

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

30 Schuyler Place  
May 21, 2026

Morristown  
New Jersey

Meeting Held Via WebEx

Chairman Rattner called the Regular Meeting to order at 6:02 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	Virginia Michelin, Assistant Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Staci L. Santucci, Esq., County Counsel
Everton Scott	Tony Soriano, Supervising Planner
Gregory Johnsen	Kevin Sitlick, Senior Planner
Joseph Falco	Mike DiGiulio, Senior Planner
Christopher Vitz, County Engineer	Barbara Murray, Program Coordinator OSTF
Joseph Barilla, Director, Planning and Preservation	Alyssa Ercan, Recording Secretary

**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 April 16, 2026. Mr. Vitz 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			
Gregory Johnsen	X		
Joseph Falco	X		
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 April 2026 was reviewed and accepted by the Board and will be placed on file.

## REPORT OF FUNDS RECEIVED

Funds received for April 2026 were \$1,320.

## COMMITTEE REPORTS

### Environmental and Watershed

*County Wastewater Management Plan* – Mr. Barilla reported that there are edits being made to the Long Hill Township Wastewater Management Plan. He also added that high-ranking members of the Department of Environmental Protection were present at the last New Jersey County Planners Association meeting and expressed their desire to forge a positive working relationship with NJCPA.

*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 May 20, 2026.

**Morris Twp, 300 Madison Avenue Redevelopment, 2026-22-1-SP-0 (Madison Avenue)**

This site plan is for the redevelopment of the existing JCP&L office building into a 118-unit townhome and stacked townhome development on 8.05 acres. All existing site improvements will be removed, including the existing access to Madison Avenue. Twenty-four units will be designated as affordable housing. Additional improvements include a pool with a pool house and outdoor recreation area. Site access will be from a full-access driveway connection to Punch Bowl Road and two full-access driveway connections to Old Turnpike Road. County Engineering will review stormwater management for compliance with County Land Development Standards.

Ms. Olcott noted that the roads adjacent to the redevelopment are state and municipally owned, therefore the Land Development Review Committee can only provide comments regarding the traffic. Mr. Vitz explained that the county engineering department will look at a traffic report if it is provided to see what impact, if any, the development will have at the intersection of Punch Bowl Road and Park Avenue.

Mr. Vitz made a motion to approve the Report of Actions Taken on Development Plans for April 2026. Mr. Rattner 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			
Gregory Johnsen	X		
Joseph Falco	X		
Michael Cortese, Alt. 1			
VACANT, Alt. 2			
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)			

**Legislative and Municipal**

**Recent Legislation** – Addressing newly introduced bills, Mr. Soriano reported on Assembly Bill A4945 which would require the BPU to conduct a study and submit a report to the governor and the legislature concerning the environmental, infrastructural, and financial impacts of data center development in the State. He noted that Morris County currently has three data centers. Next, he reported on Assembly Bill A4970 which would direct the BPU and the DEP to review and inventory all areas of New Jersey which have been previously cited for nuclear reactor

development and operation. Within three months of completing the inventory, the BPU and the DEP would be required to solicit private contracts to develop nuclear reactors at those locations. The Bill would also require all state agencies and local government units to expedite any permits required to develop and operate a nuclear reactor facility.

Mr. Soriano reported on Assembly Bill A4938 which would authorize a municipal governing body to enter into an agreement with school districts, public institutions of higher education, a public transportation authority, public housing authority, or redevelopment agency located within the municipality, to develop affordable housing on property that is owned by the public entity. Finally, Mr. Soriano reported on Assembly Bill A4993 which would deem farming a permitted and inherently beneficial use in all municipal zoning districts. He explained that the bill only contains two sentences and that details regarding implementation are limited.

Mr. Falco asked Mr. Soriano where the three data centers are in Morris County and he responded that one is in Cedar Knolls and two are in Parsippany-Troy Hills. Chairman Rattner asked if Assembly Bill A4933 would pertain to the keeping of animals, such as chickens. Mr. Soriano stated that the two sentences in the bill do not address this issue. Mr. Scott reported that JCP&L has offered up a pre-licensed site in Salem County for a full-sized nuclear plant as part of a public-private partnership.

***Master Plan & Land Use Ordinance Monthly Reports*** – Mr. Soriano reported that there was no Master Plan Report.

Mr. Sitlick reported on the April Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation processed nine proposed and 13 adopted ordinances. He highlighted Madison ordinance 21-2026 which amends the 1 Giralda Farms Redevelopment Plan. The location is a 24.4-acre site that is part of the larger Giralda Farms campus. Changes in available financing required revisions to the mix of affordable family units and affordable supportive housing units. Therefore, Madison will be replacing the requirement for 40 supportive housing units with a requirement for 41 100% affordable housing units. They will also be reducing the minimal open space requirement from nine acres to 7.5 acres.

### **Long Range Planning**

State Plan Update – Mr. Soriano reported that State Planning Commission (SPC) staff are continuing to work on the methodology to move forward on the 1,500 map changes that were requested during the State Plan Cross-Acceptance process. No timeline has been set as they are still reviewing whether they can make map changes to the adopted State Plan under the current rules. If a rule change is required, the SPC will have to get a rule passed before any changes can be made to the State Plan map.

When the matter is resolved, the SPC stated that they will be providing towns with an opportunity to provide additional evidence for any requested map changes and/or amend their requests. Mr. Soriano explained that amendments may be requested because the adopted State Plan included new planning areas and criteria not previously available for review; towns may want to amend their request to coincide with these changes. He also reported that SPC staff is working on a methodology for recognizing Special Resource Areas (SRA), specifically

addressing the application process and questions such as who can apply, what type of materials must be provided, justifications for the SRA, and how the SRA meets State Plan criteria.

Morris County Major Employers Update – Mr. Sitlick reported on the yearly survey of Morris County’s major employers that is conducted with assistance from the Morris County Economic Development Corporation. He noted that the information is provided to the Treasurer’s Office for use in determining Morris County’s credit rating. He reported that the top three employers based on full-time employment were Atlantic Health System with 11,092 employees, Novartis with 6,015 employees and Picatinny Arsenal with 6,000 employees. Two new additions to the list were Sanofi with 2,031 employees and Valley National Bank with 732 employees. Additionally, Honeywell created a new company, Solstice Advanced Materials, with 546 employees.

## **LIASION REPORTS**

### **Lake Hopatcong Commission**

Mr. Barilla reported that the Commission will be vigilant for signs of Harmful Algal Blooms (HABs) and that the aeration project has been tabled.

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

Chairman Rattner reported that the Musconetcong River Management Council will be holding its environmental day camp from July 6 to August 7<sup>th</sup> and that anyone interested can find all the necessary information on the MRMC website. He also reported that representatives of the Morris Division of Mosquito Control gave a presentation to the Musconetcong Watershed Association on methods to increase mosquito control and reduce local mosquito activity. One example he gave was the necessity to clean gutters to prevent trapped water from becoming a mosquito breeding location.

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

Mr. Scott reported that 2026 open space funding round applications are due by June 12, 2026

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

Mr. Barilla reported that the committee is waiting to see how many applications will be received by the June 19<sup>th</sup> deadline.

## **CORRESPONDENCE AND REPORTS RECEIVED**

There was no business to discuss.

**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

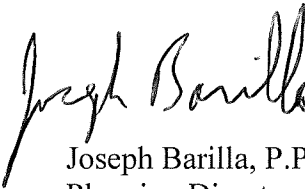
**NEXT MEETING**

The next meeting will be hybrid on June 18, 2026.

**ADJOURNMENT**

At 6:53 pm, Mr. Vitz moved to adjourn the meeting and Mr. Falco 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.*