

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

30 Schuyler Place
June 15, 2017

Morristown
New Jersey

Chairman Rattner called the Regular Meeting to order at 7:06 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 dated February 1, 2017.

Chairman Rattner invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

Steve Rattner, Chairman	Christine Marion, Planning Director
Isobel Olcott, Vice Chair	Anthony Soriano, Supervising Planner
Christopher Vitz, County Engineer	Greg Perry, Supervising Planner
Ted Eppel, Secretary	Joe Barilla, Principal Planner
Stephen Jones	Barbara Murray, Program Coordinator
Everton Scott	W. Randall Bush, Attorney
Nita Galate, Alt 1.	Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the May 18, 2017 meeting. Mr. Vitz seconded the motion and the minutes were approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary			x
Stephen Jones			x
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	-		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

DIRECTOR'S REPORT

The Board accepted the Director's Report for May 2017 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for May, 2017 totaled \$3,105.

FUTURE MEETINGS

Ms. Marion informed the Board that she will attend the New Jersey County Planners Association meeting on June 16, 2017 in Radburn, which is a planned community located within Fair Lawn Borough in Bergen County. Ms. Marion stated that the Lake Hopatcong Foundation will hold a symposium at the Jefferson House Restaurant on August 3, 2017 from 10:00 am to 12:30 pm to discuss lake issues.

COMMITTEE REPORTS

County Wastewater Management Plan - Ms. Marion reported that she and Ms. Michelin attended two related meetings. She stated that the first meeting was held on May 31st organized by Somerset County Planning Board staff, who has concerns about consistency in the interpretation of New Jersey Department of Environmental Protection (DEP) wastewater rules. She stated that she and Ms. Michelin attended a second meeting in Trenton with DEP staff on June 2, 2017 to discuss ongoing problems with current DEP staff's interpretation of the wastewater rule requirements, compared to previous staff. She reported that current NJDEP staff cannot find the documentation provided by Morris County over the last five years to the previous staff. She reported that Ms. Michelin is currently in the process of providing copies of this missing information to the DEP.

Land Subdivision and Zoning

Developments Reviewed – Mr. Jones reported on the June 15, 2017 meeting of the Land Development Review Committee and noted the following six applications:

1. Wawa Convenience, Town of Dover - This site plan application is for a convenience store with vehicle fueling that was conditionally approved.
2. Wawa Convenience, East Hanover Township, Route 10 West and Ridgedale Avenue - This site plan proposes a convenience store at the corner of Route 10 West and Ridgedale Avenue that will also include a vehicle fueling station. The application was conditionally approved.
3. PMG NJ, Mine Hill Township – The site plan proposal will replace an existing Dunkin Donuts with a new 1,550 square foot Dunkin Donuts with a drive-through and a 3,000 square foot convenience store. This application was conditionally approved.

4. Colgate-Palmolive, Morris Township – This application is for the subdivision of the Colgate-Palmolive property at the intersection of Martin Luther King and East Hanover Avenues to create the separate lots for the proposed future development.
5. 45 Morris Street, Morristown- This site plan is for a proposed five-story mixed-use building with 38 residential units on Morris Street adjacent to the Grasshopper on the Green restaurant. This application was conditionally approved.
6. Verizon Wireless-Long Valley, Washington Twp.- This site plan is for a wireless single node antenna on top of a building. This application was approved.

Concerning the Morris Street project, Ms. Olcott noted that the number of proposed parking spaces is fewer than the number of proposed apartment units. She also noted that there will be no direct vehicle access from the site to Morris Street and that vehicle access will be through the existing Morristown parking lot at the rear of the site. Mr. Perry stated that the existing parking lot is owned by the Morristown Parking Authority, which will increase the parking spaces by building a parking deck over the existing surface lot.

Ms. Olcott then made a motion to approve the Report of Actions Taken on Development Plans for May 2017. Mr. Vitz seconded the motion and it was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Douglas R. Cabana, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	-		-
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	x		

Legislative and Municipal

Recent Legislation – Mr. Soriano gave a report on newly introduced legislation. Assembly Bill A4829 permits the construction of agricultural labor housing on preserved farms that board horses, and Assembly Bill A4802, provides tax credits to farmers transitioning to organic agricultural production. Senate Bill S3262 creates a grant program for business accelerator and incubator networks that promote specific growth industries. He then reported on the introduction of several bills related to affordable housing including Senate Bill S3154, which would reauthorizes the use of regional contribution agreements, and Assembly Bill A482, which would allow municipalities to establish affordable housing preference for their residents. He also reported on the introduction of Senate Bill S3183, which concerns the encouragement of electric vehicle recharging facilities

in redevelopment plans and Senate Bill S3222, which concerns the availability of special alcohol permits in downtown improvement districts. Finally, he reported that Senate Concurrent Resolution SCR148, which finds the DEP proposed modifications to the Highlands septic rules invalid.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that Montville Township submitted a Land Use Plan Amendment that would permit a stand-alone townhouse development in the TC-1 Zone in Towaco. Mr. Soriano thanked Ms. Murray for preparing this master plan review in his recent absence.

Concerning the zoning report, Mr. Soriano stated that there were three proposed ordinances and two adopted ordinances processed for the month of May 2017. He noted the ordinance from Chester Borough, which would incorporate various Highlands regulations into the Borough's land use ordinance as part of Chester's conformance process.

Long Range Planning – Ms. Olcott informed members that the Long Range Committee has received the final draft of Part 1 of the Circulation Plan Element. She stated that each Committee member will review this section of the Circulation Plan Element and that a Committee meeting will be scheduled to discuss the document.

LIAISON REPORTS

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner informed the Board that the Lake Musconetcong Regional Planning Board held its annual fishing contest for children that was very successful. He reported that the Musconetcong River Management Council discussed the removal of dams along the river, reporting that four of the thirteen dams have already been removed. Mr. Rattner stated that due to the removal of the dams, the American shad has returned to the Musconetcong River for the first time in 300 years.

Lake Hopatcong Commission

Ms. Marion stated she has not received any reports.

Morris County Open Space Trust Fund

Ms. Murray reported that the Soussa and LaPlatte Smith Road properties in Denville and the two-acre Ogden Parcel in Rockaway Borough all closed recently. She stated that June 16 is application deadline for the 2017 Open Space Trust Fund grant round.

Trail Committee

Ms. Olcott stated that the Trail Committee has received eight letters of intent to date and may still receive additional letters of intent. For the 2017 Trail Development grant round, there is approximately \$800,000 available in the program.

Correspondence and Reports Received

Ms. Marion had nothing to report.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

MCEDC Municipal Economic Development Initiatives- Ms. Marion reported that she met with Megan Hunscher, Executive Director of the Morris County Economic Development Corporation (MCEDC) to discuss initiatives that can be coordinated between the Board and the MCEDC to enhance the MCEDC's outreach to municipalities. She reported that they discussed several initiatives, including the creation of individual market profiles for each municipality that may be distributed to business site selectors or others interested in doing business in a municipality. She also indicated the potential for assisting the MCEDC with the identification of brownfield and redevelopment sites and resources.

She reported that other outreach services discussed included the municipal council meetings held on topics of local interest and the anticipated creation of the MCEDC "Community Economic Development Assistance Program. She stated that this program could support municipal economic development efforts by providing free or low cost professional assistance to municipalities concerning retail analysis, RFP development and other expert advice on specific topics as requested by municipalities. Ms. Marion stated that assistance may also be provided through review of current business requirements and existing zoning standards. As an example, she identified current parking requirements, which may not be accurately reflected in some local parking ordinance standards.

Ms. Marion informed the Board that the Historic Preservation Lawsuit against the County has been fast-tracked to the Supreme Court in conjunction with another related case and Mr. Bush explained the advantages to the County.

Ms. Olcott stated that she is concerned that recently proposed budget cuts in Washington D.C. may result in a reduction in the collection of important U.S. Census data. Mr. Marion noted that staff attending a recent Census workshop were surprised to learn that certain Census staff members were not in attendance and, instead, these Census staff attempted to provide their information via webinar. Ms. Murray reported that this limited the efficacy of the workshop. Ms. Marion stated that the Board relies heavily on the information available from the Census; particularly as related to economic development data and that the proposed budget cuts are of concern. Ms. Olcott stated that Morris County's representatives in Congress should be made aware aware of the importance of Census information to the County.

LEGAL UPDATE

Mr. Bush had nothing to report.

COMMENTS FROM THE PUBLIC

None

NEXT MEETING

The next meeting is scheduled for July 20, 2017.

ADJOURNMENT

At 8:10 p.m., Mr. Vitz moved to adjourn the meeting Mr. Scott 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.