

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

30 Schuyler Place  
April 16, 2026

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	Christopher Vitz, County Engineer
Isobel Olcott, Vice-Chair	Joseph Barilla, Director, Planning and Preservation
Nita Galate, Secretary	Virginia Michelin, Assistant Director, Planning and Preservation
Everton Scott	Staci L. Santucci, Esq., County Counsel
Gregory Johnsen	Kevin Sitlick, Senior Planner
Joseph Falco	Mike DiGiulio, Senior Planner
Michael Cortese, Alternate #1	Brenda Haycock, Assistant Planner

**STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW**

Ms. Haycock read the Statement Regarding Compliance with the Open Public Meetings Law.

**REVIEW OF MINUTES**

Vice-Chairman Olcott moved the Planning Board Meeting Minutes of March 19, 2026. Mr. Scott seconded the motion. The motion was approved by roll call vote.

## ROLL CALL

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

## DIRECTOR'S REPORT

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

## REPORT OF FUNDS RECEIVED

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

## COMMITTEE REPORTS

### Environmental and Watershed

*County Wastewater Management Plan* – Mr. Barilla reported that the Long Hill Township Municipal Wastewater Management Plan chapter has been submitted to the Department of Environmental Protection (DEP). He also reported that staff met with the DEP regarding how the Highlands Council and the DEP will be working together on municipal Wastewater Management Chapters for the Highlands conforming municipalities. Communication concerns stemming from frequent DEP staff changes were also discussed at this meeting. Mr. Barilla noted that the current relationship between DEP representatives and county staff is positive.

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

**Land Subdivision and Zoning**

*Developments Reviewed* – Vice-Chairman Olcott highlighted the following item from the Land Development Review Committee meeting held on April 15, 2026.

**Harding, 1103-1105 Mt Kemble, 2026-13-1-SP-0 (Route 202)**

This site plan is for a 65-unit multi-family residential development on 3.21 acres. A smaller scale application for this property was reviewed in 2025 for 25 units (2025-31-1-SP-0). There will now be 25 units designated for affordable housing. Site access will be from a full-access driveway connection to Mt. Kemble Road (Route 202). Stormwater management entails the use of four small-scale bioretention basins and one underground infiltration basin. Vice-Chairman Olcott reported that the Land Development Review Committee has concerns about the access for fire vehicles at the back of the property. There is also concern about the lack of a buffer between the residential development and the adjacent property, which is a farm preserved through the county’s Farmland Preservation Program. Mr. Falco commented on the intensity of use relative to the size of the property on the site. He also asked how waste management was going to be handled. Mr. Barilla responded that the plan includes several large septic fields.

**Parsippany, 4 Gatehall Drive, 2026-29-2-SP-0 (Route 202)**

This application is for the redevelopment of an existing office building into a 178-unit townhome development on 14 acres. All existing improvements will be removed and there is a playground proposed for children on-site. Site access will be from a shared driveway connection to Gatehall Drive. Stormwater management entails the use of four small-scale bioretention basins and the existing wet pond to the northeast of the property along Littleton Road (Route 202). County Engineering will review stormwater management and the traffic report for compliance with County Land Development Standards. Mr. Vitz explained that the traffic pattern will change with the transition from office to residential use and that timing signals will need to be reviewed.

Mr. Falco made a motion to approve the Report of Actions Taken on Development Plans for March 2026. Mr. Vitz 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>
Stephen Shaw, Commissioner Director			
Thomas Mastrangelo, Commissioner			
John Krickus, Commissioner Alt.			
Steve Rattner, Chairman	X		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary			
Everton Scott	X		
Gregory Johnsen	X		
Joseph Falco	X		
Michael Cortese, Alt. 1	X		
VACANT, Alt. 2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

## Legislative and Municipal

**Recent Legislation** - Mr. Barilla reported that there were 14 newly introduced bills that were not reintroductions of bills from the previous legislative session. He listed the following:

- Assembly Bill A4763: would require the Department of Community Affairs to calculate affordable housing obligations on a statewide growth share calculation method.
- Assembly Bill A4767: would require the affordable housing obligations of municipalities to be based on statewide need.
- Assembly Bill A4764: would exclude flood prone land from affordable housing vacant land analysis and provides a housing obligation cap.
- Assembly Bill A4684: would establish an affordable housing obligation study commission to assist municipalities with addressing affordable housing obligations.
- Senate Bill S3942: would restrict the purchase of single-family homes by certain institutional investors.
- Assembly Bill A4710: 'Clean Energy AI Incentivization Act' would direct the Board of Public Utilities to incentivize Artificial Intelligence centers to bring their own self-sufficient clean energy.
- Assembly Bill A4769: would require state agencies to establish expedited approval and permitting procedures for Artificial Intelligence data centers powered by small modular nuclear reactors.
- Senate Bill S3379: would require data center owners and operators to submit annual water and energy usage reports to Board of Public Utilities.
- Senate Bill S3951: would prohibit electric public utilities from charging public entities fees for relocating utility poles.
- Senate Bill S3958: would specify the amount of green energy infrastructure to be placed on rooftops.
- Senate Bill S3944: would authorize renewable energy systems of preserved farmland to provide power or heat to adjacent properties provided the property is the primary residence of the owner or operator of the farm.
- Assembly Bill A4757: would authorize counties to transfer farmland installment purchases to the State Agricultural Development Board.
- Senate Bill S4041: would increase the amount of aid paid to certain municipalities that host watershed lands and increase the amount annually appropriated to the Highlands Protection Fund from realty transfer fee revenues.
- Senate Bill S4010: would authorize funding for on-demand micro transit service under the Senior Citizen and Disabled Resident Transportation Assistance Program.
- Senate Bill S3955: would allow the Department of Environmental Protection to authorize reformation assessment of certain water and wastewater treatment and conveyance systems.

Mr. Falco inquired as to the purpose of Senate Bill 4769, mentioning the different standards for permitting small nuclear facilities in Europe. Mr. Rattner noted that a number of new bills related to affordable housing are being generated by a single Assemblyman.

***Master Plan & Land Use Ordinance Monthly Reports*** – Mr. Barilla reported that the Office of Planning and Preservation received two amended Housing Elements and Fair Share Plans from Chester Borough and Morris Township. Both were amended pursuant to settlements with the Fair Share Housing Center in December 2025. He also reported that Roxbury Township lost their immunity from builder’s remedy lawsuits.

Mr. Sitlick reported on the March Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation processed a total of 92 ordinances, including seven proposed, 82 adopted and three which were defeated, tabled, or withdrawn. He highlighted Madison ordinance 15-26 which adopts the 3 Giralda Farms Redevelopment Plan. The location is a 21-acre site of an office building vacant since 2020. The plan permits townhouses and multi-family dwellings at a maximum of 138 units, of which 28 must be affordable. Mr. Rattner noted that there were several ordinances that rezoned forested land for affordable housing.

### **Long Range Planning**

State Plan Update - Ms. Michelin reported that the process and timeline to address the 1,500 requested map changes made during cross acceptance will be approved at the May or June State Planning Commission meeting and that it is unlikely the State Plan Commission will endorse any map changes until the Fall. She reported that the level of county involvement in this process has yet to be identified. The State Planning Commission noted that once they identify proposed changes, public hearings must be held before any adoption occurs. The Commission is also proposing a three month window for municipalities to provide additional support for requested changes which may start in May or June, based on the approval of the map amendment process and timeline.

2024-2025 Building Permit Report – Mr. Sitlick gave a PowerPoint presentation concerning the 2024-2025 Building Permit Report for Morris County. The report uses data from the New Jersey Department of Community Affairs but does not include retail data for 2024 due to significant reporting errors. He provided the following highlights for the period between 2023 and 2024:

- Residential units authorized by building permits increased by 55.6% between 2023 and 2024 in Morris County. In 2024, mixed-use units represented 35.8% of the units authorized in Morris County, up from 24.6% in 2023. Multi-family units represented 27.8% of the units authorized, down from 37.2% in 2023. One and two-family units, which include single-family detached homes, townhomes and duplexes, represented 36.4% of the units authorized, down from 38.2% in 2023. Parsippany-Troy Hills and Randolph topped the list for residential units authorized by building permits in 2024, accounting for 62.6% of the units authorized.
- A total of 106,098 square feet of office space was authorized by building permits in Morris County in 2024, a decrease of 66.1% from 2023.

- A total of 2,240,403 square feet was authorized in the Other Non-Residential category in 2024, up 121.1% from 2023. Mount Olive saw the most activity in this category with 589,840 square feet, almost all of which was attributable to a warehouse / distribution center recently completed at the site of the former BASF Headquarters at 3000 International Drive.
- Starting in 2025, the number of residential units and the square footage of other non-residential space authorized by building permits in Morris County declined while the square footage of office space authorized by building permits increased.
- Residential units authorized by building permits dropped by 13.6% between 2024 and 2025 in Morris County, compared to a 26.5% decrease for New Jersey. Parsippany-Troy Hills and East Hanover topped the list for residential units authorized by building permits in 2025, accounting for 67.5% of the units authorized. In 2025, mixed-use units represented 47.0% of the units authorized in Morris County, up from 35.8% in 2024.
- A total of 122,858 square feet of office space was authorized by building permits in Morris County in 2025, an increase of 15.8% from 2024. Office space authorized by building permits was down 36.1% in New Jersey during the same period. A total of 10,161 square feet of retail space was authorized by building permits in Morris County in 2025. Just one municipality, Randolph, represented 63.0% of the 122,858 square feet of office space authorized in Morris County in 2025.
- A total of 1,563,085 square feet was authorized in the Other Non-Residential category in 2025, down 30.2% from 2024. The importance of this category is reflected by the fact that it represented almost twelve times the combined total of all the office and retail square footage authorized in 2025.

## **LIASION REPORTS**

### **Lake Hopatcong Commission**

Mr. Barilla reported that minutes and memos from the Commission were posted to the OneDrive folder. He also reported that there are several infrastructure projects occurring around the lake.

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

Chairman Rattner reported that ice from the lake's deep freeze this winter has caused damage to many of the docks which cannot be used until repairs can be made. He also reported that the bids for weed control have come in very high due to the necessity for a survey of the lake as part of the process.

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

Mr. Scott reported that the Committee had their reorganization meeting on March 30<sup>th</sup>.

Trail Construction Trust Fund Committee

Ms. Galate reported that the Committee held its application workshop on the 24<sup>th</sup> and that 12 municipalities were in attendance. Of the 12, 10 municipalities have projects that are ready for the construction phase. She also reported that Letters of Intent are due May 1<sup>st</sup> and applications are due June 19<sup>th</sup>.

**CORRESPONDENCE AND REPORTS RECEIVED**

Mr. Barilla reported on a memo received from Katherine Coyle providing notice of enrollment of a farm property in Mendham Borough into the municipally approved farmland preservation program for a period of eight years.

**REPORT OF MEETINGS**

Mr. Barilla had nothing further to report.

**OTHER BUSINESS**

There was no business to discuss.

**GENERAL COMMENTS FROM THE PUBLIC**

There were no comments from the public

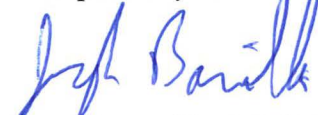
**NEXT MEETING**

The next meeting will be on May 21, 2026.

**ADJOURNMENT**

At 6:55 pm, Mr. Vitz moved to adjourn the meeting and Vice-Chairman Shaw 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.*

