

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

30 Schuyler Place  
September 23, 2021

Morristown  
New Jersey

Meeting Held Via WebEx

Vice Chairman Olcott called the Regular Meeting to order at 7:02 p.m.

**OPEN PUBLIC MEETINGS LAW**

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

**ROLL CALL**

Isobel Olcott, Vice Chair	Christopher Vitz, County Engineer
Stephen Shaw, Commissioner Director	Michael DiGiulio, Senior Planner
Nita Galate	Kevin Sitlick, Principal Planner
Everton Scott (@7:17)	Anthony Soriano, Supervising Planner
Dennis Bull, Alternate #1	Greg Perry, Supervising Planner
Mohamed Seyam, Alternate #2	Virginia Michelin, Principal Environmental Planner
	Staci L. Santucci, Esq., County Counsel
	Mary Romance, Recording Secretary

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

Ms. Romance read the Statement Regarding Compliance with the Open Public Meetings Law.

**FLAG SALUTE**

Vice Chairman Olcott invited members to join in for the Pledge of Allegiance to the Flag.

**REVIEW OF MINUTES**

Ms. Galate moved the Planning Board Meeting Minutes of July 15, 2021. Mr. Vitz seconded the motion. Ms. Olcott 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	-		
Stephen Shaw, Commissioner Director			X
Tayfun Selen, Commissioner Liaison	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
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

The Director's Reports for July and August 2021 were reviewed and accepted. Ms. Olcott recommended that any questions on the Directors Reports be held until Mr. Barilla returns from vacation.

## REPORT OF FUNDS RECEIVED

Funds received for July were \$10,235. Year-to-date revenues for July were \$88,690.  
Funds received for August were \$5,340. Year-to-date revenues for August totaled \$94,030.

## FUTURE MEETINGS

Mr. Soriano noted meetings of the New Jersey County Planners Association, New Jersey Department of Environmental Protection, Land Development Review Committee, various Preservation Trust Program meetings and the State Planning Commission.

## COMMITTEE REPORTS

### Environmental and Watershed

**County Wastewater Management Plan** – Mr. Soriano reported that the last meeting between the County Planners and the NJDEP was rescheduled for October 2021 and that staff continues its Wastewater Management Plan work with participating municipalities.

**County Watershed Activities** – Mr. Soriano reported that the Whippany River Watershed Action Committee remains an active group while the Rockaway River group is inactive. A metal shipping container that washed downstream the Whippany River during Hurricane Irene was recently removed. Staff is waiting to see the group's report on the damage and debris from the flooding event caused by the remains of Hurricane Ida.

**Stormwater Ordinance and Plan Review** – Mr. Soriano reported that all 39 municipalities have now been reviewed, noting that this endeavor is 99.5% completed.

**Land Subdivision and Zoning**

**Developments Reviewed** – Ms. Olcott reported that the Land Development Review Committee met in August and September and highlighted two items from the Land Development Review Committee meeting held on September 14, 2021:

**Boonton, Knoll Edge, 2021-1-2-SP-0 (Vreeland Avenue Municipal)**

This site plan is for a 16-unit age-restricted condominium development on a 3.83-acre parcel. The current structures will be removed and access will be from a single full access road connection to Vreeland Avenue. Amenities include picnic tables, benches, a gazebo, horseshoe pits and a river view garden. Stormwater management includes a surface infiltration basin and a surface bioretention basin. There are multiple retaining walls proposed due to site topography. The site has frontage along the Rockaway River, but there are no site improvement near the river. The property abuts a County Bridge and the applicant will be required to provide a bridge maintenance easement along its Green Bank Lane frontage. County Engineering will review for stormwater management.

**Morris Township, The Gallery at the Historic Abbey, 2021-22-6-SP-0 (Madison Avenue)**

This site plan is for the redevelopment of the Historic Abbey site. The existing structure will be maintained and a 36,648 square foot two story addition is proposed, in addition to 180 parking spaces. The redevelopment will include a furniture store and restaurant. The existing Madison Avenue (State Route 124) driveway connection will be maintained and two new driveway connections to Canfield Avenue (Municipal) are proposed. All the parking spaces and most of the driveways are proposed as pervious pavement to allow for stormwater infiltration. County Engineering will review for stormwater management. Mr. Perry noted that structure is in poor condition and that the applicant has hired a specialist to review whether it can be maintained.

Ms. Galate made a motion to approve the Report of Actions Taken on Development Plans for July 2021. 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	-		
Stephen Shaw, Commissioner Director			X
Tayfun Selen, Commissioner Liaison	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1			
Mohamed Seyam, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Ms. Galate made a motion to approve the Report of Actions Taken on Development Plans for August 2021. Mr. Seyam 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	-		
Stephen Shaw, Commissioner Director	X		
Tayfun Selen, Commissioner Liaison	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	-		
Everton Scott	X		
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 reported that there has been no legislative session since the last meeting, but that six of the bills the Board is tracking were signed into law. These included Assembly Bill A5580 restoring funding to the Urban Enterprise Zone Program, Senate Bill S1953 concerning the establishment of a EDA program financing renewable energy, water supply and climate resiliency projects, Assembly Bill A5841 for the funding of the Hazardous Discharge Site Remediation Fund and three bills authorizing funding for various environmental and transportation infrastructure projects for FY 2022.

Mr. Soriano then provided an update related to a draft bill concerning potential changes to the County Planning Act that the Board last reviewed in April. He stated that the bill, sponsored by Senator Singleton of Burlington County, has not yet been introduced and has no bill number, but if introduced and adopted, would expand the County Planning Board’s review and approval authority.

He reported that the County Planners Association has been working on proposed changes to the bill and that Mr. Barilla and Mr. Vitz provided comments to them for consideration. He noted particular concern regarding a provision granting developers the right pass on costs of required County improvements to other private parties. The County Planners Association proposes that this provision be removed and is also suggesting other minor changes to tighten up the language and improve consistency with the Municipal Land Use Law. He noted that if the bill is introduced, it would only have a short time to pass both houses as the current legislative session ends this year.

**Master Plan & Land Use Ordinance Monthly Reports** – Mr. Soriano reported that one master plan element was received, a Recreation and Open Space Plan Element from Montville. He reported that the Plan includes a detailed inventory of public and private open space, farmland,

historic and cultural resources and vacant properties over two acres in size. The Plan identifies and prioritizes properties for preservation including 476 acres as low priority, 1,404 acres as medium priority and 1,278 acres as high priority.

Mr. Sitlick reported on the July Land Use Ordinance Monthly Report, stating that seven ordinances were introduced, 25 were adopted and two were defeated or withdrawn. Concerning the August Land Use Ordinance Monthly Report, he reported that six proposed and 25 adopted ordinances were received. Of proposed ordinances, he noted a Mendham Township ordinance that would rezone an area of public buildings to accommodate existing and proposed public uses.

Mr. Sitlick then provided an update concerning the adoption of cannabis related ordinances in Morris County, noting the State's August 21, 2021 deadline for the adoption of ordinances allowing or prohibiting various classes of cannabis use pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act. He reported that all Morris County municipalities have adopted related ordinances, with seven permitting some classification of cannabis use and 32 prohibiting all uses classified under the Act. Of municipalities permitting some classified use, seven will permit retail sales, these being the Town of Boonton, Butler, Rockaway Borough, Rockaway Township and Victory Gardens. Parsippany and Pequannock will allow other types of cannabis business, but not retail sales.

### **Long Range Planning**

***Decennial Census Update*** – Mr. Sitlick gave a PowerPoint presentation outlining recent Morris County statistics released from the 2020 U.S. Decennial Census. He discussed county-wide population changes, noting that the County grew in population by 3.5% over the last ten years, with Mount Arlington, Riverdale and Morris Plains experiencing the greatest percentage population growth during this period, over which time these same communities also experienced the greatest percentage housing growth. Numerically, Parsippany gained the greatest number of new residents (2,924) while Morristown gained the greatest number of new housing units added (1,041 units). He reported that the percentage of the population under the age of 18 continues to decline, now making up just 20.8% of the population. He also discussed the increasing racial diversity of Morris County's population.

He reported that the Census Bureau will be releasing additional data from the 2020 Census concerning age cohorts, single years of age, median age, age cohort by race, average household size, household type and housing units by tenure. He anticipates this information will become available sometime in 2022, and will report back to the Board when it is released.

Commissioner Shaw noted that this information should be useful to Morris County municipalities and Mr. Sitlick stated that all currently available information has been posted to the Morris County Office of Planning and Preservation website.

***Senior Housing Update-*** Mr. Sitlick reported on the recent update to the Senior Housing Map and Tables provided on the Morris County Office of Planning and Preservation website. He reported that the map and tables were updated with new data obtained from the Office of Aging and through a survey conducted with County municipalities. He reported that since 2019, there has been a net increase of eleven new senior developments and 1,130 senior housing units constructed or under construction in the County. The new additions include five assisted living facilities, six senior

housing projects and two subsidized senior living projects. In total, there are now 13,248 senior housing units in Morris County located within 122 developments. Mr. Sitlick presented the updated map and associated tables identifying the name of development, address, number and type of units at each facility, including phone number. Ms. Olcott thanked Mr. Sitlick for his presentations.

## **LIAISON REPORTS**

### **Lake Hopatcong Commission**

Mr. Soriano reported that all available Commission minutes were provided to the Board in their meeting materials, but that there were no current minutes available. Commissioner Shaw reported that the Lake Hopatcong Commission will be receiving approximately \$500,000 in NJDEP grants and noted that various improvements are being made, including improved stormwater controls.

### **Lake Musconetcong Regional Planning Board / Musconetcong River Management Council and Musconetcong Watershed Association**

There was no report

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

Ms. Galate reported the Board received an update on the five applications received by the Open Space Trust Fund Committee covering \$2.656 million and 44.74 acres. She summarized the acreage contained in the applications for each municipality including Chatham Township (17.74 acres), Dover (.201 acres), Montville (19.62 acres), Morristown (1.7 acres) and Parsippany-Troy Hills (5.44 acres). She complimented staff on the creation of the various overlapping GIS maps used in the review of these applications. She reported that virtual site visits will be conducted on October 2<sup>nd</sup> and that final presentations will be made by applicants on October 19<sup>th</sup>.

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

Ms. Olcott reported that a meeting of the Committee will be held on October 14 at which time the current applications will be discussed. She stated that she expects to get further information shortly and deferred further discussion until after the meeting of the 14<sup>th</sup>. Commissioner Shaw reported that he attended three trail openings and commented on the popularity of the program. He also reported that use of Morris County parks and trails was up four-fold during the pandemic.

## **CORRESPONDENCE AND REPORTS RECEIVED**

Mr. Soriano had nothing further to report.

## **REPORT OF MEETINGS**

Mr. Soriano reported that he attended the NJCPA on September 17 and that he also attended State Planning Commission meetings on September 1 and 15. He stated that the State Planning Commission continues to work out details of new draft State Plan Rules, which focus on cross acceptance and Plan Endorsement. He anticipates the publication of the new draft rules in the New Jersey Register in October or November and earliest adoption of new rules in February or March 2022.

He reported that the only municipality in Morris County presently involved in seeking overall Plan Endorsement is Morristown. Once Morristown achieves Plan Endorsement, they will have ten

years to complete long term plan endorsement requirements, noting this process is similar to the Highlands Plan Conformance process.

He also reported that while there has been no direct discussion related to the development of a new State Plan, he anticipates they will begin discussions on this issue in 2022.

#### **OTHER BUSINESS**

There being no other business, Ms. Olcott asked Commission Shaw if he had anything to add. He reported that much recent Board of County Commissioner activity has centered on elections, including the purchase of new voting machines and on efforts related to the funding provided to the County by the Federal American Rescue Plan. He noting that the rules associated funding expenditure are still not 100% promulgated. He reported that some of this funding has been allocated to park upgrades and to county buildings to improve HVAC systems and to permit the use of hybrid meetings moving forward. He also noted financial support provided to the Morristown Festival on the Green and support for small businesses.

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

There were no members of the public in attendance.

#### **NEXT MEETING**

The next meeting is scheduled for October 21, 2021 at 7:00 p.m.

#### **ADJOURNMENT**

At 8:04 pm, Mr. Vitz moved to adjourn the meeting, 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.*