

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

30 Schuyler Place  
February 16, 2017

Morristown  
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:02 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 1, 2017.

Chairman Rattner 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	Joseph Barilla, Principal Planner
Nita Galate, Alt.1	W. Randall Bush, Attorney
	Rene Axelrod, Recording Secretary

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the January 19, 2017 meeting. Mr. Vitz seconded the motion and the minutes were approved by roll call vote.

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abs.</b>
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

## **DIRECTOR'S REPORT**

The Board accepted the Director's Report for January-February 2017 and it will be placed on file.

## **REPORT OF FUNDS RECEIVED**

Funds received for January 2017 totaled \$5,830.

## **FUTURE MEETINGS**

Ms. Marion had nothing to report.

## **COMMITTEE REPORTS**

### **Environment and Watershed**

*Wastewater Management Plan* – Ms. Marion reported that the Department of Environmental Protection (DEP) staff tentatively set March 3, 2017 for their first quarterly meeting with Morris County to discuss the status of the County's wastewater management plan with respect to the revised Water Quality Management Planning rules. She and Ms. Michelin are attending the New Jersey County Planners Association meeting on February 17, at which time they intend to speak with DEP representatives regarding the content of the quarterly meetings.

Ms. Marion informed the Board that Parsippany-Troy Hills, through the efforts of Ms. Michelin and Mr. Barilla, has been chosen by the Landscape Architecture Department of Rutgers University for construction of a rain garden project on land acquired through the Morris County Flood Mitigation Program.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the February 10, 2017 Land Development Review Committee meeting and noted the following applications:

1. Hanover, Cobra Auto Parts – This application concerns the addition of an office trailer to an auto salvage yard. County Engineering will review the two existing driveway connections to Parsippany Road.
2. Morris Township, 3 Whippany Road – This application concerns a site plan for the construction of a two-story building on a vacant lot. The proposed building will include a professional office on the 1<sup>st</sup> floor and a 2<sup>nd</sup> floor apartment. The lot has frontage on two County roads and the proposed driveway layout and stormwater management will be reviewed by County Engineering.
3. Long Hill, 600 Valley Road – This application concerns a site plan that will increase the number of second floor apartment units at an existing mixed-use structure. The number of units will increase from seven to fourteen. There will be a small addition to the parking and restriping of the parking lot to accommodate thirteen additional parking spaces. The

existing first floor commercial use will not change. The applicant will have to show site distance lines and additional signage and pavement markings for the two driveway connections to Valley Road.

4. Roxbury, South Shore Marine & Powersports – This is a site plan for a two-story addition and renovations to an existing mixed-use commercial residential structure with 14 additional parking spaces on a four acre parcel. The plan includes seasonal boat storage to the rear of the property. County Engineering will review the Ledgewood Landing Road frontage and the existing driveway connection. A right-of-way dedication will be required.
5. Washington Township, Healthcare Center at Heath Village – This site plan is for a new healthcare center on the southwestern side of Schooley’s Mountain Road associated with the Heath Village Retirement Community. The application is for Phase 1 of the project, which includes the development of a 108 bed healthcare center, 111 parking spaces and a single full access driveway connection to Schooley’s Mountain Road. County Engineering will review stormwater management and the proposed driveway. Mr. Perry informed the Board that the County will need to replace a bridge associated with the Health Village properties and will seek an easement for this project.

Mr. Eppel made a motion to approve the Report of Actions Taken on Development Plans for January 2017. 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		
Stephen Jones	-		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

### **Legislative and Municipal**

**Recent Legislation** – Mr. Soriano stated that several appropriation bills were introduced for farmland preservation, environmental infrastructure and historic preservation. He reported on several bills. Assembly Bill A4553, would allow certain owners of preserved farmland to re-acquire limited development rights on portions of preserved farmland. Assembly Bill A4519, would authorize religious organizations to act as emergency homeless shelters in certain circumstances. Assembly Bill A4552 would amend the Municipal Land Use Law to encourage municipalities to plan for electric vehicle charging infrastructure. Ms. Olcott asked Mr. Soriano to describe Senate Resolution SR93 and Senate Bill S2926. Mr. Soriano and Ms. Marion stated that SR93 concerns the release of the draft Statewide Water Supply Master Plan. Ms. Marion

indicated that it is unlikely that the current draft Plan will be released. She reported that Dr. Dan Van Abs of Rutgers University is undertaking a study for the Plan. Mr. Soriano then reported on Senate Bill S2926, which concerns requirements that local water purveyors conduct a water loss audit to identify leaking water systems.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano reported that he received one Master Plan amendment from Long Hill Township, which is proposing a number of zone changes in the area around Valley Road between Main Avenue and Morristown Road, Plainfield and Bay Street. He reported that the purpose of these changes is to encourage an economically sustainable commercial center along Valley Road that is highly accessible to residents of the region, while also incorporating complete street design elements along this corridor.

Mr. Soriano reported there was one proposed ordinance and no adopted ordinances for January 2017. He described the proposed ordinance from Long Hill Township as an amendment to Land Use Regulations concerning permitted signs.

### **Long Range Planning**

*Circulation Plan Element* – Mr. Soriano stated that he edited the revised recommendations section of the draft Circulation Plan Element and sent it back to the Morris County Transportation Section for their review. He stated that they are now working on amendments to the Goals and Objectives portion of the Plan, and that he will review that draft section once completed.

### **LIAISON REPORTS**

#### **Lake Hopatcong Commission**

Ms. Marion stated she did not receive a report and that the next meeting is scheduled for March 20, 2017 in Roxbury.

#### **Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council**

Chairman Rattner informed that Board that a draft of the Lake Musconetcong Regional Planning Board Annual Report was released. He stated that in 2016, the Board logged 1,226 volunteer hours and that since 1995, 25,468 volunteer hours have been logged. He reported that 2,671,200 pounds (wet weight) of weeds were removed from the lake in 2016. Chairman Rattner also informed the Board that the average depth of the lake increased by one foot, which is considerable since the average depth of the lake is only 4.5 feet. He stated that a location to dump the weeds is being sought since the State will no longer allow harvested weeds to be dumped on State property.

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

Ms. Marion reported that a meeting will be held on March 30, 2017 at 7:30 p.m.

## **Trail Committee**

Ms. Olcott stated that the Committee met to discuss potential adjustments to the application rules and regulations and she noted several of the program issues. For example, the Committee decided against the use of PowerPoint presentations in favor of direct discussions with applicants. She reported that the Committee will be more flexible concerning engineering details required for inclusion on an application. She also reported that the Committee will continue to avoid partial funding for projects, and will only fully fund or not fund projects as applicable.

## **Correspondence and Reports Received**

Ms. Marion stated she received official notice that the Aresty Farm in Chester and Mendham Townships has been preserved. She also reported receiving notice from the DEP concerning a public hearing to be held on March 2, 2017 in Trenton. The public hearing will concern the renewal of Municipal Separate Storm Sewer System (MS4) permits. She stated that the DEP will be requiring additional municipal actions as a condition for permit renewal, such as preparation of an inventory of both public and private stormwater facilities throughout the municipality and a plan to monitor these facilities. She reported that the public comment period concerning these proposed rules will end on April 3, 2017. Ms. Marion stated that she will forward a copy of the DEP notice to Board members.

## **Report of Meetings**

Morris County Economic Development Corporation (MCEDC) - Ms. Marion stated that she participated on a panel held at the MCEDC quarterly meeting at which she, MCEDC Executive Director Megan Hunscher and several real estate professionals gave a presentation concerning current local/regional development, economic and demographic trends and how they are impacting the real estate market in Morris County. Ms. Olcott stated that she attended the presentation and noted that the discussion concerning industrial development in Morris County was of particular interest.

## **Other Business**

Ms. Marion had nothing to report.

## **LEGAL UPDATE**

Mr. Bush had nothing to report.

**COMMENTS FROM THE PUBLIC**

None

**NEXT MEETING**

The next meeting is scheduled for March 16, 2017.

**ADJOURNMENT**

At 7:50 p.m., Mr. Vitz moved to adjourn the meeting 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.*