

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

30 Schuyler Place  
September 15, 2022

Morristown  
New Jersey

Meeting Held Via WebEx

Chairman Rattner called the Regular Meeting to order at 7:01 p.m.

**OPEN PUBLIC MEETINGS 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	Anthony Soriano, Supervising Planner
Stephen Shaw, Commissioner	Greg Perry, Supervising Planner
Isobel Olcott, Vice Chair	Mike DiGiulio, Senior Planner
Ted Eppel, Secretary	Barbara Murray, Open Space Program Coordinator
Everton Scott (7:09pm)	Kevin Sitlick, Senior Planner, LRP
Nita Galate	Mary Romance, Recording Secretary
Mohamed Seyam, Alt. 2	Staci L. Santucci, Esq., County Counsel
Christopher Vitz, County Engineer	Mary Jeanne O'Grady, Office Manager
Virginia Michelin, Assistant Director, Planning and Preservation	Katherine Coyle, Farmland Preservation Director

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

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

**REVIEW OF MINUTES**

Ms. Olcott moved the Planning Board Meeting Minutes of July 21, 2022. Ms. Galate 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, Commissioner			X
Tayfun Selen, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
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)	-		

## DIRECTOR'S REPORT

The Director's Reports for July and August 2022 were reviewed and accepted by the Board and will be placed on file.

## REPORT OF FUNDS RECEIVED

Funds received for July were \$11,405.

Funds received for August were \$27,030.

## FUTURE MEETINGS

Ms. Michelin noted there was nothing specific to report not already included in the Director's Report.

## COMMITTEE REPORTS

### Environmental and Watershed

*County Wastewater Management Plan* – Ms. Michelin reported that updates are in the Directors Report. Staff are still working with the NJ County Planners Association to work with the NJDEP. There is an rumor that the WMP rules are being updated.

*County Watershed Activities* – Ms. Michelin reported that the NJDEP Emergency Flood Hazard Rule that was discussed in July will be rolled out when the NJ PACT rules come out. These will no longer be presented as emergency rules and will go through the traditional rule-making process.

## Land Subdivision and Zoning

*Developments Reviewed* – Ms. Olcott highlighted the following items from the Land Development Review Committee meeting held on August 15, 2022.

### **Morris Township, Red Bull Training Complex, 2022-22-6-SP-0 (County Route 510)**

This site plan is for the construction of a New York Red Bulls training facility for professional, academy and youth sports teams, which includes outdoor fields, buildings used for administrative and business offices, gymnasiums and field houses, athletic training and fitness, classrooms, dormitories, an indoor athletic field, food service operations, physical therapy and ancillary facilities related to athletic training. The site is a portion of the former Honeywell property (80.37 acres). There are nine buildings including five primary buildings, a 136,208 sq. ft. main building, a 13,461 sq. ft. field house, a 55,900 sq. ft. indoor field, a 25,574 sq. ft. professional women's building and 22,756 sq. ft. girl's academy. There are four auxiliary buildings including a groundskeeping building, a groundskeeping annex, and two field support buildings. The main building and the girl's academy will have several dorm rooms for the academy programs that could accommodate up to 66 children. There will also be a building for boy's dorm rooms. There are multiple parking lots that provide 413 parking spaces. There are nine outdoor fields, two goal areas, an agility area, a tennis court, a basketball court, and two generic courts.

The existing pedestrian path will be upgraded and expanded on the property. Stormwater management includes collection systems that will be routed to the two existing wet basins, and each of the fields will have under drains to infiltrate stormwater runoff. Site access will not be changed from what currently exists. Mr. Vitz commented that the site was originally proposed for an office complex and that the new use will generate much less traffic, especially in peak hours. County Engineering will also review the drainage. Commissioner Shaw asked if there would be lighting at the complex. Mr. Vitz noted that there will be lighting, especially for the soccer fields and Ms. Olcott commented that Morris Township will have to address this issue. Mr. Eppel questioned the traffic generation and Mr. Vitz explained the various roadway improvements made.

### **Wharton Investors II-Industrial, 2022-39-3-SP-0 (Harry Shupe Boulevard)**

This site plan is for the reconstruction of an existing tractor-trailer parking lot to accommodate 173 tractor-trailers and the relocation of an existing detention basin to this property (16.14 acres). This project is associated with the adjacent Wharton Investors II-Residential project. The two driveway connections to Harry Shupe Parkway will be retained. Stormwater management includes an existing surface retention basin and a relocated surface basin from the residential development lot to the west. NJDEP permits will be required. County Engineering will review for compliance with County Development Standards.

### **Wharton Investors II-Residential, 2022-39-2-SP-0 (County Route 634)**

This site plan is for a 4-story 182-unit apartment building with 273 parking spaces on a 6.14-acre parcel. This project is associated with the adjacent Wharton Investors II-Industrial project. Access will be from three driveway connections to Harry Shupe Boulevard. Onsite stormwater management includes a subsurface infiltration basin, three water quality catch basins, pervious pavement within part of the parking lot and a rain garden. Offsite stormwater management entails a storm sewer connection to the relocated surface basin to be constructed on the adjacent tractor-trailer storage lot. There is a proposed patio area with swimming pool in the rear of the building.

There is an existing municipal trail along a portion of the sites North Main Street frontage which is proposed to be relocated to connect to the existing North Main Street sidewalk. NJDEP permits will be required. Ms. Olcott noted an issue with fire access which will be commented on to the municipality. Mr. Perry noted the relocated walkway will access a sidewalk which has a 3-foot width difference than the actual trail. County Engineering has no issue with the traffic intersection, and drainage is adequate.

Ms. Olcott then reported on four items from the Land Development Review Committee meeting held on September 9, 2022.

**Roxbury, Roxbury Commerce Center, 2022-36-6-P-0 (County Route 615)**

This site plan is for a 910-acre site in Roxbury on the old Hercules property adjacent to Howard Blvd. which is currently undergoing environmental cleanup. The developer is proposing 2.5 million sq. ft. of warehouses on approximately 466 acres. Ms. Olcott noted that this is a significant application that is being withheld due to inadequate information and that further information from the applicant is needed before moving forward.

**Randolph, Village Square at Randolph, 2022-32-4-SP-0 (State Route 10)**

This site plan is for a 136-unit townhome development on Route 10 east via a right-in/right-out only driveway with 28 low to moderate units. The property includes some wetlands and is in a remote location. Due to the remote location of this property, the Board is recommending additional recreation measures be provided for school-age children. County Engineering will review for compliance with County Development Standards.

**Parsippany, CSH Parsippany-Assisted Living, 2022-29-7-SP-0 (County Route 202)**

This site plan is for the redevelopment of several residential properties with an 84-unit assisted living facility with 51 parking spaces. The five existing lots will be consolidated into a single lot. Access for the site will be from Beachwood Road. The paved driveway and a 20' wide grass paver emergency access aisle will provide full emergency access around the building. A bio-retention basin is proposed for stormwater management. County Engineering will review for compliance with County Development Standards.

**Mendham Township, Lawrence Farm Estates, 2022-19-3-P-0 (Hardscrabble Road)**

This subdivision will create nine lots from six existing lots on a total of 60+ acres. All lots will have a minimum of five acres and all lots will have onsite septic systems and individual wells. Access for all lots will be to existing municipal roads. County Engineering will review for compliance with County Development Standards.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for July 2022. Mr. Vitz 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	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary			X
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	-		
Mohamed Seyam, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Mr. Scott made a motion to approve the Report of Actions Taken on Development Plans for August 2022. 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	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Ted Eppel, Secretary	X		
Everton Scott	X		
Nita Galate	X		
Christian Francioli	-		
Dennis Bull, Alt.1	-		
Mohamed Seyam, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

## Legislative and Municipal

**Recent Legislation-** Mr. Soriano reported that while the Legislature has been on hiatus over the summer, several tracked bills were signed into law, the first being Assembly Bill A4067, funding environmental infrastructure projects, including loans for Parsippany, Mt. Arlington, Montville, and Rockaway Township. He reported that other bills passed included Senate Bill S1535, which permits counties to operate airports as public utilities and Assembly Bill A1282, which requires

the DEP to develop and implement an electric school bus program, which includes an allocation of \$15 million per year for three years.

He also reported on a not yet introduced bill concerning the county review of warehouse applications. Under the draft bill, applications made to municipalities for warehouse development would first be subject for review by county planning boards. He stated he would watch for the bill's possible introduction. Related to the draft bill, he reported that the State Planning Commission adopted their warehouse guidance document that was discussed at a previous Board meeting.

***Master Plan & Land Use Ordinance Monthly Reports*** – Mr. Soriano reported on receipt of two Re-examination Reports for Morristown and Netcong and a Housing Element and Fair Share Plan for Randolph. Morristown is providing an update to their 2018 Reexamination Report to address changes brought about by the pandemic and to address modifications to their form-based land development regulations. Netcong's last Reexamination Report was completed in 2008; the current Reexamination Report recommends changes to permitted uses and Floor Area Ratio in commercial districts, a need to revisit certain redevelopment areas due to a lack of activity, and changes to development regulations. He reported that Randolph's Housing Element and Fair Share Plan addresses their court approved settlement agreement and includes an obligation for 33 rehabilitation units that will be met with continued participation in the Morris County Community Affairs Home program. Randolph will meet their prior round obligation with existing credits and their prospective need with existing credits, new inclusionary housing zones, 100 percent affordable housing projects and other rezoning.

Mr. Sitlick reported on the July Land Use Ordinance Monthly Report, stating that ten ordinances were processed including two proposed and eight adopted. Of proposed ordinances, he highlighted Morris Plains Ordinance 9-2022, creating a new L-2 commercial mixed-use overlay zone located on Route 10 next to the Stop and Shop supermarket. Permitted uses include retail, supermarket, gas station, office, and self-storage.

He then reported on the August Land Use Ordinance Monthly Report, stating that twelve ordinances were processed including eight proposed and three adopted and one defeated. Of proposed ordinances, he highlighted Long Hill Township Ordinance 498-22 which introduces the 1106-1122 Valley Road Redevelopment Plan concerning a former car wash and retail building site. The new ordinance will permit assisted living development.

**Building Permit Report** - Mr. Sitlick gave a PowerPoint presentation concerning the 2021 Building Permit Report for Morris County. He reported that 2,544 residential building permits were authorized in 2021, an increase of 141.1% over 2020, noting that 24.4% were for one- and two-family homes and 75.6% were for multifamily homes. Rockaway Township, Parsippany-Troy Hills and Montville topped the list for residential building permits in 2021. He reported that 224,256 square feet of new office space was authorized, an increase of 44.4% over the previous year; the largest amount of this space associated with the M-Station East office tower in Morristown. A total of 46,553 square feet of retail space was authorized by building permit, an increase of 117% over 2020. Most of this new retail space was associated with the Morris Marketplace project in Morris Township. He reported that 2,549,913 square feet of new construction was authorized in the "Other Nonresidential" category, which includes such uses as

institutions and warehouses. He noted that this category of building permit authorizations was up over 384% since 2020, due largely to permits awarded for the new solar photovoltaic energy facility at the site of the former Combe Fill North Landfill in Mount Olive. Mr. Sitlick reported that in the first six months of 2022, 838 housing units, 87,651 square feet of office space, 55,486 square feet of retail and 114,218 square feet of other nonresidential use were authorized by building permit.

**Multi-Family Rental Housing Development Map and Table** - Mr. Sitlick provided information on the new map and table posted on the Morris County Office of Planning and Preservation website depicting the location and characteristics of multi-family rental housing in Morris County. He described the method of data collection used to compile the map and table and summarized their contents. He noted that the map includes 368 rental developments, existing or under construction, each with five units or more of rental residential housing. He also noted that age-limited rental housing, e.g., 55 and older communities, were included on this map, but that other specialized “supportive” senior housing such as assisted living, congregate-care, and nursing homes are included on a separate map, also found on the Office of Planning and Preservation website. Ms. Olcott noted the amount of effort necessary to compile the information for the maps and tables and thanked Mr. Sitlick for his work.

### **Long Range Planning**

**Farmland Preservation Plan Update** – Ms. Galate welcomed Katherine Coyle, Farmland Preservation Director and stated that the Long Range Committee received the draft of the Farmland Preservation Plan and made needed revisions. Ms. Galate gave special thanks to Ms. Olcott for her thoughtful and thorough review of the Plan. Ms. Galate asked if anyone had questions or comments, otherwise she would move the motion to move forward to the adoption process. Ms. Coyle thanked the Board for reviewing the Farmland Preservation Plan and thanked Mr. Soriano and the planning staff for their assistance. Ms. Olcott commented on the comprehensive and informative contents of the Plan and suggested moving forward with the adoption process. Commissioner Shaw concurred.

Mr. Rattner noted the time needed to process the public hearing materials and provide notice to municipalities. He provided potential dates at which both Ms. Coyle and the project consultant would be available. The dates were discussed and November 2, 2022, was selected as the date for the public hearing. A motion to move ahead with adoption process was made by Miss Galate and seconded by Ms. Olcott.

## ROLL CALL

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

## **LIAISON REPORTS**

### *Lake Hopatcong Commission*

Ms. Michelin reported that the minutes are available on the One-Drive for review.

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

Mr. Rattner commented on the recent drought and reported that despite receiving approximately 4 ½ inches of rain in the last 30 days, river flows and the lake levels were unaffected, indicating that most of the rain was absorbed without creating runoff. He also reported on discussions with the NJDEP regarding the lake management plan and the need to better monitor lake outflows and downstream conditions, commenting that lake levels and outflows remain low.

### *Morris County Open Space Trust Fund*

Ms. Galate reported that the Open Space Trust Fund Committee received five applications from five municipalities totally just under 35 acres for \$2.13 million. She reported that virtual site visits will be conducted on October 1<sup>st</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 since 2016 there were 38 grants awarded in the amount of \$4.2 million for 22.17 miles of trail. In 2022 grant requests were received from nine municipalities, five for design and four for construction for a total of \$612,356. The Committee meeting will be held on October 6<sup>th</sup> at which time the current applications will be discussed; recommendations will be finalized on October 27<sup>th</sup>.



## **CORRESPONDENCE AND REPORTS RECEIVED**

Ms. Michelin noted that the Office of Planning & Preservation received 95 public notices, 37 NJDEP notices and permits for wetlands and other issues, six pieces of miscellaneous NJDEP correspondence, five municipal ordinances, four master plans, 48 pieces of mail related to the Preservation Trust, 29 pieces of other miscellaneous correspondence, 51 development review applications and other correspondence and two pieces of junk mail for a total of 277 pieces of correspondence received for the months of July and August.

## **REPORT OF MEETINGS**

Ms. Michelin stated that the Directors Report had the meetings that were attended and the potential meetings for the month of September.

## **OTHER BUSINESS**

Ms. Michelin reported work continues on the Morris County Land Development Digital Application. This will allow applicants to provide hard copies of their application digitally and will allow credit card or Automated Clearing House (ACH) payments. The Committee will be informed once the application goes live.

Commissioner Shaw reported that the Small Business Grant Program, which was allocated \$10 million, will close at the end of September. He stated that the Program has been a huge success, with all but approximately \$200,000 allocated to date to various types of small businesses. He also reported that public works has been very active with road paving activities.

## **COMMENTS FROM THE PUBLIC**

There were no members of the public in attendance.

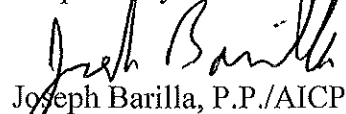
## **NEXT MEETING**

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

## **ADJOURNMENT**

At 8:20 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.*