

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

30 Schuyler Place  
December 2, 2021

Morristown  
New Jersey

Meeting Held Via WebEx

Chairman Rattner called the Regular Meeting to order at 7:00 p.m.

**OPEN PUBLIC MEETINGS LAW**

Public notice of this meeting was provided on February 3, 2021, in accordance with the Open Public Meetings Act.

**ROLL CALL**

Steve Rattner, Chairman	Joseph Barilla, Director of Planning and Preservation
Isobel Olcott, Vice Chair	Anthony Soriano, Supervising Planner
Ted Eppel, Secretary	Greg Perry, Supervising Planner
Nita Galate	Virginia Michelin, Principal Environmental Planner
Stephen Shaw, Commissioner Director	Staci L. Santucci, Esq., County Counsel
Dennis Bull, Alternate #1	Mary Romance, Recording Secretary
Mohamed Seyam, Alternate #2	Kevin Sitlick, Senior Planner
Chris Vitz, County Engineer	Mike DiGiulio, Senior Planner
Tayfun Selen, Commissioner (7:15pm)	

**STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW**

Mr. Soriano read the Statement Regarding Compliance with the Open Public Meetings Law.

**FLAG SALUTE**

Mr. Rattner invited members to join in for the Pledge of Allegiance to the Flag.

**REVIEW OF MINUTES**

Ms. Olcott moved the Planning Board Meeting Minutes of October 21, 2021. Mr. Eppel seconded the motion. Mr. Rattner called for questions or comments and there being none, the motion was approved by roll call vote.

## ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner Director	-		X
Tayfun Selen, Commissioner Liaison	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Everton Scott	-		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	X		
Mohamed Seyam, Alt.2	-		X
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

## DIRECTOR'S REPORT

Mr. Barilla called for comments or questions on the Director's Report – October/November 2021. There being no comments or questions, the report was accepted and will be placed on file.

## REPORT OF FUNDS RECEIVED

Funds received for November 2021 were \$10,915. Year-to-date revenues for November 2021 totaled \$143,750.

## FUTURE MEETINGS

Mr. Barilla reported that he and several staff members will be attending the County Planners Association Meeting on December 3, 2021 where two Commissioners will be speaking. The main topic on the agenda will be how Federal funding will impact the State of New Jersey.

## COMMITTEE REPORTS

### Environmental and Watershed

*County Wastewater Management Plan* – Mr. Barilla reported that the last meeting between the County Planners Association and the NJDEP wasn't as productive as he would have liked but they are still moving forward.

*County Watershed Activities* – Mr. Barilla reported that the Rockaway River Watershed Association seems to be almost defunct but that the Whippany River Watershed Action Committee is still having meetings and guest speakers. There is talk of conducting some historic work along the banks of the Whippany River in Morristown, which will start in the spring of 2022. He will keep the Board up to date on the project.

*Stormwater Ordinance and Plan Review –*

**Land Subdivision and Zoning**

*Developments Reviewed* – Ms. Olcott reported on the following items:

**Montville, Diversified Properties, LLC - 2021-21-7-SP-0** - This application is for a three building, 110,000 sq. ft. flex use development with 294 parking spaces on 17.8 acres. Access will be from the addition of a fourth leg of the signalized intersection of the Rt. 287 ramp and County Rt. 202, which requires DOT approval for the driveway connection to the intersection. The property has site frontage along Changebridge Road (County Route 621) and a right-of-way dedication will be provided. There are six bio-retention basins, three subsurface infiltration basins and an infiltration swale. Some of the parking area will use porous pavement.

Mr. Vitz stated the intersection will have to go to DOT to get the fourth lighting intersection approved. There is also an issue with property frontage that doesn't line up with the intersection, so property may have to be obtained from one of the neighboring parcels. There are also high-tension power lines and underground gas lines that cross the site, limiting what can be done on the site.

Mr. Perry stated that the drainage issues are minimal because drainage is infiltrated into a pit on site. Engineering has reviewed the drainage and has found it acceptable. Mr. Eppel asked if the Morris Canal was part of the drainage area. Mr. Vitz stated the Morris Canal was above the drainage pit.

Ms. Olcott stated the application was conditionally approved for the reasons stated.

**Randolph, Canoe Brook, 2021-32-2-SP-0 (County Route 513)** - This is a redevelopment plan for 199 apartment units, eight buildings (40 low/moderate) on a 19.4-acre parcel. There are a total of 398 parking spaces proposed. There are UV charging stations proposed, and amenities that include a dog run, tot lot, patio area and a swimming pool. Access to the site is from a connection to an existing office building's driveway that connects with Rt. 10 east bound. The stormwater management plan entails the use of six service bioretention basins and three subsurface infiltration basins.

Ms. Olcott noted discussions concerning the need for an emergency access in addition to the main driveway. Mr. Vitz commented that the adjacent office building has a circular driveway around the entire site so access would be possible from the North and South side of the residential property. Mr. Perry reported that the applicant's engineer didn't feel the alternate access was necessary, but staff will note in the report that the need for a secondary or emergency access should be investigated.

Ms. Olcott commented this application was conditionally approved, pending review of stormwater management.

Mr. Vitz made a motion to approve the Report of Actions Taken on Development Plans for October 2021. Ms. Olcott seconded the motion and it was approved by roll call vote:

**ROLL CALL**

VOTE	Aye	Nay	Abs.
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner Director	X		
Tayfun Selen, Commissioner Liaison	X		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Everton Scott	-		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	X		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Mr. Vitz made a motion to approve the Report of Actions Taken on Development Plans for November 2021. Ms. Olcott seconded the motion and it was approved by roll call vote:

**ROLL CALL**

VOTE	Aye	Nay	Abs.
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner Director	-		X
Tayfun Selen, Commissioner Liaison	X		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Everton Scott	-		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	X		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

**Legislative and Municipal**

**Recent Legislation** - He reported on two newly introduced bills, these being S4135, which would require the DEP to provide public access for boats to state-owned lakes and S4124, which would amend the Municipal Land Use Law to make accessory dwelling units a permitted accessory use

on all lots on which there is a single family dwelling. He reported on three bills signed into law, these being A3352 that requires all new warehouses to be solar ready, S1010, which permits

counties and municipalities to bond for alternative fuel vehicles and S828, which requires public utilities and local government units to provide notice prior to initiating infrastructure projects.

***Master Plan & Land Use Ordinance Monthly Reports*** – Mr. Soriano reported that one land use amendment was received from Morris Township concerning the former Honeywell property on Columbia Rd. Approval was previously given to construct 235 townhomes, 134,000 sq. feet of office and 185,000 sq. feet of office / laboratory use. Only the townhomes have been constructed. Noting a lack of market for office use, the amendment would allow athletic training facilities for professional, academy and youth sports as an alternate permitted use on 81 acres abutting Columbia Rd. Facilities could include outdoor training fields, administration buildings, offices, classrooms, fitness, dormitories, physical therapy, and food services. He noted that the Red Bull soccer team is interested in using the site as their training facility.

Mr. Rattner questioned if this proposed facility is an addition to the facility the Red Bulls have in Hanover. Mr. Perry reported that the facility in Hanover will be closing. Ms. Olcott questioned potential traffic impacts and Mr. Vitz noted that the original development implemented all roadway improvements based on office use which would generate more traffic. Another review of traffic will take place once a new site plan application is received.

Mr. Sitlick reported on the October Land Use Ordinance Monthly Report, noting that eleven ordinances were processed in October, including six proposed ordinances and four adopted ordinances with one ordinance withdrawn. He highlighted a recently adopted Madison Borough ordinance making electric vehicle charging stations an accessory use in all zones.

Mr. Sitlick then reported on the November Land Use Ordinance Monthly Report, which includes eighteen proposed ordinances and twelve adopted ordinances. He highlighted a proposed ordinance in Madison Borough concerning the Giralda Farms Office Park and an ordinance in Morris Township concerning the former Honeywell site that would allow the development of an athletic facility in connection with the Red Bull Soccer Training Facility, as previously discussed.

### **Long Range Planning**

***New Construction Residential Sales*** – Mr. Sitlick gave a PowerPoint presentation concerning the New Construction Residential Sales Report of newly build homes in 2020. Major findings of the report were noted as follows:

- In 2020, there were 457 new residential units sold, an increase of about 11.7% over 2019. These were comprised of 234 single family detached units, 222 single family attached units and one multi-family unit.
- Between 2019 and 2020 the sales of new single family detached and single family attached homes increased by about 15.8% and 15.6% respectively.

- Of new single family detached residential units sold, 35.5% were the result of tear downs and rebuilds.
- Only one new multi-family home was sold in 2020, however, multi-family rental development continues to grow rapidly.
- The median sales price for all housing types combined decreased from \$720,000 in 2019 to \$687,000 in 2020, a decrease of 4.6%.

Mr. Sitlick noted that while the report focuses on “For-Sale” homes, rental information is also included. He stated that in 2020, the Morris County Planning Board approved twelve development applications for multi-family rental projects that included 1,290 rental units in total. He also reported that in the first nine months of 2021, an additional eleven multi-family rental projects have been approved by the Morris County Planning Board, including 1,678 additional multi-family rental units.

Mr. Rattner asked if Mr. Sitlick had information on the number of affordable housing units included with the multi-family rentals approved by the Board. Mr. Sitlick stated that that information was not included in the report. Mr. Barilla reported that affordable housing information is not always provided to the County but that this data would be reviewed.

## **LIAISON REPORTS**

**Lake Hopatcong Commission** - Mr. Barilla noted that minutes were included in the meeting materials for Board review and that he had nothing out of the ordinary to report.

**Lake Musconetcong Regional Planning Board / Musconetcong River Management Council (MRMC) and Musconetcong Watershed Association** - Mr. Rattner reported the planned drainage of the lake was cancelled due to rain filling the lake, and its impact on the DEP approved schedule for both draining and refilling the lake.

**Morris County Open Space Trust Fund** - Ms. Galate reported that the Open Space Trust Fund Committee went before the County Commissioners on November 12, 2021, with four applications that were approved for Dover, Montville, Chatham and Parsippany. The next Committee meeting will be December 7, 2021, at 7:00 pm.

She then reported that Chairman Jay Thomson will be leaving the Committee after serving since its beginning in 2004. She also thanked Mr. Seyam for his service on the Committee.

**Trail Construction Trust Fund Committee** - Ms. Olcott reported the Committee met in October to discuss their recommendations, which were brought to the Commissioners on November 22, 2021 with grant awards scheduled for the Commissioner’s meeting in December. Grant recommendations total \$926,498. Applications for the new Design and Permitting category were submitted from the Town of Boonton, Chatham Township, East Hanover, Lincoln Park, Morris Plains and Riverdale. Committee recommendations regarding construction applications include Denville Township, Madison Borough, Washington Township and Wharton Borough.

Commissioner Shaw reported there was a fourfold increase in trail usage during the pandemic and this shows no signs of subsiding. He stated that the Trail Construction program has been a very popular with the municipalities and thanked both the Open Space and Trail Committees for their work.

**CORRESPONDENCE AND REPORTS RECEIVED**

Mr. Barilla stated that nothing of note was received.

**REPORT OF MEETINGS**

Mr. Soriano reported that he attended three State Planning Commission meetings and that one topic of discussion was the draft State Plan Rules, which may be released for review at the end of December or beginning of January. There was also discussion on State Plan Center Designations, which will all expire January 11, 2022. Morris County designated centers include Dover, Lincoln Park, Mendham Borough, Morristown, Mt. Arlington, and Netcong. The Commission noted that Lincoln Park and Mendham Borough won't be seeking renewal, while Netcong and Dover expressed interest in reapplying. Morristown is seeking State Plan Endorsement. Mt. Arlington's position is unknown. He also reported that the Chairman of the State Planning Commission anticipates starting the process of updating the State Plan in 2022; a process that could take several years.

**OTHER BUSINESS**

Mr. Rattner asked if anyone had any issues with the draft 2022 meeting calendar, stating that it will be voted on at the next meeting. There were no issues noted.

Ms. Olcott then made a motion to approve the Morris County Planning Board 2020 Recordings for Destruction. Mr. Vitz 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>
Steve Rattner, Chairman		X	
Stephen Shaw, Commissioner Director	X		
Tayfun Selen, Commissioner Liaison	X		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary		X	
Everton Scott	-		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	X		
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Ms. Olcott asked Commissioner Shaw if he would provide a County Commission update.

Commissioner Shaw reported that Morris County has received 95 million dollars in American Rescue Plan funding and advisory committees have been making recommendations to the full Board. Approximately 35 million dollars of those funds have been committed. Projects include upgrading the HVAC systems in Morris County facilities and upgrading telecommunications facilities to permit hybrid meetings.

Commissioner Shaw also reported that the Commissioner's Office has successfully worked with the Morris County School of Technology (Vo-Tech) to obtain a 19 million dollar grant to double the size of the school with a new building on the CCM campus. The total cost of the project will be 25 million dollars and will allow an additional 500 students to go to Vo-Tech.

Commissioner Shaw then reported that the Commissioners hope to have the 2021 budget adopted by the end of December.

Ms. Olcott asked Commissioner Shaw what the status of the new Court house was and he reported that the project is still on hold due to the pandemic.

#### **COMMENTS FROM THE PUBLIC**

Mr. Rattner opened the meeting for public comment. There being none, he closed the public portion of the meeting.


#### **NEXT MEETING**

The next Planning Board meeting is scheduled for January 20, 2022 at 7:00 p.m.

#### **ADJOURNMENT**

At 8:12 pm, Mr. Vitz moved to adjourn the meeting, which was seconded by Ms. Olcott. All approved by voice vote.

Respectfully submitted,

  
Joseph Barilla, P.P./AICP  
Planning Director

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