

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

Meeting held via WebEx Videoconference

30 Schuyler Place
October 15, 2020

Morristown
New Jersey

Vice-Chairman Isobel Olcott called the Regular Meeting to order at 7:02 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:

Steve Rattner, Chair	Joe Barilla, Planning Director
Isobel Olcott, Vice Chair	Greg Perry, Supervising Planner
Ted Eppel (7:28pm)	Anthony Soriano, Supervising Planner
Everton Scott	Mike DiGiulio, Senior Planner
Nita Galate	Kevin Sitlick, Senior Planner
Kaushik (Casey) Parikh, Alt. #1	Staci L. Santucci, Esq., County Counsel
Christopher Vitz, County Engineer	Mary Romance, Recording Secretary
Dennis Bull, Alt #2	Virginia Michelin, Principal Environmental Planner

REVIEW OF MINUTES

Ms. Olcott called for a motion to approve the Planning Board Meeting minutes of September 17, 2020. The motion was made by Mr. Vitz, seconded by Ms. Galate 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			X
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 September 2020, and it will be placed on file. Mr. Barilla noted the progress made with the Wastewater Management Plan for Mine Hill, which after six years of work is finally going to Public Notice with the Department of Environmental Protection.

REPORT OF FUNDS RECEIVED

Year-to-date revenues through September 2020 were \$105,655. Mr. Rattner noted that revenues are about 38% ahead of last year. Mr. Barilla noted that there are some larger projects coming in toward the end of the year and anticipates the upward trend to continue.

FUTURE MEETINGS

Mr. Barilla stated that the most relevant meeting for the Planning Board will be the Public Hearing on October 29 for the Draft Morris County Master Plan Land Use Element. He noted that despite COVID restrictions, all work continues. Mr. Rattner complimented the work of Mr. Barilla and the staff.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reiterated the progress with Mine Hill and noted that dialog continues with the NJ County Planners Association and the DEP. There was no report regarding watershed.

Developments Reviewed – Ms. Olcott stated that the Land Development Review Committee met on October 13, 2020 and reported that the eight applications were reviewed and that all involved redevelopment sites. Applications included two Lidi supermarket sites, one each in Parsippany-Troy Hills Township and Rockaway Borough. Ms. Olcott then highlighted two other applications, both involving construction of multifamily housing:

Parsippany, 169 Johnson Road, 2020-29-12-SP-0 (Municipal Road Johnson Road) - This site plan is for the redevelopment of an office property to a four-story 87-unit apartment building on a 2.57-acre parcel. All existing site improvements will be removed, with the exception of the existing driveway connection to Johnson Road. Access to the site will be from an existing full access driveway to Johnson Road. A subsurface detention basin is proposed for stormwater management. A County culvert carries the Malapardis Brook underneath Johnson Road and will require a drainage maintenance easement and that County Engineering will review for stormwater management.

Wharton, Irondale Commons, 2020-39-3-SP-0 (Kossuth Street) - This site plan is for the redevelopment of a commercial property to a 60-unit four-story apartment building on 1.85 acres with 122 parking spaces. There are two proposed full access driveway connections to Kossuth Street. Twenty-nine of the proposed parking spaces will be beneath the building. There are no proposed outdoor amenities for the project. A large portion of the parking lot and driveway will be constructed with permeable pavers to provide for infiltration of stormwater runoff. There is a proposed stormwater collection system, which will connect to an existing stormwater system within an existing drainage easement. County Engineering will review for stormwater management.

REPORT OF ACTIONS TAKEN

Ms. Olcott called for a motion to approve the Report of Actions Taken on Development Plans for September 2020. The motion was made by Ms. Olcott and seconded by Ms. Galate 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	X		
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 on three bills, the first being new bill S2911 that requires electric public utilities to prioritize service restoration to age-restricted communities after major events. Mr. Scott reported that this is already a priority for major utility companies and that prioritization is structured to address hospitals, nursing homes, senior citizen homes, emergency/first responder stations and sewer treatment plant. Mr. Scott indicated that utility representatives are in discussions with legislators concerning this legislation.

Mr. Soriano reported that S2607, which requires that the Land Use Plan element of Municipal Master plan include a climate change-related hazard vulnerability assessment, has passed the Senate and has been referred to the Assembly. Mr. Scott asked whether there would be any County responsibility associated with this bill. Mr. Soriano the bill only addresses municipal responsibilities. Mr. Scott noted that the County may also want to consider this issue at a future time.

Mr. Soriano reported that S349 was signed into law and will require developers to offer electric vehicle charging stations as an option in certain new home construction.

Master Plan & Land Use Ordinance Monthly Report

MASTER PLAN – Mr. Soriano reported on three submittals, including a Housing Element and Fair Share Plan and related Land Use Plan from Hanover Township and a Critical Habitat and Conservation Plan from the Borough of Kinnelon, developed pursuant to their conformance with the Highlands Regional Master Plan

ZONING – Mr. Sitlick reported that the September Land Use Ordinance Report included a total of 17 ordinances, of which 11 were proposed and 6 were adopted. He highlighted an Ordinance from Hanover Township concerning the Redevelopment Plan for the former Whippany Paperboard site. This new ordinance addresses the western portion of the larger redevelopment area and permits residential multi-family and townhouse units with a 15% set-aside and one office building.

Long Range Planning

Land Use Plan Element – Ms. Galate reported that the public hearing date for the Draft Morris County Master Plan Land Use Element (LUE) is Thursday, October 29, 2020 at 6:30pm and that a copy of the LUE was posted on the Morris County Planning website with instructions on how to submit comment. Mr. Soriano reported that a notice and digital copies of the LUE were sent to all municipalities via certified mail on September 18th and that notice was also placed in Daily Record. He reported that certified mail receipts have been received from all municipalities. He reported on the steps to be taken following the public hearing.

Ms. Santucci noted that she recently received guidance with regard to remote hearings and that she will follow-up with Mr. Barilla and Mr. Soriano concerning this issue.

LIAISON REPORTS

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner reported that a permit has been issued to lower Lake Musconetcong two feet on October 27, 2020, with the Lake refill set for March 3, 2021. This action is consistent with the agreement with the State, which allows for a drawdown once every three years. Mr. Rattner also reported that a forthcoming meeting of the LMRPB is planned, which the Stanhope Borough Administrator has offered to sponsor. This will be the first meeting since February 2020.

The next meeting of Musconetcong River Management Council is Wednesday, October 21, 2020. Mr. Rattner reported that with many parks being closed, the Wildlife Management Areas were becoming overwhelmed with too many visitors, many from out of state, straining resources needed to maintain these areas. He also reported on the problem of tree fall blockages on the river and the difficulties in getting permission to remove dead trees. Mr. Rattner then reported that Congress included \$260,000 toward a feasibility study to remove the Warren Mill Dam, which is one of the goals of the Council, noting that his process may now move forward.

Lake Hopatcong Commission – There was no report.

Morris County Open Space Trust Fund

Ms. Galate reported there were seven applications from five municipalities totaling \$ 2,139,825 and \$1,500,000 available. The Committee is scheduled for deliberations on October 20, 2020. Virtual site visits were completed last weekend. Mr. Rattner indicated that three of the applications were from Washington Township, focusing on interconnecting existing park parcels.

Trail Construction Trust Fund Committee

Ms. Olcott reported that the Committee met on October 13, 2020 and that the Committee has received five applications. She stated that there is \$1,000,000 available. The Committee discussed the merits and shortcomings of the applications and will meet again on October 27, 2020 to discuss award recommendations.

Morris County Complete Count Committee

Ms. Olcott reported that the Census was scheduled to finish on October 31, 2020 but a Supreme Court ruling is shutting-down Census Bureau operations. The Morris County Complete Count Committee (MCCCC) is continuing to work to complete their mission. A final count will have to be established by December 31, 2020. She reported that Morris is the leading County in New Jersey and the Region in terms of response rate.

Mr. Barilla reported that Morris County finished with a self-response rate of 80%, the highest in New Jersey and among the top five responders Counties in the Northeast Region. The last few MCCCC sponsored events involved ice cream trucks that went out to low-count neighborhoods in Morristown, Butler and Dover. He stated that the Committee utilized various means to communicate the importance of participating in the Census and that their hard work paid off with positive results. Ms. Olcott emphasized that everyone on the Committee worked hard to achieve these results and she was very proud of the entire group.

Mr. Rattner asked how the return rate compared to the past Census and Mr. Barilla reported that the current return rate exceeded the return rate for both 2010 and 2000. Mr. Rattner praised the Committee on their accomplishment.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing to report.

REPORT OF MEETINGS

Mr. Barilla noted meetings previously reported, stating that Office of Planning and Preservation staff attends many meetings addressing ongoing issues. He gave the example of the many meetings needed to address municipal Wastewater Management Plan chapters, noting the recent progress on the Mine Hill chapter.

OTHER BUSINESS

New Construction Residential Sales Update for 2019 - Mr. Sitlick summarized the conclusions of the 2019 New Construction Residential Sales update, which is based on an examination NJ Department of Community Affairs (DCA) warranty records of newly constructed home sales. He noted the following:

- In 2019, there were 409 new residential units sold, a decrease of 13.5% from 2018.
- Sales of new Single-Family Detached homes increased by 8.0% in 2019.
- Sales of Single-Family Attached and Multi-Family (for-sale units) were down 27.5% and 28.6%, respectively in 2019.
- Multi-Family sales hit a record low of 15 units in 2019. He reported that while sales of Multi-Family units were down, new Multi-Family rental development was growing substantially.
- The median price for all housing types combined increased from over \$641,000 in 2018 to \$720,000 in 2019, an increase of 12.3%.
- In 2019, 38.1% of all new Single-Family Detached home sales were actually the result of teardowns and rebuilds. During the 2012 to 2019 study period, 36.2% of all new Single-Family Homes sold were generated by teardown/rebuilds.

Mr. Sitlick noted that while the report focuses on "For Sale" homes, rental information is also included. He stated that approvals of multi-family rental projects were very strong in 2019 with 881 units approved. In the first nine months of 2020, 1,534 additional rental units were approved. The Board commended Mr. Sitlick on his report and presentation.

LEGAL UPDATE

Ms. Santucci reiterated that she would discuss issues related to notification compliance with Mr. Barilla and Mr. Soriano. Mr. Rattner asked about a test of the public hearing WebEx process noted in the Directors Report and Mr. Barilla reported that the test had been completed.

COMMENTS FROM THE PUBLIC

No members of the public were present.

New Business/Old Business - There was none.

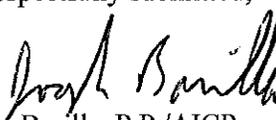
NEXT MEETING

Mr. Rattner stated that the next regular meeting of the Morris County Planning Board will be held via videoconference on December 3, 2020 at 7:00 p.m. and that the Public Hearing on the Draft Land Use Element of the Morris County Master Plan would be held on October 29, 2020 between 6:30PM and 7:30PM.

ADJOURNMENT

At 7:45 p.m., Mr. Vitz moved to adjourn the meeting, seconded by Ms. Galate 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.