

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

30 Schuyler Place
June 18, 2015

Morristown
New Jersey

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

OPEN PUBLIC MEETINGS LAW

Chairman Falkoski stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated January 26, 2015.

ROLL CALL

Those present were:

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chairman
Isobel Olcott, Secretary
Ted Eppel
Christopher Vitz, County Engineer
Nita Galate, Alternate #2

Christine Marion, Planning Director
Deena Leary, Department Director
Anthony Soriano, Supervising Planner
Greg Perry, Supervising Planner
Joe Barilla, Principal Planner
W. Randall Bush, Planning Board Attorney
Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the May 21, 2015 meeting. The motion was seconded by Mr. Eppel, and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Kathryn A. DeFillippo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce			x
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder Alt.	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
John Cesaro, Freeholder	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

DIRECTOR'S REPORT

The Board accepted the Director's May 2015 Report and it will be placed on file.

Ms. Olcott asked about the status of the Circulation Plan Element. Ms. Marion stated that an initial draft was received and sent back to the consultant for a rewrite. Mr. Soriano stated that a date for the next TAC meeting has not been scheduled. Ms. Olcott requested that the staff provide a status report to all TAC members to keep them informed on the development of the circulation element.

REPORT OF FUNDS RECEIVED

Funds received for May 2015 totaled \$15,410.

FUTURE MEETINGS

Ms. Marion reported that on Friday, there will be a New Jersey County Planners Association Meeting with a presentation on Complete Streets by Passaic County planning staff. She also stated that on Monday she will meet with Megan Hunscher from the Morris County Economic Development Corporation to talk about MCEDC initiatives. Ms. Marion informed the Board that on June 30, 2015, the Great Swamp Watershed Municipal Alliance will be giving a presentation on Open Space Stewardship.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion stated the Sisters of Christian Charity are preparing a wastewater management plan amendment for their facility in Mendham Township. The Sisters as the applicant will be required to provide notice to the County and request a resolution of consent from the Freeholder Board.

Watershed Activities – Ms. Marion stated the Rockaway River Watershed Cabinet met on Wednesday. She stated they completed the macro-invertebrate study and that copies were available if anyone on the Board would like to see it. The next meeting will be held in September 2015.

Highlands RMP Monitoring – Ms. Marion stated she met with Ms. Nordstrom and Ms. Hunscher on a potential redevelopment pilot project and that Ms. Nordstrom will be reaching out to communities that may be interested.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported on the June 18, 2015 committee meeting held before the Planning Board meeting. Mr. Rattner noted the following applications:

1. 609 Fairmount Avenue, Chatham Township – This application is for a two lot minor subdivision. County Engineering will review.

2. Goddard School, Florham Park – This application concerns a child center within an existing office park. Access will be from Campus Drive. County Engineering will review stormwater management and the traffic impact analysis.
3. KL Realty Holdings, LLC, Mendham Borough – This application concerns a tenancy change and site upgrades to an existing commercial/residential structure located within the historic business zone. There are no County concerns.
4. Fred Astaire Dance Studio, Montville – This application concerns the Towaco Town Center zone and involves a proposal for an 8,400 square foot two-story structure with 27 onsite parking spaces. The dance studio is proposed on the first floor with three one bedroom apartments and an office on the second floor. The County will review stormwater management and driveway access.
5. Morris Animal Inn, Montville – This site plan is for a proposed two story pet care facility with 27 parking spaces on a seven acre parcel. Access will be to Boonton Avenue with a single full access drive. Mr. Rattner stated that the site is surrounded by wetlands and county parkland. Ms. Olcott stated that she is concerned about the condition of runoff from the exterior kennels and possible impacts on nearby water bodies. The County will review stormwater management and driveway access to Boonton Avenue.
6. Lands of Rosenhaus, Morris Township – This application concerns a subdivision of 58.4 acres and will create six lots; three of these lots will be acquired for municipal open space. There are no County concerns.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for May 2015. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Kathryn A. DeFillippo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce	x		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder Alt.	-		
Everton Scott	-		
Christopher Vitz, County Engineer	x		
John Cesaro, Freeholder	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

Recent Legislation – Mr. Soriano reported on Senate Bill 2818, which would modify requirements concerning preliminary site plans and subdivision approvals under the Municipal Land Use Law. He stated that the Morris County Planning Board had adopted a resolution opposing the bill and reported that the bill is being held in committee due to the concerns and objections of various parties. Ms. Marion stated that the sponsor of the bill directed the League of Municipalities, New Jersey Planning Officials, counties and any other interested party to develop a compromise bill. Ms. Marion hopes that Morris County will be invited to participate.

Mr. Soriano noted several affordable housing bills. The first is Senate Bill S2991 that establishes defense against exclusionary zoning litigation seeking builder’s remedy. Senate Bill S2992 clarifies that the five month window established by the Supreme Court for submission of new housing plans begins after the trial court establishes standards for these plans. Senate Bill S2993, would authorize the Bloustein School of Planning to calculate the affordable housing obligation and Senate Bill S2994 would amend the Fair Housing Act to allow the use of the growth share methodology to calculate affordable housing obligations.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano gave the report. The Borough of Mount Arlington submitted two amendments; one for a Highlands Preservation Area Master Plan Element and another for a Highlands Environmental Resource Inventory; both amendments were based on Highlands model documents. Mine Hill Township submitted a 2015 Master Plan Reexamination Report which recommended several changes, including the elimination of an affordable housing district located in a Highlands “Protection Zone.”

Mr. Soriano summarized the May 2015 Land Use Ordinance Monthly Report stating that the Board received three proposed ordinances and three adopted ordinances for a total of six ordinances. He noted that Washington Township amended its site plan review regulation applicable to signs and Madison Borough modified several affordable housing requirements.

Long Range Planning

Ms. Olcott stated the Committee did not meet.

LIAISON REPORTS

Lake Hopatcong Commission - Ms. Marion stated that a report was received from Mr. Jarvis concerning the slow recovery of the lake due to the lack of rain and the annual drawdown of the water level. The Commission will review the Water Level Management Plan and that, due to a lack of funding, weed harvesting will be limited.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council Mr. Rattner informed the Board that the Lake Musconetcong Regional Planning Board approved a pilot study for the use of a bacterial weed management treatment on the lake. He informed the Board that the Commissioners of the Musconetcong Sewage Authority offered use of their laboratories for any needed testing. He also stated that this treatment may reduce sludge in the Lake.

Morris County Open Space Trust Fund

Ms. Pierce stated the Committee did not meet, but the deadline for applications is June 19, 2015. She stated that site visits will be done in the months of September and October.

Mr. Rattner asked how much funding is available for Historical Preservation. Ms. Marion and Ms. Galate stated that \$3.5 million is currently available for funding of Historic Preservation. Ms. Marion explained the process of ranking the applications for the funding. She stated that recommendations will be given to the Morris County Freeholders at their next meeting.

Correspondence and Reports Received

Ms. Marion informed the Board that a letter was received indicating that the Waterloo Village Historic District was entered into the New Jersey Register of Historic Places on February 5, 2015. She stated that the District is located both in Byram Township, Sussex County and Mount Olive Township in Morris County.

Report of Meetings

Ms. Marion will report under Other Business.

Other Business

COAH update – Ms. Marion stated she attended an Affordable Housing Workshop sponsored by the Morris County Economic Development Corporation. She stated that presenters at the meeting included Ed Buzak, Morris County attorney and expert on affordable housing/COAH matters, Joe Burgis a planner who represents a number Morris County towns, Arthur Linfante and Paul Beisser real estate economists/appraisers of the Value Research Group, and Philip Abramson, planner for Morristown. She stated that Mr. Buzak gave a presentation on the history of Mount Laurel and COAH, while Mr. Burgis explained what towns need to do in terms of submitting their plans. She reported that the Real Estate Marketing Group spoke on the current demographics and marketing demands in terms of housing. Mr. Soriano reported that he attended a similar meeting today in Madison at which attorney Jeff Surenian, consultant Shirley Bishop and Morristown Planner Philip Abramson were presenters.

LEGAL UPDATE

Mr. Bush had nothing to report.

Comments from the Public

None

NEXT MEETING

Ms. Marion stated that Meghan Hunscher from the Morris County Economic Development Corporation will be giving a presentation at the next meeting. Ms. Marion will check to see if Ms. Hunscher can accommodate the alternate meeting date.

The next meeting is scheduled for August 6, 2015 at 7:00 p.m. (Alternate date due to Verizon 5K Race)

ADJOURNMENT

At 8:10 p.m., Mr. Vitz moved to adjourn the meeting. Mr. Eppel seconded, and all approved by voice vote.

Respectfully submitted,

Christine Marion, P.P./AICP
Planning Director

Original was signed and is on file at the office of the Morris County Planning Board.