

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

Meeting held via WebEx Videoconference

30 Schuyler Place
September 17, 2020

Morristown
New Jersey

Vice-Chairman Isobel Olcott called the Regular Meeting to order at 7:07 p.m.

OPEN PUBLIC MEETINGS LAW

Public notice has been given in accordance with the Open Public Meeting Act, published in the Newspaper of Record and the Morris County website.

ROLL CALL

Those present were:

Isobel Olcott, Vice Chair	Joe Barilla, Planning Director
Everton Scott	Greg Perry, Supervising Planner
Kaushik (Casey) Parikh, Alt. #1	Anthony Soriano, Supervising Planner
Nita Galate	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	Mary Romance, Recording Secretary
Staci L. Santucci, Esq., County Counsel	Virginia Michelin, Principal Environmental Planner

REVIEW OF MINUTES

Ms. Olcott called for a motion to approve the Planning Board Meeting minutes of July 17, 2020. The motion was made by Ms. Galate, seconded by Mr. Scott and approved by roll call vote:

ROLL CALL

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

DIRECTOR'S REPORT

The Board accepted the Director's Report for the period of July-August 2020, and it will be placed on file.

REPORT OF FUNDS RECEIVED

Year-to-Date revenues through August 2020 were \$100,445. Mr. Barilla noted that funds received are on pace with last year's figures.

FUTURE MEETINGS

Mr. Barilla stated that staff is holding all the usual staff meetings concerning wastewater management, open space, County Planners Association and others. He noted that various Morris County Preservation Trust meetings will be occurring in the immediate future.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that progress is being made to address various problems with the DEP, however, additional dialogue will be required before significant advancement can be made on the Wastewater Management Plan. He noted that additional work also needs to be completed by the RVRSA before more progress can be made.

Rockaway River Watershed Cabinet (RRWC) – There was no report.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott stated that the Land Development Review Committee met on September 16, 2020. She reported that the five applications reviewed were very straightforward and therefore required very little discussion. She reported on the following item:

Hanover, River Park Building 1, 2020-12-9-SP-0 (County Route 511) - This site plan is for a four story 81-unit apartment building with leasing office as part of a redevelopment of the former Whippany Paper Board Company property. Building 1 will be located on a 6.74 acre parcel with access to a future common driveway connection to Eden Lane. There are 154 parking spaces, of which 125 will be beneath the building and 29 will be surface spaces. Ms. Olcott noted that the site is adjacent to the Whippany River so stormwater management will have to be reviewed closely; County Engineering will review the stormwater management. Mr. Barilla stated that the project is not on a county road and indicated that this application concerns only the first phase of the redevelopment of the Whippany Paper Board site. Mr. Scott asked about flooding on the property and Mr. Barilla noted that portions of the property flood and that development will have to address constraints. Mr. Scott noted that construction is proposed outside of the flood zone. The application was conditionally approved.

REPORT OF ACTIONS TAKEN

Ms. Olcott called for a motion to approve the Reports of Actions Taken on Development Plans for July and August 2020. The motion was made by Ms. Galate and seconded by Mr. Scott and approved by roll call vote:

ROLL CALL

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

Legislative and Municipal

Recent Legislation- Mr. Soriano reported that several bills being tracked by staff were signed into law. These include A3971 and A4175, which authorize the issuance of bonds related to the pandemic, and S855, which renames the Board of Chosen Freeholders to the Board of County Commissioners. Counties are required to update materials to reflect this title change, starting in January 2021. He also reported on S349, which requires developers to offer electric vehicle charging stations as an option in certain new home construction.

Concerning newly introduced bills, he reported on A4458, requiring certain newly constructed residential buildings to meet universal design standards related to accessibility for persons as they age and S2727, which would establish a Multigenerational Family Housing Continuity Commission to make recommendations to advance multigenerational housing in communities.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano reported on the following submissions to the Planning Board:

MASTER PLAN – Mount Olive submitted an Open Space and Recreation Plan Update and Madison submitted a Reexamination Report. Mr. Soriano noted that the Reexamination Report recommends the development of new land use, historic preservation, community mobility and housing master plan elements.

ZONING – Mr. Soriano presented highlights of Land Use Ordinance Reports for July and August 2020. A combined total of 26 ordinances were processed with 16 of these ordinances adopted. Of the 16 adopted ordinances, nine concerned affordable housing. Mr. Soriano also

noted an ordinance in Rockaway Township that would allow medical cannabis treatment centers and cannabis research and development facilities in the Township’s industrial and planned economic district zones.

Long Range Planning

Land Use Plan Element - Mr. Soriano reported that final amendments were made to the draft document, including the addition of a table of contents, list of figures, acknowledgments, signature page and other minor edits. He noted that additional Planning Board staff were engaged in proofreading the document and that final edits from Ms. Olcott were also incorporated.

He reported that digital copies of the final draft document and transmittal letters were ready for distribution to each municipal clerk and planning board secretary and that a website announcement with links to the plan and options to submit public comment was ready for posting. The public notice for the public hearing, scheduled for Thursday, October 29, 2020 was also ready to submit, pending authorization by the Board.

Ms. Olcott then called for a motion To Authorize Release of the Draft Morris County Master Plan – Land Use Element with a hearing date set for October 29, 2020. The motion was made by Mr. Vitz and seconded by Ms. Galate. The motion was approved by roll call vote:

ROLL CALL

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

LIAISON REPORTS

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council -
There was no report.

Lake Hopatcong Commission – There was no report.

Morris County Open Space Trust Fund

Ms. Galate reported that the Committee will hold its first meeting for the current grant round on Tuesday, September 29, 2020. Nine applications have been received, requesting over two million dollars for eight municipalities. Site visits will begin on October 4, 2020.

Trail Construction Trust Fund Committee

Ms. Olcott reported that the Committee will meet in October, stating that four letters of intent were received with requests totaling approximately \$900,000. Currently, the TCTF has approximately one million dollars on hand. Ms. Olcott will report back to the Planning Board after the October meeting.

Morris County Complete Count Committee

Ms. Olcott reported that Mr. Barilla has been working hard with Deena Leary and the rest of the Committee and was pleased to report that Morris County is now #1 in the Northeast Region for County response rates. Mr. Barilla noted that Morris County is #1 in New Jersey as well as in the New York Region. He stated that all on the Committee are doing a good job and should be proud of their efforts. Ms. Olcott expressed her thanks to Mr. Barilla, Ms. Leary and all involved on the Committee. Ms. Olcott reported that canvassing has been ramped-up in those areas in most need of a greater response, including Harding Township.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing to report.

REPORT OF MEETINGS

In addition to meetings previously reported, Mr. Barilla stated that he anticipates further meetings on the “M Station Project” in Morristown, which is being handled by staff.

OTHER BUSINESS

None

LEGAL UPDATE

Ms. Santucci reported that she had no legal update.

COMMENTS FROM THE PUBLIC

No members of the public were present.

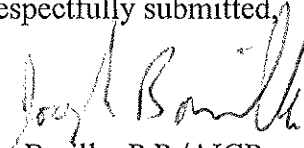
NEXT MEETING

Mr. Barilla indicated that the next regular meeting of the MCPB will be held via videoconference on October 15, 2020 at 7:00 p.m.

ADJOURNMENT

At 7:29 p.m., Mr. Vitz moved to adjourn the meeting, seconded by Mr. Scott and all approved by voice vote.

Respectfully submitted,



Joe Barilla, P.P./AICP
Planning Director

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