

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

30 Schuyler Place
June 18, 2026

Morristown
New Jersey

Meeting Held In-Person and Via WebEx

Chairman Rattner called the Regular Meeting to order at 6:34 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 Director Stephen Shaw	Virginia Michelin, Assistant Director, Planning and Preservation
Steve Rattner, Chairman	Staci L. Santucci, Esq., County Counsel
Isobel Olcott, Vice-Chair	Tony Soriano, Supervising Planner
Everton Scott	Kevin Sitlick, Senior Planner
Gregory Johnsen	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	Alyssa Ercan, Recording Secretary
Joseph Barilla, Director, Planning and Preservation	

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 May 21, 2026. Mr. Vitz seconded the motion. The motion was approved by roll call vote.

ROLL CALL

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

DIRECTOR'S REPORT

The Director's Report for May 2026 was reviewed and accepted by the Board and will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for May 2026 were \$10,945.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that the New Jersey County Planners Association has been in active dialogue with the Department of Environmental Protection. There will be discussions in the coming months regarding the role of the Highlands Council in the creation of Wastewater Management Chapters for Highlands conforming municipalities.

County Watershed Activities – Mr. Barilla had nothing to report.

Land Subdivision and Zoning

Developments Reviewed – Vice-Chairman Olcott highlighted the following items from the Land Development Review Committee meeting held on June 17, 2026.

Long Hill, Stirling Crossing, 2026-30-6-SP-0 (County Route 512)

This site plan is for the redevelopment of a former car wash and office into a 167-unit multi-family residential development on six acres. All existing improvements will be removed. There will be parking at-grade below each building, as well as surface parking. Proposed amenities include a dog run and courtyard area. Site access will be from a full-access driveway connection to Valley Road (County Route 512). Stormwater management entails the use of a bioretention basin and pervious pavement system. There are freshwater wetlands and flood hazard areas located at the rear of the site but these will not be disturbed as part of this development. Verification of these areas is pending NJ DEP review. County Engineering will review the driveway connection and stormwater management for compliance with County Land Development Standards.

Mendham Boro, The Green at Mendham, 2026-18-2-SP-0 (County Route 510)

This site plan is for the redevelopment of the former St. John the Baptist School into a 147-unit townhome development on 26 acres. The former school and associated improvements will be removed. Site access will be from a boulevard-style, full-access driveway connection to West Main Street (County Route 510). Adjacent properties have received Open Space Trust Funds and Historic Preservation Trust Funds, but they will not be disturbed as part of this development. Access to the Community of St. John the Baptist on the adjacent parcel will remain from this reconstruction access way. Stormwater management entails the use of 12 bioretention basins and one underground infiltration basin. There is a proposed sanitary sewer pump station at the rear of the site. There are freshwater wetlands (#1418-04-0003.1 FWW230001) and a riparian zone (#1418-04-0003.1 LUP250001) but the development will not disturb these areas. County Engineering will need to review the driveway connection and stormwater management for compliance with County Land Development Standards. Vice-Chairman Olcott added that 27 units will be designated as affordable housing.

Director Shaw asked Mr. Vitz if the property is elevated and he responded that West Main Street is lower than the property.

Vice-Chairman Olcott made a motion to approve the Report of Actions Taken on Development Plans for May 2026. Mr. Johnsen seconded the motion, and it was approved by roll call vote.

ROLL CALL

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

Legislative and Municipal

Recent Legislation - Mr. Soriano reported on Senate Bill S4402, i.e., the "Responsible Data Center Development and Resource Protection Act", which would establish a statewide framework concerning siting, land use approval, energy sourcing, water use, and environmental impacts of large load data center development. The Bill would require the developers of these centers to submit a data resource impact statement to the State Planning Commission, the N.J. Board of Public Utilities, the N.J. Department of Environmental Protection, the N.J. Economic Development Authority, and the host municipality. The statement would identify the location and projected impact of the center, and address electricity use, water use, environmental impact, economic development, and include a demonstration that the data center can support alternative electricity generation sufficient to offset a substantial portion of the project. The Bill also requires the DEP to establish a permit system for the diversion of more than 100,000 gallons of water per day and prohibits municipalities from approving a data center preliminary site plan unless the application includes an approved impact statement from the State Planning Commission.

Mr. Soriano also reported on Assembly Bill A5224, which requires data center developers to disclose certain information to the public and elected officials before preliminary site plan approval is considered under the Municipal Land Use Law. Developers must provide information on the location of the site, estimated public resources needed, including the cost of the data center and tax incentives that may have been used or intend to be used, and an environmental impact statement. This information would be sent to each local elected official and to the public via a press release at least 180 days prior to submitting to the municipality for site plan review. The developers must also establish ongoing engagement with the local media and social media that serves the area, post physical signage about the center at the site, provide information in multiple languages, and send direct mail to the properties within five miles of the data center. The site plan application will not be deemed complete unless the developer includes an environmental impact analysis conducted by an independent third party paid for by the developer.

Vice-Chairman Olcott asked Director Shaw if he knows of any issues that have arose from the data centers currently in Morris County. He replied that he was not made aware of any. Director Shaw then asked Mr. Barilla if he had heard about the pause of the DEP REAL rules implementation. Mr. Barilla responded that he was aware of the pause and that it would allow for a reexamination of the rules.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported that the Office of Planning and Preservation received a Fourth Round Housing Element and Fair Share Plan from Morristown. The town has a 140-unit rehabilitation component that it will address through its continuing Home Improvement Program. It will meet its 285-unit Fourth Round prospective need through a combination of methods including existing credits from the Morristown Housing Authority’s Manahan Village, credits from the existing Morristown Senior Apartments, rezoning of a site on Mt. Kemble Avenue that was previously part of Atlantic Health, and through credits from the Habitat for Humanity site on Spring Street.

Mr. Sitlick reported on the May Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation processed a total of 12 ordinances, including five proposed, and seven adopted. He highlighted Madison ordinance 27-2026 which will prohibit data centers in all zoning districts.

Long Range Planning

State Plan Update – Mr. Soriano reported that he attended State Planning Commission (SPC) meetings on the 3rd and 17th of June. SPC staff are continuing to work on the methodology to address the 1,500 map changes requested during cross-acceptance last year. The problem remains that the current State Plan rules are unclear as to how the SPC may address these map changes now that the State Plan has been adopted. SPC staff have determined that the State Plan Rules will have to be changed before mapping changes can be made. SPC staff also want to use this opportunity to amend the State Plan Rules to streamline the plan endorsement process.

Latest Data and Statistics Update – Mr. Sitlick gave a PowerPoint presentation concerning the latest data and statistics updates. He provided the following highlights:

- Morris County’s population reached 524,251 in 2025. From 2024 to 2025 the county’s population increased by 2,896 or 0.6%.
- Net international migration to Morris County was cut by 63% from 2024 to 2025 compared to the previous year’s release.
- For the third year in a row, none of Morris County’s municipalities experienced a population decline.
- Morris County’s population has grown by 14,966, or 2.9% since the 2020 Census.
- Since the 2020 Census, the top three municipalities by numeric increase include Rockaway Township, Montville and Florham Park. Madison was the only Morris County municipality to decline in population during this period, possibly due to the decline of the on-campus populations at Drew University and Farleigh Dickinson University.

- Morris County added 202,261 housing units in 2025. From 2024 to 2025, the total housing units increased by 662, or 0.3%.
- Between 2020 and 2025 Morris County's total housing units increased by 4,539 or 2.3%.
- After experiencing a downturn in births in 2023, Morris County experienced a rebound with births up in both 2024 and 2025. From 2024 to 2025 births increased by 1.7%.
- For the second year in a row, public school enrollment was down in Morris County. In 2025 total enrollment was 72,335, down 1% from fall 2024.

Mr. Sitlick reported that the information presented was posted to the Data and Statistics section of the Planning and Preservation website. Director Shaw noted that there is often a concern about the impact of development on the school systems, but the data shows that this is not necessarily the case as school enrollment is down despite the increase in development.

LIASION REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that the water quality initiatives for stormwater infiltration are ongoing and there is no indication that funding will be cut.

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

Chairman Rattner reported that there has been more growth on the lake, but the price of herbicides has doubled over the last two years. The homeowner's association is utilizing the permit granted to the Regional Planning Board to help with weed removal closer to the shoreline.

Morris County Open Space Trust Fund

Mr. Barilla reported that the next meeting will be in September.

Trail Construction Trust Fund Committee

Mr. Johnsen reported that the deadline to apply for this year's grant round is June 19th. After a technical review, applicants will have the opportunity to submit their final application by September 11th. Mr. Barilla reported that there were roughly 10 applications submitted thus far.

CORRESPONDENCE AND REPORTS RECEIVED

There was no business to discuss.

REPORT OF MEETINGS

Mr. Barilla had nothing further to report.

OTHER BUSINESS

Director Shaw reported that the 2-day New Jersey History and Historic Preservation Conference was held at St. Elizabeth University. There was a record-high attendance due to the semi-quincentennial year as well as the history of Morris County. He also received a compliment that Morris County has the most robust historic preservation program in the state.

GENERAL COMMENTS FROM THE PUBLIC

There were no comments from the public

NEXT MEETING

The next meeting will be hybrid on July 16, 2026.

ADJOURNMENT

At 7:14 pm, Mr. Vitz moved to adjourn the meeting and Vice-Chairman Olcott 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.

