

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

30 Schuyler Place
May 19, 2022

Morristown
New Jersey

Meeting Held Via WebEx

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

OPEN PUBLIC MEETING LAW

Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice in accordance with the Open Public Meetings Act and invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

Steve Rattner, Chairman	Virginia Michelin, Assistant Director, Planning and Preservation
Isobel Olcott, Vice Chair	Staci L. Santucci, Esq., County Counsel
Nita Galate	Greg Perry, Supervising Planner
Mohamed Seyam	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	Anthony Soriano, Supervising Planner
Joseph Barilla, Director, Planning and Preservation	Mary Romance, Recording Secretary

STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETING LAW

Ms. Romance read the Virtual Meeting Statement.

REVIEW OF MINUTES

Ms. Olcott moved the Planning Board Meeting Minutes of April 21, 2022. Mr. Vitz seconded the motion. Mr. Rattner called for questions or comments and there being none, the motion was approved by a voice vote, with Mr. Seyam abstaining.

DIRECTOR'S REPORT

The Director's Report for April 2022 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for April 2022 totaled \$4,000.

FUTURE MEETINGS

Mr. Barilla reported that he and Ms. Michelin will attend the NJ County Planners Association meeting on May 20, 2022 and that they will be attending a WebEx meeting on May 23rd concerning flooding along the Passaic River. He noted that there are a significant number of meetings on various topics scheduled for the next month.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that a meeting was held between county planners and NJDEP representatives at which many counties similar to Morris County in demographics and growth reported receiving multiple wastewater management plan amendment requests. He stated that Morris County is also receiving multiple requests for wastewater management plan amendments.

County Watershed Activities - Mr. Barilla reported that watershed activities include the May 23rd meeting on the Passaic River flooding issues as reported under Future Meetings.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported that the Land Development Review Committee met on May 16, 2022. She stated it was a light month for applications, which included a self-storage facility in Butler and the expansion of a warehouse/distribution center in Hanover.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for April 2022. Ms. Galate seconded the motion, and it was approved by roll call vote.

ROLL CALL

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

Legislative and Municipal

Recent Legislation – Mr. Soriano highlighted three items. He reported on Senate Bill S2435, which would modify the Municipal Land Use Law by extending the time period by which developers need to give public notice to property owners within 200 feet of a development application and the time period for providing public notice to county planning boards, changing this period from 10 to 21 days. He reported on Assembly Bill A3814, which would restrict the sale of any remaining designated state-surplus properties at the former Greystone Psychiatric Hospital site to Morris County. Finally, he reported on Senate Bill S2603, which would allow public bodies to continue to conduct public meetings by electronic means in the event the Governor lifts the state of emergency enacted in Executive Order 103.

Master Plan & Land Use Ordinance Monthly Reports - Mr. Soriano reported that Roxbury submitted a Third Round Housing Element and Fair Share Plan and that the Township will utilize the Morris County Community Development Program to address their rehabilitation need. Their Prior Round obligation has been satisfied and the Third Round obligation will be satisfied with a combination of Prior Round credits, inclusionary housing, age-restricted housing and partnerships with non-profit housing providers. He reported that Denville submitted a Water Use and Conservation Management Plan as part of its Highlands conformance requirements.

Mr. Soriano reported the April Land Development Ordinance Report contained six proposed ordinances and ten adopted ordinances. He highlighted a proposed ordinance in Hanover that would change the zoning on a 15.5-acre area located between Ridgedale Avenue, Malapardis and Boulevard Roads from an R-40 residential zone to a Public Use zone that would permit all existing uses as well as public buildings and uses, houses of worship, nursing homes and assisted living facilities. Existing uses in the area include the Beth Israel Cemetery, two single-family homes and a seafood restaurant.

Long Range Planning

Farmland Preservation Plan Element – Mr. Soriano reported that the draft Farmland Preservation Plan Element has not yet been adopted by the County Agricultural Development Board (CADB). The CADB received requests for an extension of its comment period and their consultant is presently reviewing those comments and preparing potential modifications to the Plan. He will be receiving a copy of this summary and proposed amendments when complete, but not likely before the CADB's Jun 9th meeting. He will continue to monitor progress on the draft an update the Board at its next meeting.

LIAISON REPORTS

Lake Hopatcong Commission – Mr. Barilla stated that the most recent minutes have been posted. He received word that the Commission will be applying for water quality grants that will benefit Lake Hopatcong and county drainage infrastructure. He will provide additional information when received.

Lake Musconetcong Regional Planning Board (LMRPB)

Mr. Rattner reported that the NJDEP issued guidelines for the expenditure of the \$10 million approved during the last legislative session (i.e., Senate Bill S3618 and Assembly Bill A5778). These bills were sponsored by the County's legislative representatives and provide funding for lake management activities. The LMRPB will be applying for grants related to stormwater management, equipment purchase, Harmful Algae Bloom (HAB) and weed control. Due to the amount of data required for the grant application process and the short window for submitting the applications, a consultant has been hired to assist with the process. He also announced that the NJDEP will announce their Kick-Off Summer Lakes News Conference on May 24, with presentations on that day being made at Greenwood Lake, Lake Musconetcong and Lake Hopatcong.

Musconetcong River Management Council

Mr. Rattner had nothing further to report.

Morris County Open Space Trust Fund

Ms. Galate reported that June 9th is the due date for this year's applications and that the Trust will begin review of applications on September 7th. She reported that the Trust has preserved 17,682 acres since 1994. In 2021, \$1.3 million was used to preserve 43 acres. She reported that the Open Space Preservation Program is open to all 39 municipalities and nonprofits.

Trail Construction Trust Fund Committee

Ms. Olcott reported that an orientation meeting will be held this month for pre-application candidates. The applications will be coming in over the summer and two meetings are scheduled for October. She will keep the Board updated.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

2021 Development Activity Report: Mr. Barilla presented a PowerPoint with highlights from the 2021 Development Activity Report. He noted that the eastern side of the County experienced the greatest amount of development activity in 2021 due to the availability of water, sewer and transportation infrastructure. The top five communities for development activity were Parsippany, followed by Montville, East Hanover, Hanover, and Denville. Multi-family housing dominated applications. In 2021, East Hanover led the County in proposed multi-family units with 813 proposed. The years 2020 and 2021 saw huge amounts of multi-family housing proposed in site plans received; the 3,748 units proposed in 2021. This was the highest unit total of the past ten years, and an increase of over 500 units from 2020. He expects the amount of multi-family units reviewed in 2022 to be similar due to current market demands and affordable housing mandates.

He also reported a jump in the amount of non-residential floor area in site plans for 2021, most of which is due to new warehouse projects. Continued growth in warehouse development is anticipated, including the possible rehabilitation of some older structures to accommodate increased demand.

Overall, multi-family housing is driving most new residential development in the County. At issue is housing affordability in the County, with the cost of for-sale and rental housing jumping far ahead of wages, with particular impact on the affordability of workforce housing. He noted that where nonresidential development was at one time driven by office development, it is now driven largely by warehousing and this trend is expected to continue. While some office rehabilitation may take place, few new office developments are anticipated. He also reported that, as the few large legacy projects are completed, it is anticipated that new single family detached housing development will continue to decline.

Mr. Rattner noted that the cost of rentals is nearly equal to a small mortgage payment and stated that rising interest rates might impact rental and for-sale prices. Mr. Barilla noted that the County

is experiencing continued development due to pressure on towns seeking to meet their affordable housing requirements as well as continued market pressure as people continue to move to the suburbs due to the Covid pandemic. Mr. Rattner stated that the pressure on housing prices may continue as would-be home buyers attempt to buy before interest rates increase further. Ms. Olcott asked about the construction status of multi-family housing projects. Mr. Barilla stated that nearly all projects submitted during the last three years are under construction or built, particularly as related to affordable housing projects.

COMMENTS FROM THE PUBLIC

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

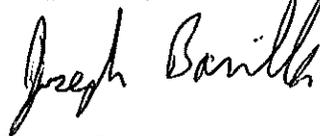
NEXT MEETING

The next Planning Board meeting is scheduled for June 16, 2022, at 7:00 p.m.

ADJOURNMENT

At 7:36 p.m. Mr. Vitz moved to adjourn the meeting, which was seconded by Ms. Galate. 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.