

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

30 Schuyler Place
February 15, 2024

Morristown
New Jersey

Meeting Held Via WebEx

Chairman Rattner called the Regular Meeting to order at 6:01 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:

Commissioner Stephen Shaw	Chris Vitz, County Engineer
Steve Rattner, Chairman	Joseph Barilla, Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Virginia Michelin, Assistant Director, Planning and Preservation
Nita Galate, Secretary	Staci L. Santucci, Esq., County Counsel
Everton Scott	Anthony Soriano, Supervising Planner
Mohamed Seyam	Barbara Murray, Open Space Trust Fund
Gregory Johnsen	Alyssa Ercan, Recording Secretary
Mark Venis, Alternate #2	

STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW

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

REVIEW OF MINUTES

Vice-Chair Olcott moved the Planning Board Meeting Minutes of January 18, 2024. Ms. Galate seconded the motion. The motion was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner			X
Christine Myers, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Mohamed Seyam	X		
Gregory Johnsen			X
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

DIRECTOR'S REPORT

The Director's Report for January 2024 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for January 2024 were \$2,345.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that staff had a meeting scheduled with the Department of Environmental Protection, but DEP staff did not attend.

County Watershed Activities – Mr. Barilla reported that he attended a meeting with the Army Corp of Engineers and municipal representatives regarding the Whippany River Watershed drainage study. The Corp is still collecting information but the large storms in December and January are helping municipalities to realize the importance of the project.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott highlighted the following items from the Land Development Review Committee meeting held on February 9, 2024.

Boonton Township, Boonton Township Municipal Building, 2024-2-1-SP-0 (CR 618)

This site plan concerns the removal of the existing 6,995 square foot municipal building and the construction of a new 13,250 square foot municipal building and parking lot improvements on 2.77 acres. Access will be from the existing driveway connections to Powerville Road (CR 618). A small portion of the parking lot is located within the 300-ft riparian zone, but the project will not require further NJDEP approval, as it is permit-by-rule for the minimal disturbance. A right-of-way easement or dedication will be required along the frontage. County Engineering will review stormwater and the driveway connections for compliance with County Development Standards.

Mt. Olive, 20-23 Stonewald Court Drive, 2024-27-1-P-0 (Stonewald Court Drive)

This application concerns an eight-lot major subdivision on 1.48 acres. Six new lots will be created from the existing two lots to build seven single-family homes through Morris Habitat for Humanity. Access to each lot will be from an individual driveway connection to Stonewald Court Drive. Each property will be served by public sewer and private well water. Stormwater management entails the use of six small-scale infiltration basins, two swales, and pervious pavement in each driveway. County Engineering will review stormwater management for compliance with County Development Standards.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for October 2023. Mr. Scott seconded the motion, and it was approved by roll call vote.

ROLL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
Christine Myers, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Mohamed Seyam	X		
Gregory Johnsen	X		
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Legislative and Municipal

Recent Legislation- Mr. Soriano reported that the 2022-2023 legislative session ended on January 9th, 2024 and the new session began immediately after. Over 6,000 bills have been reintroduced, all with new numbers and sometimes with different sponsors and different committees.

He highlighted Assembly Bill A3360, which would allow the establishment of a municipal homelessness trust fund and adoption of a homelessness housing plan by municipalities. This bill permits municipalities to raise funds through additional fees on building permits, licensing fees, fines, and penalties to finance a homelessness housing grant program for acquisition, construction of housing, rental assistance vouchers, or support services.

Mr. Soriano then highlighted Assembly Bill A3357, which would modify the method of calculating impervious surface percentage for municipal parks within the Highlands preservation area. The proposal would allow a municipality to place impervious surfaces on greater than three percent of one municipal park, provided that the total area of impervious surface in all the municipal parks in that municipality does not exceed three percent of the total area of the parks.

He also noted Assembly Bill A3345, the Warehouse Development Control Bond Act that would authorize the issuance of \$150 million in State general obligation bonds to be used to provide matching grants to municipalities if they choose to pay for the cost of purchasing the development rights of proposed warehouse sites.

Lastly, Mr. Soriano highlighted Assembly bill A4, which would reform municipal responsibilities concerning the provision of affordable housing and abolish COAH. This bill passed the Assembly on February 12th and is on a fast track.

Ms. Olcott asked Mr. Soriano about a bill listed in his report that renews the idea of transferring affordable housing obligations. Mr. Soriano responded that the bill has been recycled through three legislative sessions but never moves forward. Commissioner Shaw added that the bill has left the Assembly and is tied up in the Senate. He noted that the bill is opposed by most suburban municipalities but supported by those in the development community. Mr. Scott asked Commissioner Shaw if the county has taken a position regarding the new COAH legislation, and Commissioner Shaw responded that they have not.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported that Mine Hill prepared a Water Use and Conservation Management Plan as part of their Highlands Regional Master Plan conformance. The plan identifies water sources and water use, net water availability in the two watersheds that underline the municipality and includes water conservation and deficit mitigation strategies to guard against increasing deficits.

Mr. Soriano reported on the January Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation received four proposed and four adopted ordinances. He highlighted a proposed ordinance from Randolph that would change Cooperative Sober Living Residences from a conditional use to a residential use in the B-1 and PO/R District. He noted that Parsippany-Troy Hills adopted the 7 Campus Drive Redevelopment Plan for a 10-acre site at the corner of Campus Drive and Hilton Court, which includes a vacant office building. The redevelopment plan would allow warehouses and fulfillment centers on no less than 10 acres.

Long Range Planning

Open Space Plan Update – Mr. Soriano explained that staff are still completing some inventory issues with regard to the Open Space Plan, but rather than wait until those are finished, he has sent several draft chapters to the Long Range Committee for their initial review, including chapters on introduction, goals, objectives and recommendations, open space benefits supporting continued preservation, and Morris County Park Commission Parks and Open Space. He also provided sections on Federal and State Open Space and a section on Greenways and Trails. Mr. Soriano added sections on municipal, nonprofit and quasi-public open space, state and regional open space planning and an appendix concerning a municipal survey will be submitted to the Committee shortly.

LIASION REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that the HABS project is progressing, and the study and sampling portion has been completed. The next step is to establish a design for the system and Mr. Barilla will keep the Board informed as the process moves forward.

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

Mr. Rattner had nothing to report.

Morris County Open Space Trust Fund

Mr. Barilla reported that the first meeting is set for March 4th.

Trail Construction Trust Fund Committee

Mr. Barilla reported that staff has been discussing policies and procedures and that the next application period will most likely be somewhere around May or June. Commissioner Shaw asked whether the re-org meeting will include review and discussion on the previous funding round. Mr. Barilla responded that internal discussions have already been taking place but that discussion with the entire Committee will most likely take place at the re-org meeting sometime in March.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

2024 Planning Board Meeting Schedule- Mr. Rattner reported that the two hybrid meetings for 2024 will take place in April and July.

Ms. Olcott made a motion to approve Resolution 2024-02. Commissioner Shaw seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
Christine Myers, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Mohamed Seyam	X		
Gregory Johnson	X		
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

State Plan Update- Mr. Barilla reported that the hybrid April Planning Board meeting will have a State Plan presentation by a representative from the Office of Planning Advocacy. He also reported that the mapping will be released to the municipalities soon, and he expects feedback from them shortly after the release.

He reported that the State Plan is still set for tentative release the first week in April and unless a municipality submits a waiver, the Highlands Commission will act as the negotiating entity for all municipalities within the Highlands, whether conforming or not. This would leave county planning staff as the negotiating entity for the seven municipalities not in the Highlands.

Ms. Olcott asked Mr. Barilla where the Highlands Commission is getting the funds to be able to act as a negotiating entity. Mr. Barilla was unsure but assumed the Commission would most likely have to hire more staff or consultants. He also noted that the County has a request to the OPA for an intern to help with their process, but there are only five for the entire state. He explained that the proposed timeline still shows the State Plan being adopted by the end of 2024 and implemented in early 2025. Mr. Barilla is skeptical that this schedule will work effectively. Ms. Olcott asked Commissioner Shaw whether the Commissioners have discussed financial compensation from the State regarding the amount of work being passed on to the County. Commissioner Shaw responded that they have not, but he would raise the issue.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

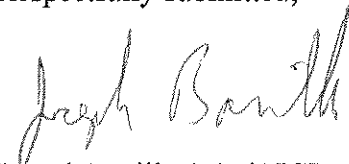
NEXT MEETING

The next meeting will be on March 21, 2024.

ADJOURNMENT

At 6:42 pm, Mr. Vitz moved to adjourn the meeting. 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.

