

**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.

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.

ROLL CALL

VOTE	Aye	Nay	Abs.
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
Tayfun Selen, Commissioner Director	-		
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	X		
Tayfun Selen, Commissioner Director	-		
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

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.

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.

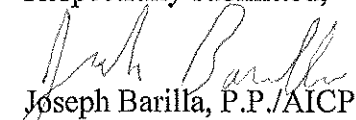
NEXT MEETING

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.