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**Gouveia, Susan**

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**From:** Lashway, Lisa  
**Sent:** Tuesday, October 21, 2014 3:51 PM  
**To:** Gouveia, Susan; Canning, Sean; Natafalusy, Catherine  
**Subject:** FW: MCPB Minutes  
**Attachments:** 201410211455.pdf

Lisa Lashway  
Mt. Olive Twp. Clerk  
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**From:** Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]  
**Sent:** Tuesday, October 21, 2014 3:12 PM  
**Cc:** Marion, Christine  
**Subject:** MCPB Minutes

Good Afternoon

Attached find the minutes of the Morris County Planning Board meeting of September 18, 2014.

Please feel free to contact me if you have any questions.

Thank you.

Rene.

*Rene Axelrod, Principal Planning Aide  
Department of Planning and Public Works,  
Division of Planning and Preservation  
30 Schuyler Place, 4th Floor  
P.O. Box 900  
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**MINUTES OF THE REGULAR MEETING  
MORRIS COUNTY PLANNING BOARD**

30 Schuyler Place  
September 18, 2014

Morristown  
New Jersey

Chairman Falkoski called the meeting to order at 7:05 p.m.

**OPEN PUBLIC MEETINGS LAW**

Chairman Falkoski stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated February 8, 2014.

**ROLL CALL**

Those present were:

Joseph Falkoski, Chairman	Christine Marion, Planning Director
Steve Rattner, Vice-Chair	Deena Leary, Department Director
Isobel Olcott, Secretary	Anthony Soriano, Supervising Planner
Ted Eppel	Greg Perry, Supervising Planner
Everton Scott	W. Randall Bush, Planning Board Attorney
Nita Galate, Alt. #2	Rene Axelrod, Recording Secretary

**REVIEW OF MINUTES**

Ms. Olcott moved approval of the minutes of the July 17, 2014 meeting. The motion was seconded by Mr. Rattner and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce	-		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	x		
Christopher Vitz, County Engineer	-		
John Cesaro, Freeholder Alt.	-		
Stephen Jones, (Alt. 1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

## **DIRECTOR'S REPORT**

The Board accepted the Director's Report for July - September 2014 and it will be placed on file.

## **REPORT OF FUNDS RECEIVED**

Funds received for July 2014 totaled \$5,695.00.

Funds received for August 2014 totaled \$510.00.

## **FUTURE MEETINGS**

Ms. Marion stated that she and staff will be attending a New Jersey County Planners Association meeting tomorrow at which there will be a presentation by the NJ Division of Travel and Tourism.

## **COMMITTEE REPORTS**

### **Environment and Watershed**

*Wastewater Management Plan* – Ms. Marion reported that Ms. Michelin is continuing her work on the Wastewater Management Plan chapters for towns in the Rockaway Valley Regional Sewerage Authority (RVRSA) service area. She stated that staff continues to work with the Township of Mine Hill, which seeks to extend its sewer service area and with Parsippany-Troy Hills Township, which wants a connection to the Greystone Plant to alleviate problems posed by the failure of the Skyview pump station. Ms. Marion stated that Parsippany-Troy Hills Township has received State approval for this action and that the New Jersey Department of Environmental Protection (DEP) has not yet approved the Jefferson Township Wastewater Management Plan.

*Watershed Activities* - Ms. Marion stated that she did not attend the Rockaway River Watershed Cabinet meeting this month due to a conflict. She reported that she attended the Whippany River Watershed Action Committee awards meeting where Ms. Leary and Ms. Michelin received awards for their work with the Committee in the bio-retention basin conversion project involving two County detention basins.

### **Land Subdivision and Zoning**

*Developments Reviewed* – Mr. Rattner reported that Ms. Olcott recommended and attended a site visit to the Honeywell Campus because of the complexities involved in this project. The site visit took place on August 7, 2014 to tour the site and to discuss the general development plan. Mr. Rattner then informed the board that representatives of Madison Borough attended the Land Development Review Committee meeting on August 14<sup>th</sup> to state their concerns on local traffic issues, particularly those along Columbia Turnpike, and to see if the Morris County Planning Board would help coordinate traffic mitigation strategies between the municipalities. Ms. Olcott stated that there was a discussion on the possibility of facilitating a group meeting of designated towns to discuss general traffic issues in the area of concern. Ms. Leary stated that the county met with the four municipalities regarding alleviation of traffic congestion. She noted that a previous study of the area made recommendations for improvements to roads under municipal jurisdiction, but that these recommendations have not yet been implemented. Mr. Scott asked whether studies had been

undertaken to identify traffic movements in the area of concern and Ms. Leary stated that such studies had been conducted. Mr. Rattner stated that Honeywell is not the only project that will be generating traffic in the area; noting that the Green at Florham Park is another project that has not yet been built out.

Mr. Rattner reported that the Land Development Review Committee met September 18, 2014 to review several applications.

1. The Green at Florham Park – Corporate Suites in Florham Park. Mr. Rattner stated that the applicant is changing its development proposal to include an extended stay facility. Mr. Rattner stated that due to the change in proposed use, further review will be required. Ms. Olcott stated that County Engineering will also review the application.
2. Merry Heart Senior Care in Roxbury Township. Mr. Rattner stated that the proposed site plan is for the reconfiguration of an existing parking lot to add an additional 15 parking spaces and for the creation of a new 33 space parking lot. County Engineering will review the proposed new driveway connection and crosswalk at to Hillside Avenue.
3. Villages at Roxbury in Roxbury Township. Mr. Rattner stated that this project was last reviewed about eight years ago. He reported that the applicant has already constructed the stormwater basins, rough cut and graded the proposed roads and has installed a culvert for a wetlands crossing at the main access road. He stated that this development, originally proposed in two phases, is now a five phase project. Mr. Perry stated that the project was originally part of a Mount Laurel settlement.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for July 2014. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		
Annabel Pierce	-		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	x		
Christopher Vitz, County Engineer	-		
John Cesaro, Freeholder Alt.	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for August 2014. The motion was seconded by Mr. Eppel and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	x		

Annabel Pierce	-		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	x		
Christopher Vitz, County Engineer	-		
John Cesaro, Freeholder Alt.	-		
Stephen Jones, (Alt.1)	-		
Nita Galate, (Alt. 2)	x		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

**Legislative and Municipal**

*Recent Legislation* – Mr. Soriano reported on several bills. Assembly Bill A1471 that allows alternate members of county planning board may now vote in place of any absent public member, was signed into law. Assembly Bill A2455, concerning the de-designation of portions of Route 24, was also signed into law.

Mr. Soriano reported that Assembly Bill A1907 was conditionally vetoed. This bill concerned the reinstatement of a moratorium on the collection of nonresidential development fees and that the conditions in the veto would require the adoption of changes to affordable housing rules similar to those proposed two years ago in the original version of Senate Bill S1. Mr. Soriano handed out a summary update on affordable housing rule adoption and the latest COAH rule litigation.

He then reported on Assembly Bill A1483, which would eliminate the need for NJDOT approval for traffic calming measures on local and county roads within business districts as defined in the bill. Mr. Soriano stated that certain wording in the bill was of concern to the County Engineer.

*Master Plan & Land Use Ordinance Monthly Report* - Mr. Soriano reported that the Borough of Madison submitted an Environmental Resources Inventory Master Plan Amendment. The update concerns two addenda to the Madison Environmental Resource Inventory. Mr. Soriano then reported that a land use plan amendment was received from the Borough of Morris Plains proposing reclassification of an approximately 16-acre site, currently zoned for office, to a new Apartment/Multi-Family Rental Residential district. He stated that the new district would include an affordable housing component.

Mr. Soriano reported on the July and August Land Use Ordinance Monthly Report. He stated that staff summarized and processed six (6) proposed ordinances and seven (7) adopted ordinances in July. He noted a proposed Jefferson Township ordinance that would add two parcels to a redevelopment area located just south of Route 15. Mr. Soriano stated that the July report included no proposed ordinances and four (4) adopted ordinances. He noted Washington Township's adoption of a Highlands Exemption ordinance which gives the Township the authority to make rulings on certain Highlands exempt activities.

Ms. Marion informed the board that the Census Bureau released the one year 2013 American Community Survey statistics today. Ms. Marion stated that Morris County remains one of the wealthiest counties in the state and in the nation. Ms. Marion informed the board that there will be a presentation on the statistics at the next Planning Board meeting.

### Long Range Planning

Committee did not meet.

### LAISON REPORTS

Lake Hopatcong Commission - Ms. Marion stated she had no report this month and will contact Mr. Jarvis for an update next month.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council - Mr. Rattner informed the Board that the Lake Musconetcong Regional Planning Board has been using the small weed harvester and that the State is working to improve some of the facilities along the lake. Mr. Rattner stated that the Council continues to discuss a long term plan for the dredging of Lake Musconetcong and that this effort would likely cost over 60 million dollars, mostly for transport of the dredge material. Mr. Rattner reported that one solution being considered is the construction of a pipeline along the river to remove the sediment to a quarry located in the western part of Mt. Olive.

Morris County Open Space Trust Fund / Flood Mitigation Committees— Mr. Eppel stated that since the last meeting there was one closing in East Hanover on a 4.8 acre parcel located southeast of River Road. The acquisition of the parcel, which has frontage on the Passaic River, will protect critical environmental resources and create additional resource-based recreation opportunities along the river corridor. Mr. Eppel reported that the Committee has been conducting site visits and will meet on October 21<sup>st</sup> and 23<sup>rd</sup> to for applicant presentations on the 2014 Open Space Trust Fund round.

Mr. Eppel stated that the Flood Mitigation Program closed on two properties in July and one property in May. He informed members that the county has encumbered \$17,289,764 so far and has over a million left with which to work.

Morris County Agriculture Development Board – Ms. Marion reported on farms permanently preserved and identified the Robert Smith Farm in Washington Township, (106.4 acres) the Michele 1 farm in Chester Township 106.08 acres) and the Michele 2 farm, also in Chester Township (96.02 acres). Mr. Bush stated there are thirteen farms awaiting green light approval from the SADC and the county will fund 100% of three farms which do not meet the State's threshold criteria. Ms. Marion stated that most of the farms are within Highlands Preservation Area.

### CORRESPONDENCE AND REPORTS RECEIVED

Mr. Marion had nothing to report.

### Report of Meetings

Ms. Marion had nothing to report.

### Other Business

*Affordable Housing Map and Resources Document* – Mr. Soriano reported that as part of the continuing assessment of local housing data, Mr. Sitlick and Ms. Michelin prepared an inventory map identifying all major COAH Affordable Housing developments in Morris County, and that this map has been posted to the Planning Board website. He stated the map contains over 100 sites with 5,130 units and is followed by a table providing details for each of the developments. He said the website also includes a list of Resources for Affordable Housing which includes phone numbers and websites for various housing agencies and local housing liaisons. Mr. Soriano stated that the Department of Human Services and Community Development are also putting this information on their websites.

*Circulation Plan Element* – Mr. Soriano informed the board that the North Jersey Transportation Planning Authority (NJTPA) is providing federal funding to Morris County for the preparation of a new Circulation Element to the County Master Plan. He stated that the last Circulation Plan Element was adopted in 1992. He and Mr. Perry are on the consultant selection committee, along with staff of the County Division of Engineering & Transportation, County Administration and NJTPA representatives. He reported that the committee is in the process of selecting a consultant and that consultant interviews will be conducted on October 1, 2014. The project is scheduled to begin in November and will take 18 months to complete. Mr. Soriano stated that the completion of the project will involve significant public outreach and that three formal presentations will be made by the project consultant to both the Morris County Planning Board and the Morris County Board of Transportation. Mr. Soriano suggested that this project be placed under Long Range Planning and Ms. Olcott agreed.

#### **LEGAL UPDATE**

None

#### **Comments from the Public**

Mr. Marell, retired Morris County Planning Board Attorney and Morris County Board member, was introduced to the new members of the board.

Mr. Eppel said he has concerns regarding future water supply and suggested that applicants for preservation funds be required to provide an easement for the MUA (Municipal Utilities Authorities) to potentially drill wells. Mr. Bush stated that when the MUA acquires property under the Open Space Preservation Trust Fund, there is a provision in the deed that affords the MUA the opportunity to pursue water with no time constraint.

#### **NEXT MEETING**

The next meeting is scheduled for October 16, 2014 at 7:00 p.m.

#### **ADJOURNMENT**

At 8:00 p.m., Mr. Eppel moved to adjourn the meeting. Ms. Olcott seconded, and all approved by voice vote.

Respectfully submitted,

*Christine S. Marion*  
Christine Marion, P.P./AICP  
Planning Director

*Original was signed and is on file at the office of the Morris County Planning Board.*