

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

30 Schuyler Place  
April 20, 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:

Steve Rattner, Chairman	Joe Barilla, Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Virginia Michelin, Assistant Director, Planning and Preservation
Everton Scott	Anthony Soriano, Supervising Planner
Nita Galate, Secretary	Staci L. Santucci, Esq., County Counsel
Dennis Bull, Alt.1	Greg Perry, Supervising Planner
Christopher Vitz, County Engineer	Alyssa Ercan, Recording Secretary
	Mike DiGiulio, Senior Planner

**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 March 16, 2023. Mr. Vitz seconded the motion. The motion was approved by roll call vote.

**ROLL CALL**

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	-		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Ted Eppel	-		
Mohamed Seyam	-		
Dennis Bull, Alt.1	X		
Gregory Johnsen, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

**DIRECTOR’S REPORT**

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

Ms. Olcott asked Mr. Barilla about the status of anticipated census data. Mr. Soriano explained that the next round of American Community Survey data is due out at the end of May.

**REPORT OF FUNDS RECEIVED**

Funds received for February 2023 were \$5,065.

**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 that staff continues to work on amendments and buildouts. There is presently a focus on Mt. Arlington.

*County Watershed Activities* – Mr. Barilla reported that Congresswoman Sherrill recently visited Bethel AME Church to present a \$300,000 check for the funding necessary to start an Army Corp of Engineers study regarding the flooding in the Whippany River Watershed. Mr. Barilla noted

that there will be more funds necessary to address the problem, but he hopes the Army Corp will utilize previous reports to help the process.

Mr. Rattner shared that New Jersey is experiencing a rise in the water table level due to climate change. Specifically, the rise is causing challenges in rural areas regarding septic systems. Mr. Rattner asked if anyone had more information about rising water table levels. Mr. Barilla responded that he had not heard any specific information for the Morris County area but noted that the lack of consistent rain has required deeper drilling for wells.

**Land Subdivision and Zoning**

***Developments Reviewed*** – Ms. Olcott highlighted the following items from the Land Development Review Committee meeting held on April 19, 2023.

**Hanover, Hartz Mountain-Hanover Square, 2023-12-3-SP-0 (Melanie Lane)**

This site plan concerns the redevelopment of the existing Red Bulls Training Facility with a 175,000 square foot warehouse. More parking spaces will be added along with box truck parking lots and loading bays and the existing driveways will receive improvements. Ms. Olcott noted that this site is interspersed with freshwater wetlands and streams. Mr. Perry added that a drainage study and a traffic study were submitted.

**Parsippany, Shree Parsippany Development, 2023-29-4-SP-0 (Route 46)**

This site plan concerns the redevelopment of a 10.44-acre office/commercial property on Route 46 to a golf driving range with a restaurant and bar.

Vice-Chair Olcott made a motion to approve the Report of Actions Taken on Development Plans for March 2023. Ms. Galate seconded the motion, and it was approved by roll call vote.

**ROLL CALL**

<b>VOTE</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	-		
John Krickus, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Ted Eppel	-		
Mohamed Seyam	-		
Dennis Bull, Alt.1	X		
Gregory Johnsen, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

## **Legislative and Municipal**

***Recent Legislation-*** Mr. Soriano reported on Assembly Bill A5295 which would authorize a county to acquire and sell or lease unreserved lands located in agricultural development areas for the development of agricultural support businesses. He reported on Assembly Bill A5337 which would establish a new municipal review process for warehouses 100,000 square feet or greater. Upon receiving a warehouse application, and prior to its consideration, municipalities would have to complete a special reexamination of their master plan and development regulations with the purpose of incorporating State Planning Commission guidelines for warehouses, unless the master plan and development regulations were updated in the previous 12 months. Mr. Soriano then reported on Assembly Bill A5296 which would require developers of warehouses 100,000 square feet or larger to provide notice to all property owners in a municipality within 10 days of the public hearing. The developer would also be required to notify all property owners within an adjacent municipality if the project was located within 200 feet of a municipal boundary.

Mr. Rattner stated that many warehouse bills are being proposed because citizens and municipal leaders are becoming frustrated with the number of warehouses being constructed. Ms. Olcott asked Mr. Soriano what role the county planning boards would play regarding the state planning guidelines on warehouses. Mr. Soriano responded that while most of the guidelines focus on municipal regulations, they do suggest that counties create regional working groups to identify ideal locations for warehouses. He also said that counties can make suggestions to municipalities but overall, their role is limited. Mr. Scott asked Mr. Soriano if he has seen any comprehensive studies on the ideal quantity of warehouses by region. Mr. Soriano responded that the State Planning Commission has begun a pilot study in southern New Jersey to possibly determine areas best suited for large warehouses.

***Master Plan & Land Use Ordinance Monthly Reports*** – Mr. Soriano reported that three Master Plan items were received: two from Jefferson and one from Mount Olive. Jefferson submitted a Reexamination Report highlighting changes in the town, including the adoption of a Highlands Environmental Inventory and a new stormwater management plan. Jefferson is recommending updates to their land use plan to include a Climate Change and Hazard Vulnerability Assessment and to address redevelopment on the Route 15 Corridor. They also want to update their Open Space and Circulation Plan Element, create a Water Use and Conservation Management Plan and Sustainable Economic Development Plan. Jefferson also submitted a new Housing Element and Fair Share Plan, including a rehabilitation obligation of 70 units, a Prior Round Obligation of 69 units and at Third Round obligation of 291 units. Due to lack of additional sewer capacity, a durational adjustment is requested to postpone the requirement for 226 units of the Third Round Obligation until additional public water and sewer become available.

**March Land Use Ordinance Monthly Report** - Mr. Soriano reported that staff processed twelve proposed and three adopted ordinances. Seven of the proposed ordinances were from Chester Township, almost all addressing various minor changes in their business districts. He highlighted an ordinance from Hanover concerning the rezoning of 63 acres on Route 10 that would amend the bulk standards for permitted uses with regard to lot size and permitted floor area ratios.

## **Long Range Planning**

**Major Employer Update** – Mr. Soriano reported on the completion of the annual employer survey, noting that the top five employers in Morris County are Atlantic Health Systems, Novartis, Picatinny Arsenal, Barclays, and Bayer. He explained that the survey is completed yearly to assist in development of the County’s official statement of demographic and financial information that is prepared by the Treasurer’s Office in connection with the annual bond sale.

**Population Update** – Mr. Soriano reported that the Census Bureau released their county population estimates for July 2022. Between 2021 and 2022, it is estimated that Morris County’s population increased by about 707 people or 0.1%, rising from 510,444 to 511,151 people. Ocean County had the highest growth during this period, with a 0.9% increase while Passaic County had the largest decline with a 0.9% decrease.

## **LIASION REPORTS**

### **Lake Hopatcong Commission**

Mr. Barilla reported that work is progressing on two water quality grants from the Highlands Council for Lake Hopatcong; one for aeration systems and another for mechanical stormwater treatment devices. The grant agreements have been received and the request for proposals to hire a consultant to perform the aeration study will be the subject of a resolution at the next Board of County Commissioner’s meeting.

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

Mr. Rattner reported that the Lake Musconetcong Regional Planning Board has received the contract for their grants, noting that grants received this year were in excess of \$500,000. Mr. Rattner then reported on various recent activities and achievements of the Musconetcong River Management Council. He reported on the restoration of an old mill that may be used for offices and the recently renovated Musconetcong Island park near Asbury. He also commented on a recent study advising farmers not to till their soils due to the release of carbon into the atmosphere and reported that aerial overseeding of fields was occurring in the western portion of the County to increase soil cover. He reported further on other actions occurring north of Morris County in the Musconetcong watershed concerning activities of the Ramapo Munsee Lenape Nation and of a solar farm developer which cut trees in the watershed near the river, without approval, because trees were blocking sunlight to some of their solar panels.

### **Morris County Open Space Trust Fund**

Nothing to report.

### **Trail Construction Trust Fund Committee**

Ms. Olcott reported that the Committee met to discuss the application form and ways to make the process more succinct and understandable for applicants. The Committee also decided to adopt an internal evaluation form to assist with analysis of applications. She reported that the first meeting to discuss applications will be October 25<sup>th</sup>. Mr. Barilla added that the Trail Construction Trust

Fund still is a fairly new program that is working to streamline the application process for everyone involved.

### **CORRESPONDENCE AND REPORTS RECEIVED**

Mr. Barilla had nothing further to report.

### **REPORT OF MEETINGS**

Mr. Barilla had nothing further to report.

### **OTHER BUSINESS**

There was no business to report.

### **COMMENTS FROM THE PUBLIC**

Jennifer Garcia, 38E Village Green, Budd Lake: Ms. Garcia stated that this was the first meeting she attended and thanked the Planning Board for having it open to attend.

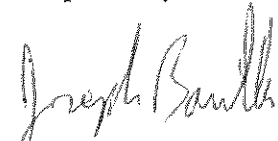
### **NEXT MEETING**

The next meeting will be on May 18, 2023.

### **ADJOURNMENT**

At 7:57 pm, Mr. Vitz moved to adjourn the meeting. Ms. Olcott 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.*