

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

30 Schuyler Place
September 18, 2025

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:

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
Daniel Happer	Mike DiGiulio, Senior Planner
Gregory Johnsen	Kevin Sitlick, Senior Planner
Michael Cortese, Alt. 2	Alyssa Ercan, Recording Secretary
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-Chairman Olcott moved the Planning Board Meeting Minutes of July 17, 2025. Ms. Galate seconded the motion. The motion was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Tayfun Selen, Commissioner Director			
Stephen Shaw, Commissioner			
Thomas Mastrangelo, Commissioner Alt.			
Steve Rattner, Chairman	X		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Daniel Happer			X
Gregory Johnsen	X		
Joseph Falco, Alt.1			
Michael Cortese, Alt.2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

DIRECTOR'S REPORT

The Director's Report for July and August 2025 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for July 2025 were \$11,855.
Funds received for August 2025 were \$3,565.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla stated that the Director's Report included a lot of information about the Wastewater Management Plan (WMP). He noted that it has been determined that the Mt. Arlington sewage treatment plant is in need of expansion and that the Department of Environmental Protection is coordinating with the Highlands Council and the Borough to determine the next steps. Mr. Barilla then reported that the Highlands Council was responsible for completing the Wastewater Management Plan for various municipalities in the County, but it has sought to transfer that responsibility to the County. He reported that this was unacceptable and that DEP inconsistency on WMP issues has already cost hundreds of thousands of dollars of staff time as it works to complete WMP chapters.

County Watershed Activities – Mr. Barilla reported that he will have a Planning and Preservation staff member serve as a liaison to the Whippany River Watershed Action Committee and attend Committee meetings; he cannot attend due to a scheduling conflict with County Agricultural

Development Board meetings. He also reported that there has been no further progress regarding the Army Corp of Engineers and the DEP on the Whippany River Basin study.

Land Subdivision and Zoning

Developments Reviewed – Vice-Chairman Olcott highlighted the following item from the Land Development Review Committee meeting held on August 15, 2025.

Florham Park, Parc Central Mixed-Use Development, 2025-11-1-SP-0 (County Route 510)

This site plan is for the redevelopment of a former commercial property on 3.6 acres for the construction of a mixed-use development. A former structure was demolished on one of the lots, and a vacant parking area has remained since 2020. All other existing improvements will be removed from the other lots. Residential improvements include the construction of a 55-unit multi-family structure with a 66-parking space garage on the ground floor. Non-residential improvements include the construction of two one-story retail buildings totaling 12,150 square feet of retail space. Site access will be provided by one full-access driveway connection to Hanover Road (County Route 609) and a right-out, full-access ingress driveway connection to Ridgedale Avenue (County Route 632). Stormwater management entails the use of two bioretention basins, two underground infiltration basins, and two manufactured treatment devices. County Engineering will review stormwater management and the Ridgedale Avenue (County Route 632) and Hanover Road (County Route 608) driveway connections for compliance with County Development Standards.

Mr. Vitz added that restricting the left turnout on to Ridgedale Avenue should not be an issue since there are several signalized intersections adjacent to the property.

Vice-Chairman Olcott noted that the Land Development Review Committee also met on September 17, 2025 but there was nothing significant to report.

Vice-Chairman Olcott made a motion to approve the Report of Actions Taken on Development Plans for July 2025. Mr. Happer seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Tayfun Selen, Commissioner Director			
Stephen Shaw, Commissioner			
Thomas Mastrangelo, Commissioner Alt.			
Steve Rattner, Chairman	X		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Daniel Happer	X		
Gregory Johnsen	X		
Joseph Falco, Alt.1			
Michael Cortese, Alt.2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

Vice-Chairman Olcott made a motion to approve the Report of Actions Taken on Development Plans for August 2025. Mr. Happer seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Tayfun Selen, Commissioner Director			
Stephen Shaw, Commissioner			
Thomas Mastrangelo, Commissioner Alt.			
Steve Rattner, Chairman	X		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Daniel Happer	X		
Gregory Johnsen	X		
Joseph Falco, Alt.1			
Michael Cortese, Alt.2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

Legislative and Municipal

Recent Legislation - Mr. Soriano reported on newly proposed Assembly Bill A5913 that would permit farm breweries that have a license to sell products directly to consumers for consumption on the premises. Current law restricts those holding a farm brewery license from selling products to consumers on site. He also reported on Assembly Bill A5963, which would dedicate fifty percent of the revenues collected from fees and taxes imposed on the real property transfer funds

valued over \$1 million to the Affordable Housing Trust Fund. Under current law the revenue generated from these taxes goes to the general fund.

Mr. Soriano then reported on recently adopted bills, including Assembly Bill A2390, which requires that municipalities in compliance with affordable housing obligations be provided with priority consideration for certain state grants and assistance. This would include grant programs administered by the Department of Community Affairs and the Economic Development Authority such as the Main Street New Jersey program, the Neighborhood Preservation program, or any other program overseen by these entities. He also noted the adoption of several bills appropriating funds for environmental and transportation infrastructure projects, including several located in Morris County.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported on the receipt of one master plan which was the Washington Township Housing Element and Fair Share Plan. The DCA calculated a Prospective Need obligation of 205 units. The Township reviewed DCA's calculations and filed a resolution to address a 152-unit Prospective Need. A settlement was reached for a Prospective Need of 173 units. Mr. Soriano explained that Washington Township, which is entirely within the Highlands Region and is a fully conforming Highlands municipality, determined its Realistic Development Potential, i.e., Prospective Need that could be addressed through inclusionary development, to be 57 units. This leaves an "Unmet Need" of 116 units, which the Township intends to address through a variety of means.

Mr. Sitlick reported on the July Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation processed three proposed and three adopted ordinances. He highlighted Roxbury Township Ordinance 08-25, which will create a new Affordable Housing Zone for a site behind the Roxbury Mall. The three-acre site is currently undeveloped and will be rezoned from an office building zoning to an inclusionary housing site on which townhomes and multi-family dwellings at 10 units per acre will be permitted.

Mr. Sitlick reported on the August Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation processed five proposed and five adopted ordinances, with one ordinance withdrawn. He highlighted Parsippany-Troy Hills Ordinance 2025-18, which adopts the Redevelopment Plan for Lanidex Plaza Office Park. Phase 1, which is already underway, will have a total of 600 residential units and 9,745 square feet of retail space. The PARQ apartment building, with 275 units and 2,465 square feet of retail space, is already complete. There are 75 townhomes under construction and a 250-unit apartment building yet to be built. Mr. Sitlick explained that the Redevelopment Plan will divide the entire redevelopment area into two overlay zones. With a total buildout of 1,570 units permitted, 970 units can be developed under Phase 2.

Long Range Planning

Official County Map – Mr. Barilla gave a presentation to the Board about the status of the Official County Map update. In response to a question from Mr. Rattner, he stated that the Board will receive a copy of the map once it is printed. Mr. Barilla explained that since the map is double

sided and a unique size, it cannot be printed using the plotter in the Planning and Preservation office. Instead, it will be sent out to a print shop. Key information from Mr. Barilla's report:

- The Official County Map displays all Morris County roads, properties, and serves as the official map for jurisdictional purposes. The last update was in 2007 and since that time changes, such as jurisdiction of specific roadways, have impacted Development Reviews.
- Updates to the map from 2007 address road improvements, county owned property, technical revisions, and formatting such as labeling and color scheme.
- County-owned properties shown include parcels owned by County Administration, Morris County Park Commission, Morris County MUA, and the Morris County Housing Authority.

Mr. Happer noticed that there are fewer trails on the new map than the 2007 version. He asked if that is because those trails are now categorized as spurs, which Mr. Barilla affirmed.

Mr. Barilla explained to the Board what the next steps are for the draft map to be adopted by the Board of County Commissioners.

Vice-Chairman Olcott made a motion to approve sending the draft Official County Map back to the Board of County Commissioners. Mr. Happer seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Tayfun Selen, Commissioner Director			
Stephen Shaw, Commissioner			
Thomas Mastrangelo, Commissioner Alt.			
Steve Rattner, Chairman	X		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Daniel Happer	X		
Gregory Johnsen	X		
Joseph Falco, Alt.1			
Michael Cortese, Alt.2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

State Plan Update – Mr. Soriano reported that the revised Draft State Plan was tentatively set to be released on September 10th. The release date was then pushed back to September 15th, after which the State Planning Commission voted to release the Plan and the related Infrastructure Needs Assessment. However, the Plan was not released, as final corrections were being made, and

a release date of Friday, September 19th, or the following week, was given. Mr. Soriano noted that since the last Planning Board meeting in July, the Report of Agreements and Disagreements was received, marking the end of the official cross-acceptance process and the County's role as Negotiating Entity.

Pursuant to the Report, Negotiating Entities submitted over 500 comments to the Office of Planning Advocacy (OPA) and State Planning Commission (SPC), about half of which requested changes to the State Plan Map. Mr. Soriano reminded the Board that the SPC has decided not to incorporate any changes to the State Plan Map until 2026. Map changes are being delayed until the Final Draft State Plan is adopted since the Final Draft may include changes to the mapping criteria that will impact the formation of the Final State Plan Map.

Examples of anticipated changes to the Draft State Plan include:

- Language to indicate that the Plan provides guidance and technical assistance, not specific directives, to counties and municipalities.
- Modifications in language that will keep the Plan “evergreen,” i.e., it will be written with maximum flexibility to allow it to be relevant even if it is another 20 years before it is updated. This flexibility will reduce specificity as the Plan will not identify specific projects or new resource areas.
- Changes in Planning Area policy concerning the identification of flood prone areas in Planning Areas 1 and 2.
- New clarifying language and definitions.

Public comments on the Final Draft State Plan can still be made directly to the State Planning Commission and there will be six public hearings around the State to permit additional public comment. Two of these hearings will be in-person and four will be virtual. One of the in-person hearings will be held at the Morris County Public Safety Training Academy on October 15th at 6:00PM

Mr. Soriano explained that the Final Infrastructure Needs Assessment (INA) will also be released with the Final Draft State Plan. This document includes an assessment of state-wide capital facility needs concerning Transportation, Energy, Telecommunications, Farmland Retention, Shore Protection, Water Supply, Wastewater Disposal, Stormwater Management, Public Recreation & Open Space, Public Health Care, Solid Waste Management, Public Education, Higher Education, Public Libraries, Arts and Historic Resources, Public Safety, Justice and Corrections, Public Administration, and Public Housing. As per the current Draft INA, the cost of meeting needs to the year 2031 is estimated to be between \$102 billion to \$200 billion.

Affordable Housing Update – Mr. Sitlick reported that of the 35 municipalities in Morris County that filed resolutions adopting Fourth Round Affordable Housing obligations last January, 33 filed Housing Element and Fair Share Plans with the State by the June 30th deadline. The remaining four municipalities that did not file resolutions are Butler, Chester Township, Pequannock, and Victory Gardens. Chester Township introduced a Fourth Round Housing Plan outside this process.

Interested parties had until August 31st to file challenges and Mr. Sitlick explained that the Fair Share Housing Center filed challenges to all 33 housing plans. Five of these challenges sought to terminate the municipality's immunity from builder's remedy lawsuits, 20 challenges sought to deny certification until or unless certain changes were made to the plans, and eight challenges requested additional information but did not seek to deny certification. In addition to the Fair Share Housing Center, 18 Morris County housing plans were also challenged by developers and landowners.

The five municipalities for which the Fair Share Housing Center seeks to terminate immunity are Florham Park, Hanover, Madison, Rockaway Township, and Roxbury. If these municipalities were to lose immunity from builder's remedy lawsuits, they would lose control over how and where affordable housing is built. The deadline for the Affordable Housing Dispute Resolution Program's decision on housing plans is December 31st. The deadline for a municipality to amend its housing plan and adopt implementing ordinances is March 15, 2026.

LIASION REPORTS

Lake Hopatcong Commission

Mr. Barilla had nothing further to report.

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

Chairman Rattner reported that the Morris County MUA will accept the weeds collected from the weed harvester for the remainder of this year. Jefferson Township will also accept weeds if they have been tested first utilizing a lab the Township uses. Chairman Rattner believes the weeds will be split between the two entities, with the majority going to the MUA. He also reported that an Eagle Scout project was conducted, totaling 313 hours, to refurbish the entire Lake Musconetcong Regional Planning Board maintenance building located in Byram.

Morris County Open Space Trust Fund

Mr. Barilla reported that the three projects for this year's grant round were discussed at the meeting on Tuesday, September 16th. The Committee will be participating in site visits on September 27th and the final deliberations will be held in October.

Trail Construction Trust Fund Committee

Ms. Galate reported that the first meeting for this year's grant round is October 1st. There are eight municipalities that have applied to the program with a total ask of approximately \$1.2 million.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

Mr. Barilla noted that this will be Vice-Chairman Olcott's last year serving as the Planning Board liaison on the Trail Construction Trust Fund Committee and asked that if any other Board members are interested in taking her place, to please let him know.

GENERAL COMMENTS FROM THE PUBLIC

There were no comments from the public

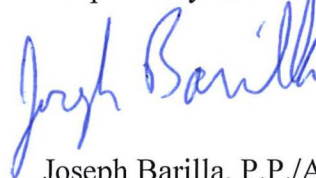
NEXT MEETING

The next meeting will be on October 16, 2025.

ADJOURNMENT

At 7:03 pm, Mr. Vitz moved to adjourn the meeting and Mr. Happer seconded the motion. 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.