all voted in favor of Mr. Eppel as Secretary by voice vote.

Chairman Rattner stated that he appreciated the vote of confidence and said that it is an honor to be part of such a hard working group of people. Chairman Rattner praised Ms. Galate and Ms. Olcott for their work on various Committees.

Chairman Rattner then addressed the appointment of standing committees, asking members if they would continue their appointments from last year. All agreed. Chairman Rattner then asked Mr. Parikh if he would serve in place of former member Annabel Pierce on the Legislative & Municipal Committee and Long Range Committee. Mr. Parikh agreed.

**Standing Committees for 2020** are as follows:

Legislative & Municipal – Everton Scott, Chairman, Ted Eppel, and Nita Galate, Kaushik (Casey) Parikh.

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

Environmental & Watershed – Ted Eppel, Chairman, Chris Vitz, Co. Engineer, Christian Francioli.

Long Range Planning – Nita Galate, Chairman, Ted Eppel, Isobel Olcott, Kaushik (Casey) Parikh.

Chairman Rattner then reviewed Planning Board Liaisons for 2020 as follows:

**Planning Board Liaisons**

- Lake Hopatcong Comm. –Eric Wilsusen
- Lake Hopatcong Comm. 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 – Nita Galate
- Morris County Trails Committee – Isobel Olcott, Nita Galate
- Morris County Complete Count Committee – Isobel Olcott, Chair, Nita Galate, Alternate.

**REVIEW OF MINUTES**

Ms. Olcott moved the minutes of the December 5, 2019 Planning Board meeting. Mr. Vitz seconded the motion and the motion was approved by voice vote.

**DIRECTOR'S REPORT**

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

Ms. Marion highlighted special projects, stating that Virginia Michelin and Joe Barilla have been working on the Hazard Mitigation Plan, and that Barbara Murray has been working on the Preservation Trust Integration Web Project with GIS.

## **REPORT OF FUNDS RECEIVED**

Funds received for December 2019 totaled \$23,685.

## **FUTURE MEETINGS**

Ms. Marion informed the Board that staff members will attend the New Jersey Chapter of the American Planning Association Annual Conference on January 23 and 24, 2020. She stated that she will conduct new member training for New Jersey Planning Officials on January 25, 2020.

## **COMMITTEE REPORTS**

### **Environmental and Watershed**

*County Wastewater Management Plan* - Ms. Marion reported that the County continues to wait for a response from the New Jersey Department of Environmental Protection (NJDEP) concerning the advancement of the Mine Hill Wastewater Management Chapter.

*Rockaway River Watershed Cabinet (RRWC)* – Ms. Marion reported that Cabinet is sponsoring training to teach volunteers to conduct visual assessments of the Rockaway River. The RRWC is working in conjunction with Watershed Ambassador and the Great Swamp Watershed Association and training is scheduled for Saturday, February 22, 2020 at the Denville Municipal Building. Students are particularly encouraged to attend, although all are welcome. She stated that these sampling results/visual assessments will be used to create a consistent statewide database and that anyone interested in further information can contact Ms. Marion. She also reported that new watershed signs are available and that any municipality that would like replacements can contact Ms. Marion.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the Land Development Review Committee meeting held on January 6, 2020. She noted the following:

- 1.e Florham Park, Sisters of Charity, 2019-11-11-SP-0 & 2019-11-11-M-0 (County Routee 623)e- This site plan is for a 150 unit multifamily residential development on a 22.17e acre new lot created from the Sisters of Charity property. One hundred and twentye market rate townhomes are proposed in 24 buildings and 30 low and moderate-incomee stacked townhomes are proposed in three buildings. Access will be from a boulevard-style driveway connection to Convent Road. Site access to and from Park Avenuee includes an existing right-in only from southbound Park Avenue and a dedicated left turn lane from northbound Park Avenue to an existing site driveway which also includes a right only access to Southbound Park Avenue. Stormwater managemente includes the use of two surface detention basins of which one will also function as an infiltration basin. County Engineering will review the submitted traffic study and stormwater management.e
- 2.e Hanover, Chimney Rock Inn Restaurant, 2019-12-13-SP-0 (Route 10) – The site plane involves two lots and includes the demolition of an existing VFW hall and an existinge

commercial structure to allow for the construction of a Chimney Rock Inn Restaurant and associated parking lot. The proposed 7,655 square foot structure will seat 274 customers, including the seasonal outdoor seating area. The existing driveways on both lots will be removed and replaced with two one-way driveways to Route 10. Stormwater management will be provided through the construction of an underground detention basin under the parking lot, including a discharge pipe downstream of the proposed basin that connects to an existing stormwater conveyance system. County Engineering will review stormwater management and proposed transportation improvements.

- 3.e Morris Township, Morristown Motors, 2020-22-1-SP-0 (County Route 650) – This site plan is for the redevelopment of an existing self-storage facility to a 21,232 square foot Subaru Dealership, with 71 parking spaces on a 2.06 acre parcel. The existing dealership building located adjacent to and on a separate 0.744 acre parcel will be retained including 29 existing parking spaces. The four existing self-storage buildings will be removed. The existing full access driveway connection to Hanover Avenue will be retained, in addition to the entrance-only and exit-only driveway connections to Ridgedale Avenue. Stormwater management includes the use of a subsurface detention basin and a collection system that is routed to the Hanover Avenue stormwater collection system. County Engineering will review the existing driveway connection to Hanover Avenue and the proposed stormwater management plan.

Ms. Olcott then reported on the Land Development Review Committee meeting on January 16, 2020. She noted the following:

- 1.e Hanover, The District at 15Fifteen, 2020-12-1-SP-0 (Route 10) – This portion of the overall redevelopment of an existing office building site located within Parsippany and Hanover will entail a 120 room hotel with 150 parking spaces; all existing site improvements will be removed. Stormwater management will include the expansion of an existing surface basin for the entire site and a small subsurface infiltration basin for the rooftop stormwater runoff from the proposed hotel. Access to this site will be through the main development of the Parsippany property with an existing shared right-in and right-out only driveway connection to Route 10 East. There is a new proposed connection to the NJDOT jug handle for Dryden Way. County Engineering will review for stormwater management.
- 2.e Parsippany, Parc Parsippany, 2019-29-12-SP-0 & 2019-29-13-P-0 (County Route 511) – This application is for a major subdivision and site plan for the redevelopment of the Lanidex East Corporate Park on Parsippany Road (CR 511). The subdivision will divide Block 392, Lots 1 & 2 into five new lots. The applicant proposes redevelopment of the existing office park into a mixed-use development consisting of townhouses, apartments, commercial and retail. The redevelopment includes the demolition and removal of most of the existing structures. Existing features that will remain are Buildings #700, #800, and #900 and portions of their existing parking lots and sidewalks. The applicant proposes the construction of two multi-family mixed-use buildings with attached parking garages, 75 townhouses, a multi-purpose athletic field with proposed restroom and concession building and playground, clubhouse and pool near the townhouses, and a new roadway network for onsite circulation. The one

mixed-use structure will include 275 residential units), 2,600 square feet of retail on the ground floor, and a 468 car garage. The other mixed-use structure will include 250 residential units (195 one-bedroom, 49 two-bedroom, and six three-bedroom), 8,140 square feet of retail on the ground floor, and a 446 car garage. The 75 townhouses will be constructed in 12 sets of six attached homes and one set of three attached homes with garages and driveways for each. Over 1,500 parking spaces are proposed throughout the development.

Ingress and egress to the property will be provided at the existing signalized intersection on Parsippany Road (CR 511). A series of five underground detention basins around the property and an above ground stormwater management basin to the southeast of the property will be used for stormwater management. An outlet is proposed from one of the basins along the eastern boundary of the property towards Interstate 287. County Engineering will review the proposed stormwater management system, traffic report and possible upgrades to the signalized intersection with Parsippany Road. A drainage report, traffic study, and architectural drawings of the site were not provided.

Discussion ensued regarding the scope of new residential development and the population that would inhabit these residences. Mr. Parikh noted that UPS just moved into Parsippany with 1,100 new employees. He stated that Parsippany’s population doubles during the work week and that these new units would provide an increased opportunity for commuters to live in the community.

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

**ROLL CALL**

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Deborah Smith, Freeholder Dir.	-		
Stephen Shaw, Freeholder Liaison	-		
Thomas Mastrangelo, Freeholder Alternate	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Christian Francioli	-		
Nita Galate	X		
Everton Scott	-		
Kaushik (Casey) Parikh, ( Alt. 1)	X		
Vacant, (Alt #2)	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, Engineering Alternate	-		
Steve Rattner, Chairman	X		

## **Legislative and Municipal**

**Recent Legislation-** Mr. Soriano reported that the 218<sup>th</sup> New Jersey State Legislature ended on January 13, 2020 and that the Governor has until January 21 to sign outstanding bills that passed both the Senate and the Assembly, otherwise these will die by pocket veto. Of bills tracked during the last session, 52 were signed into law. Another 22 bills recently passed both houses, but have not yet been signed by the Governor. He reported that he would provide the Board with a listing of all tracked bills signed into law during the last session after the 22<sup>nd</sup> of January. Of the 52 bills known to be adopted in the last session, about half concern funding/tax credits for environmental infrastructure, farmland/open space/historic preservation and economic development (funding) incentives.

Mrs. Soriano stated that the 219<sup>th</sup> Legislature officially began with the introduction of over 3300 bills, the majority being reintroduction of bills from the last session. He noted that these bills are automatically assigned new bill numbers and that a review will have to be conducted to match bills previously tracked with the new bill numbers. He stated that a new 2020-2021 database will be created.

**Master Plan & Land Use Ordinance Monthly Report** – Mr. Soriano stated that four items were received, including two housing elements, one land use plan amendment and one master plan as follows:

- e The Chatham Township Housing Element and Fair Share Plan reports a 63-unit rehabilitation obligation, a prior round obligation of 83 units and a prospective need of 387 units, subsequently reduced to a prospective need of 200 units based on a vacant land adjustment.
- e The Town of Boonton Housing Element and Fair Share Plan reports a 25-unit rehabilitation obligation, a prior round obligation of 11 units and a prospective need of 261 units, reduced to 37 units based on a vacant land adjustment, leaving a remaining unmet need of 224 units.
- e The Montville Township Land Use Plan Element reflects changes proposed in the 2019e Reexamination Report. Modifications include, but are not limited to, the elimination of e references to COAH and the addition of several goals. Examples of new goals include the protection of the Township's remaining farmland and the adoption of a Green Building and Environmental Sustainability Element to the master plan.
- e Pequannock Township adopted a Comprehensive Master Plan that includes sections on land use, circulation, parks and open space, economic development, community facilities, historic preservation, utilities and recycling.

Regarding the December Land Use Ordinance Report, Mr. Sitlick stated that seven proposed ordinances and 19 adopted ordinances were received, for a total of 26 processed during December. He noted that new ordinances continue to be dominated by those associated with affordable housing. Mr. Sitlick highlighted an ordinance from the Township of Mount Olive, which changes the zone for the parcel next to the former Cherokee Trading Post from a residential inclusionary zone to a C-1 District permitting retail and office uses.

## **Long Range Planning**

**Land Use Plan Element.** Mr. Soriano reported that a draft of the background section on land use, existing conditions and the regulatory environment has been completed and sent to the Long Range Committee for their review and comment. When this section has been revised as needed, a review of the all sections completed to date will be conducted to determine consistency, and possible further changes.

**2020-2025 County Capital Program Consistency Review** - Ms. Galate informed the Board that the Long Range Committee completed its review of the County of Morris 2020-2024 Capital Facility Program for consistency with the Morris County Master Plan. The Committee found that none of the line items are inconsistent with the County Master Plan. Ms. Olcott expressed interest in an update on the current status of the County Courthouse capital project.

Ms. Olcott made a motion to affirm that the 2020-2025 County Capital Budget is consistent with the County Master Plan. Ms. Galate seconded the motion and it was approved by roll call vote:

### **ROLL CALL**

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Deborah Smith, Freeholder Dir.	-		
Stephen Shaw, Freeholder Liaison	-		
Thomas Mastrangelo, Freeholder Alternate	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Christian Francioli	-		
Nita Galate	X		
Everton Scott	-		
Kaushik (Casey) Parikh, ( Alt. 1)	X		
Vacant, (Alt #2)	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, Engineering Alternate	-		
Steve Rattner, Chairman	X		

### **LIAISON REPORTS**

**Lake Hopatcong Commission** – Ms. Marion had no report from the Lake Hopatcong Commission.

Chairman Rattner noted that New Jersey is appropriating \$6.5 million to address the Harmful Algae Bloom (HAB) problem. Princeton Hydro reports that 70% of the problem is due to septic and leaky sewers. The NJDEP reports that 53% of leaking nutrients are directly related to septic systems. Mr. Rattner noted that Lake Hopatcong is a great driver of the local economy, which had been negatively affected due to the HAB problem last season. He also noted the concentration of septic systems in the area around the lake.

Mr. Rattner highlighted the value of the Lake Hopatcong Foundation, noting their support of the renovation of the Lake Hopatcong Train Station. Ms. Galate emphasized that credit goes to the Historic Preservation Trust for purchasing and funding the train station renovation.

### **Lake Musconetcong Regional Planning Board**

Chairman Rattner reported the State has not been maintaining the swirl-chamber and that the Borough of Netcong and the State of New Jersey are revisiting the issue of flooding in the Borough.

### **Musconetcong River Management Council**

Chairman Rattner reported that in the Federal Budget appropriations, the budget for Wild and Scenic River funding is up 56%, and that this is the first increase in about 15 years. He also reported that current findings by Montclair State University, which has been conducting river testing for 12 years, shows that the Musconetcong River is still considered one of the cleanest in New Jersey. He stated that the removal of dams has helped with water flow and overall water health.

### **Morris County Open Space Trust Fund**

Ms. Galate reported that she anticipates that the first Committee meeting of this year will be in March and will concern the establishment of the application process for 2020.

Ms. Marion informed the Board that the Borough of Madison is seeking to divert open space property that was purchased with County Open Space Trust Fund monies and that Green Acres has assumed jurisdiction over the diversion process. Another diversion application is potentially forthcoming from Long Hill Township. She noted that this Committee is kept busy with reviewing new applications for open space as well as reviewing the status of existing open space.

### **Trail Construction Trust Fund Committee**

Ms. Olcott reported on the meeting of January 14, 2020. She noted that the Committee discussed potential changes to the rules and regulations process. She stated that the Committee would like to include a category whereby an applicant may submit solely for the “design” phase of a major project, and then return for a construction phase application. The Committee has found some applications lack the detailed engineering necessary to provide an accurate estimate of project costs because municipalities are reluctant spend funding on detailed design before a grant is awarded. She noted that this often results in funding that is lower than needed to complete the project and that allowing municipalities to apply for an independent design grant would help to eliminate this problem. Ms. Galate noted that, as a relatively new grant, the Committee continues to fine-tune the process. Ms. Olcott noted proposed changes are subject to the approval of the Board of Chosen Freeholders.

### **Morris County Complete Count Committee**



Ms. Olcott reported that the Committee met on December 16, 2019 and began to discuss how grant funds will be disbursed within the funding guidelines. The next meeting will be on January 21, 2020 and will focus on working with Larry Ragonese and his team in the Office of Communications and Digital Media to assemble a media package that can be used by various entities to spread word on the importance of being counted in the 2020 Census.

Ms. Marion informed the Board that a grant award for \$100,774 was received by Morris County, and that this is greater than the amount requested; the surplus was provided because some other counties did not apply for available funding. She stated that the Committee had initially considered providing sub-grants to municipalities and nonprofit organizations, but that the short time frame of this grant does not make this activity feasible. Instead, the County will serve as the supplier of resources to nonprofits and municipalities who will utilize these resources. Resources will include laptops that can be used to help educate communities and reach hard-to-reach populations. Laptops and tablets may be used for translation services, printing and social media outreach. Municipalities and nonprofits are encouraged to schedule meetings and activities to further the goal of achieving a complete count. Ms. Olcott stated that there is a need for more Census canvassers and Chairman Rattner noted various positions are available with a good range of pay. He noted that those interested in working as canvassers must pass a security check.

**CORRESPONDENCE AND REPORTS RECEIVED**

Ms. Marion had nothing to report.

**REPORT OF MEETINGS**

Ms. Marion had nothing to report.

**OTHER BUSINESS**

Resolution 2020-1: 2020 Meeting Schedule Resolution - Ms. Olcott moved approval of Resolution 2020-1 concerning the 2020 Meeting Date Schedule. Mr. Vitz seconded the motion, which was approved unanimously by roll call vote:

**ROLL CALL**

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Deborah Smith, Freeholder Dir.	-		
Stephen Shaw, Freeholder Liaison	-		
Thomas Mastrangelo, Freeholder Alternate	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Christian Francioli	-		
Nita Galate	X		
Everton Scott	-		

Kaushik (Casey) Parikh, ( alt. 1)	X		
Vacant, (alt #2)	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, Engineering Alternate	-		
Steve Rattner, Chairman	X		

U.S. Census Update Presentation

Mr. Sitlick gave a PowerPoint presentation on the latest demographic and economic trends in Morris County. He stated that the sources used are the U.S. Census Bureau, as well as the New Jersey Department of Labor and Workforce Development.

He presented slides on a variety of topics, including births, population growth, racial diversity, age, median household income and housing costs, poverty rates, income, migration, employment, educational attainment and other demographic data. He also provided information concerning unemployment, county business characteristics, occupational characteristics, and anticipated job growth by occupation and industry. He summarized major findings and the Board thanked Mr. Sitlick for his presentation.

Mr. Sitlick also reported that population estimates for the State of New Jersey will continue to be monitored, as will comparisons with other states and regions. The county-level population estimate will be released in late March, with municipal estimates released in May. He noted that although New Jersey had lost one congressional seat after the 2010 Census, it is not among the states projected to lose a seat after the 2020 Census.

Generalized Zoning Update: Mr. Sitlick reported that an updated version of the Generalized Zoning Map, which provides a general depiction of zoning in Morris County, has been posted on the County website. He noted that two-thirds of the zoned land in Morris County is designated for single-family use. He reported a rise in the amount of land zoned for mixed use, explaining that this is largely because Morristown has an all-new zoning map, with much of the former retail zoning category shifted into mixed-use zoning.

**LEGAL UPDATE**

Ms. Santucci reported that she has no legal update.

**COMMENTS FROM THE PUBLIC**

No members of the public were present.

**NEXT MEETING**

The next meeting is scheduled for February 20, 2020 at 7:00 p.m.

**ADJOURNMENT**

At 8:48 p.m., Mr. Vitz moved to adjourn the meeting and all approved by voice vote.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christine Marion".

Christine Marion, P.P./AICP  
Planning Director

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

