

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

30 Schuyler Place
March 16, 2023

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:

Commissioner Stephen Shaw	Joe Barilla, Director, Planning and Preservation
Steve Rattner, Chairman	Virginia Michelin, Assistant Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Anthony Soriano, Supervising Planner
Everton Scott	Staci L. Santucci, Esq., County Counsel
Nita Galate, Secretary	Greg Perry, Supervising Planner
Mohamed Seyam	Alyssa Ercan, Recording Secretary
Gregory Johnsen, Alt. 2	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	

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 February 16, 2023. Mr. Johnsen 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		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	-		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt.1	-		
Gregory Johnsen, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

DIRECTOR'S REPORT

The Director's Report for February 2023 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for February 2023 were \$3,300.

FUTURE MEETINGS

Chairman Rattner noted that all future meetings were listed in the Director's Report.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported county planner's meetings with the Department of Environmental Protection representatives are beginning again and he hopes they will yield positive movement.

County Watershed Activities – Mr. Barilla reported that the Whippany River Watershed Action Committee will be holding a river cleanup event in Morristown on Saturday, March 18, 2023. The meetup location will be behind the Bethel AME Church. He also noted that the Passaic Basin De-snagging Project, discussed at the last Planning Board meeting, is receiving positive media attention.

Mr. Rattner reported that the Environmental Protection Agency (EPA) has determined their standards for Per- and Polyfluorinated Substances (PFAS) and Perfluorooctanesulfonic acid (PFOS) in drinking water. He went on to explain that 40% of the drinking water systems in New Jersey cannot currently meet these standards. Ms. Galate noted that the EPA has a website dedicated to information about the standards and levels in drinking water. Mr. Barilla explained that there are similar issues with levels of carcinogens in firefighting equipment and the link to cancer.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott highlighted the following item from the Land Development Review Committee meeting held on March 15, 2023.

Morristown, 161-163 Madison Ave., 2023-24-2-SP-0 & 2023-24-2-M-0, (Madison Avenue)

This site plan concerns the redevelopment of an office building at the intersection of Normandy Parkway and Madison Avenue, near Morristown Medical Center with the construction of a three-story, 28-unit multifamily residential structure on a portion of the existing office building parking lot. There is currently no indication as to whether the structure will include affordable housing. The main entrance and exit will be on Turtle Road.

Vice-Chair Olcott made a motion to approve the Report of Actions Taken on Development Plans for February 2023. Ms. Galate 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		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Ted Eppel	-		
Mohamed Seyam	X		
Dennis Bull, Alt.1	-		
Gregory Johnsen, Alt.2	X		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Legislative and Municipal

Recent Legislation - Mr. Soriano reported on Assembly Bill A5223, which would amend the Preserve NJ Act to increase the availability of farm stewardship grants for preserved farms from \$20,000 to \$100,000. These grants are for activities beyond normal maintenance undertaken to repair, restore or improve preserved lands, such as deer fencing, and soil and water conservation

projects. He then reported on Senate Bill S3601, which requires the NJ Department of Environmental Protection (DEP) to evaluate extending sewer service in areas surrounding Lake Hopatcong and its watershed to determine if sewer service would significantly improve water quality. If extending sewer service would not result in significant improvement, or not be feasible, homeowners in the watershed would be eligible for a gross income tax deduction equal to half the cost of septic system maintenance if the home is their primary residence.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported that Chatham Township submitted a Stormwater Management Plan (Plan) update. The Plan was last completed in 2005 and the new Plan provides updates in accordance with current DEP requirements. The Plan includes strategies to address stormwater runoff and related nonpoint pollution, the use of green infrastructure and includes a related build-out analysis incorporating information provided by the Morris County Office of Planning and Preservation in 2014.

Mr. Soriano reported on the February Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation received three proposed and eight adopted ordinances in February. He noted the adoption of a new overlay district in Parsippany-Troy Hills covering three office buildings located on 17 acres on Century Drive. The district is currently zoned for office/research and laboratory, but the overlay would also permit processing, warehousing and distribution facilities.

Long Range Planning

Open Space Element Update – Mr. Soriano reported that staff has been working to update the inventory of open space in Morris County. In mid-January, each municipality was provided a list of county-identified open space parcels in their communities and asked to confirm and/or modify the list as necessary so that an updated inventory of open space could be represented. Information was requested by March 13 and reminders were sent. He reported twenty-nine inventories have been received and the remaining municipalities have indicated that they will be responding within the next couple of weeks. Assistant Planner Brenda Haycock has been working to incorporate the information received into the open space database.

Affordable Housing Update – Mr. Soriano reported that the Office of Planning and Preservation's website has an affordable housing map that includes all projects listed by name, address, number of units, and contact information. He reported that an update to this data was started at the beginning of March and that it usually takes about six to eight weeks to get all the information. Currently, the update is about 25% complete.

Major Employer Update – Mr. Soriano reported that the annual survey of major employers in Morris County should be completed shortly. The survey is conducted yearly to assist in development of the County's official statement of demographic and financial information that is prepared by the Treasurer's Office for use by rating agencies in the County bond sale. This information is also posted annually to the Office of Planning and Preservation website. Currently it appears that the top three employers are Atlantic Health System with 10,552 jobs, Novartis with 6,500 jobs, and Picatinny Arsenal with 6,000 jobs. An update will be provided for the next Planning Board meeting.

911 Database Update – Mr. Soriano reported that a review of all new multifamily developments constructed over the last five years is being conducted to be used in an update of the 911 address database. The last update was completed in 2018 in preparation for the 2020 Census. He explained that as new multifamily developments are approved and built, the addresses of the individual units are not always available. These addresses are needed for both the 911 address database and for the Decennial Census. Additional updates can be anticipated in advance of the 2030 Census.

LIASION REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that he attended the Highlands Council's monthly meeting, and that they approved the grants submitted by the Office of Planning and Preservation and the Department of Public Works for water quality improvements. The grants will be used for the installation of deep aeration systems in the lake to reduce phosphorous and other nutrient loads and the installation of storm devices that will capture sediment and nutrients after rainfalls. Mr. Barilla also noted that he provided a letter in support of the Musconetcong Watershed Association's application for a grant from the National Fish and Wildlife Foundation.

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

Mr. Rattner reported that the Council and the Watershed Association have been successful in obtaining grants and assistance for open space, river cleanup and cultural items, such as setting up museums and reconstructing mills and dams. He noted that Chief Vincent Mann of the Ramapo Lenape Nation has been attending meetings and has complimented the Council and Watershed Association as good stewards of the river, land, and cultural resources. Mr. Rattner also reported that the University of Delaware is finishing an economic study concerning the value of the Musconetcong River and Watershed. There will be a public meeting about the results of the study on March 27th in Warren County.

Morris County Open Space Trust Fund

Ms. Galate reported that the Trust Fund had one closing: the East Blackwell Street Property Acquisition in Dover. The goal is to turn the property into a pocket park. Commissioner Shaw added that Open Space applications and appraisals are due Friday, June 9. Mr. Rattner asked Ms. Galate if the Dover acquisition would be considered a linear park to help with flooding. Mr. Barilla explained that the acquisition will be the start of a linear park with hopes of acquiring homes on either side of the park along the Rockaway River.

Trail Construction Trust Fund Committee

Ms. Olcott reported that there will be a meeting of the Committee next week to review proposed minor changes in the grant process. She also noted that the schedule for trail grants will be very similar to last year.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

Commissioner Shaw reported that a public hearing on the County budget will be held at the next Board of County Commissioner's meeting, noting that while spending is up, tax rates remain level due to ratable growth within the County. He reported that the Morris County Vocational School will be awarding a bid for a new building on the campus of the County College of Morris. Lastly, Commissioner Shaw explained that he is now the County representative to the North Jersey Transportation Planning Authority (NJTPA); he reported that a study is being completed regarding the Chester Branch Rail Bridge replacement. Ms. Olcott asked Commissioner Shaw if there was any discussion about the reconfiguration of Route 24 and he responded that there was a vote to put \$17 million toward the Transportation Improvement Plan for Route 24-Park Avenue-Columbia Turnpike improvements.

COMMENTS FROM THE PUBLIC

There were no members of the public in attendance.

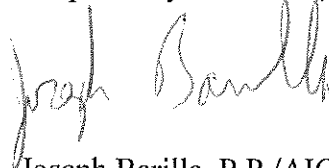
NEXT MEETING

The next meeting will be on April 20, 2023.

ADJOURNMENT

At 7:40 pm, Mr. Vitz moved to adjourn the meeting. Commissioner Shaw seconded the motion, and 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.