

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

30 Schuyler Place  
January 18, 2018

Morristown  
New Jersey

Mr. Rattner called the Regular Meeting to order at 7:03p.m.

**OPEN PUBLIC MEETINGS LAW**

Mr. Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated February 1, 2017.

Mr. 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
Christopher Vitz, County Engineer	Greg Perry, Supervising Planner
Everton Scott	Joe Barilla, Principal Planner
Stephen Jones	Barbara Murray, Program Coordinator
Annabel Pierce (arrived 7:27pm)	W. Randall Bush, Attorney
Nita Galate, Alt.1	Rene Axelrod, Recording Secretary

**2018 Appointments to the Planning Board**

Ms. Marion stated that the Freeholder Board made the following appointment: Christian Francioli, as Alternate #2, who was unable to attend this evening due to a personal matter.

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

Chairman Rattner opened the floor for nominations for Vice-Chairman. Ms. Galate nominated Ms. Olcott and Mr. Scott seconded. There were no other nominations for Vice-Chairman; nominations were closed by Mr. Jones 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 Mr. Scott seconded. There were no other nominations for Secretary; nominations were closed by Mr. Jones and all voted in favor of Mr. Eppel as Secretary by voice vote.

Chairman Rattner asked members if they would continue their Committee appointments from last year. All agreed to continue their appointments. Chairman Rattner placed new member Christian Francioli on the Environmental & Watershed Committee.

Legislative & Municipal – Everton Scott, Chairman, Christopher Vitz, County Engineer, Annabel Pierce and Nita Galate (alternate).

Land Development Review – Steve Jones, Chairman, Christopher Vitz, County Engineer, Isobel Olcott and Everton Scott.

Environmental & Watershed – Ted Eppel, Chairman, Christopher Vitz, County Engineer, Steve Jones and Christian Francioli.

Long Range Planning – Isobel Olcott, Chairman, Ted Eppel, Annabel Pierce and Nita Galate (alternate).

### **REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the December 7, 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	-		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli, (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

### **DIRECTOR’S REPORT**

Ms. Olcott asked about the date for the completion of the scope of work for the Public Lands Inventory. Ms. Marion stated that the scope of work for the Preserved Land Inventory was to be completed by the end of December 2017, but is now anticipated to be completed by the end of January to mid-February due to other work priorities.

The Board accepted the Director’s Report for December 2017 and it will be placed on file.

Ms. Marion informed the Board that Ms. McCulloch has left county employment and that Ms. Michelin and Ms. Murray have taken over her duties. She reported that she intends to hire a new assistant planner.

## **REPORT OF FUNDS RECEIVED**

Funds received for December 2017 totaled \$1,835.

Chairman Rattner asked if there are any big projects anticipated by Development Review. Mr. Barilla summarized several anticipated projects, including the Varityper property in East Hanover, the M&M site on Route 53 in Morris Plains and the Bassett Highway redevelopment plan in Dover.

## **FUTURE MEETINGS**

Ms. Marion stated that she will be attending the MCEDC State of the Market meeting and webinar on January 24, 2018, at which she will be presenting demographics trends. Several staff will also be attending the NJ Chapter of the American Planning Association Annual Conference on January 25 & 26. She will be conducting new member training at the NJ Planning Officials New Member Training session on January 27 and giving a presentation at the Leadership Morris Economic Development Day on February 15.

## **COMMITTEE REPORTS**

### **Environmental and Watershed**

*County Wastewater Management Plan* - Ms. Marion reported that there have been changes in administration at the Department of Environmental Protection with the new Governor.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Mr. Jones reported that there were two Land Development Review Committee meetings since the last Planning Board meeting. At the December 15, 2017 meeting, seven applications were reviewed and all were approved. Mr. Jones noted the following applications:

1. Hanover, Hanover & Horsehill- This application concerns a site plan for a 29,150 square foot second story addition to the existing ShopRite supermarket.
2. Jefferson Township, Babbling Brooke –This application concerns a three lot minor subdivision of an 89+/- acre parcel to accommodate an open space project.
3. Morris Plains, 201 Tabor Road – This site plan concerns the redevelopment of a portion of the former Warner Lambert/Pfizer/J&J facility, and calls for the removal of 268,837 sq. ft. of office space and a 16,550 sq. ft. childcare center, and the construction of a new 170,672 sq. ft. manufacturing facility.
4. Rockaway Township, WPG Rockaway Commons - This site plan is for a tenancy change involving a Five Below discount store within the Rockaway Commons shopping center.
5. Rockaway Township, Cibao Meat Products – This site plan is for two new signs on County Route 513.

Mr. Jones briefly highlighted the following applications from the January 18, 2018 Land Development Review Committee meeting:

1. Montville, 525 Realty Holding – This site plan is for several onsite improvements including sidewalks and signage.
2. Long Hill, Parisi-Gillette – This subdivision will create ten single-family residential lots from a 9.7 acre site, creating two five-home cul-de-sacs.
3. Randolph, Calais Road Community Park – This site plan concerns the development of a 90-acre open space tract into a multi-use park.
4. Randolph, Seneca Heights Minor – This subdivision would create two residential lots from a previous subdivision. Mr. Jones stated that there were questions whether this property could be further subdivided.
5. Wharton, Wharton Industrial Center Lot – Mr. Jones stated there were two applications for improvements to this existing industrial center discussed, both of which were conditionally approved.

Ms. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for December 2017. Mr. Scott seconded the motion and it was approved by roll call vote.

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

### **Legislative and Municipal**

**Recent Legislation** – Mr. Soriano distributed an amended Legislative Action Report and a summary of bills that were signed into law for the 2016-2017 Legislative Session. He noted that the session ended on January 9th at 12:00 PM and that the Governor had until January 16<sup>th</sup> to sign or pocket veto. He also reported that over 3,500 new bills were re-introduced at the outset of the new 2018-2019 Legislative Session, most of which being re-issues of bills from the previous legislative session. He reported that about 350 of these bills are re-issues of bills he had previously tracked and that he will have these bills entered into the database and summarized for the next Board meeting. He briefly reviewed the summary of the bills passed into law during the 2016-2017 Legislative Session.

**Master Plan & Land Use Ordinance Monthly Report** – Mr. Soriano reported that four master plan amendments were received. The Township of Mount Olive submitted a Housing Element and Fair Share Plan and the Borough of Florham Park submitted a Land Use Plan amendment that rezoned certain properties to implement its Housing Element and Fair Share Plan. The Township of Hanover submitted a Land Use Plan amendment that will change several single family districts to recognize existing development patterns and Long Hill Township submitted a new Community Facilities and Utility Service Element.

Mr. Soriano reported that two proposed ordinances, eleven adopted ordinances and one tabled ordinance were processed during December 2017. The Town of Boonton ordinance would permit senior housing as a conditional use in the R-1E zone across from the Saint Clare’s Psychiatric Hospital and the Borough of Florham Park ordinance would permit townhouses and garden apartments on property owned by the Sisters of Christian Charity.

**Long Range Planning**

Draft Circulation Plan Element – Ms. Olcott informed the Board that members of the Long Range Committee met with the Transportation and Planning staff on the draft Circulation Plan Element chapters 2, 3, 4 and 5. She stated the Committee suggested minor amendments. She reported that the Transportation Board will review the chapters, after which a final draft will be produced for Planning Board review. She noted that after final changes are made and formatting is complete, a public hearing would be held by early summer.

**2018-2023 Capital Facility Program Consistency Determination/Program** - Ms. Olcott informed the Board that the Long Range Committee completed its review of the County of Morris 2018-2023 Capital Facility Program for consistency with the Morris County Master Plan. She noted several items, including the purchase of new voting machines, upgrades in information technology and renovations and additions to the Morris County Courthouse. Mr. Bush described the proposal for a new criminal court building. Ms. Olcott made a motion that the Planning Board finds the 2018-2023 Capital Facility Program for Morris County consistent with the Morris County Master Plan. Mr. Vitz seconded the motion and all 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	-		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

A letter authorizing the recommendation will be sent to the Morris County Freeholders indicating that the 2018-2023 Capital Facility Program for Morris County is consistent with the County Master Plan. Mr. Bush informed the Board that they could request that the Freeholder Board keep the Planning Board informed on the progress of the new criminal court building project.

## **LIAISON REPORTS**

### **Lake Hopatcong Commission**

Ms. Marion informed the Board she heard from Mr. Jarvis and that he is happy that the Lake Hopatcong Commission now has a half a million dollars to start the year.

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

Chairman Rattner stated that County staff provided information to the Executive Director of the Musconetcong Watershed Association regarding County representation on the Council. He stated that he subsequently received correspondence from the Executive Director praising Morris County government and the assistance received from Ms. Marion. Chairman Rattner also reported on the progress being made under the Lake Musconetcong Watershed Restoration Management Plan. He stated that it is the 50<sup>th</sup> anniversary of the Wild and Scenic River Program and that the National Park Service will provide signs indicating the Wild and Scenic River designation of the Musconetcong River to be installed at several locations along the river.

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

Ms. Pierce reported that there was no meeting.

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

Ms. Olcott reported that the Board of Freeholders approved the six trail construction grant applications in December 2017 as recommended by the Trail Committee. The \$578,899 in total grant funding will create 4.11 miles of new trails. Ms. Olcott stated the next meeting is on January 16, 2018, at which the Committee will assess the work of the previous year and suggest revisions to the program.

### **Correspondence and Reports Received**

Ms. Marion had nothing to report.

### **Report of Meetings**

Ms. Marion informed the Board that there was a meeting with Morristown officials on proposed traffic improvement plans on December 11, 2017. Mr. Vitz stated the meeting focused largely on signal timing improvements. Ms. Marion stated she was pleased to see the inter-governmental collaboration prior to the start of improvements.

Ms. Marion reported that she attended a Morris County Housing Alliance meeting where she gave a presentation on demographic trends. She stated that at this meeting she learned that much of the housing identified as affordable in Morris County was not actually affordable by those looking for such housing. She also reported that she and Freeholder Meyers attended a Rutgers/ECON Conference on January 10, 2018 on trends since The Great Recession in 2008.

Ms. Marion reported that she attended the January 18, 2018 Strategic Plan/Quality of Life focus group meeting and that Joe Barilla attended the Strategic Plan/Infrastructure Focus Group meeting.

**Other Business**

*Resolution 2018-1: 2018 Meeting Schedule Resolution* – Mr. Jones moved approval of Resolution 2018-1:2018 Meeting Date Schedule. Mr. Scott seconded the motion and it was unanimously 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	-		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	x		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Authorization for Destruction of Planning Board Meeting Recordings – Chairman Rattner asked for a motion for the destruction of ten recordings of Planning Board meetings dated December 3, 2015 through December 1, 2016. Ms. Olcott made a motion, seconded by Mr. Vitz and 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	-		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	x		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Christian Francioli ( alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman		x	

**LEGAL UPDATE**

Mr. Bush had nothing to report.

**COMMENTS FROM THE PUBLIC**

None

**NEXT MEETING**

The next meeting is scheduled for February 15, 2018.

**ADJOURNMENT**

At 8:25 p.m., Mr. Vitz moved to adjourn the meeting; it was seconded by Mr. Scott 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.*