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MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD

30 Schuyler Place
January 19, 2012

Morristown
New Jersey

FEB 22 2012

CALL TO ORDER

Chairman Falkoski called the meeting to order at 7:00 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 2, 2011.

ROLL CALL

Those present were:

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chair
Isobel Olcott, Secretary
Ted Eppel
Steve Hammond, County Engineer
Everton Scott
Ann Grossi, Freeholder
Ed McCarthy

Christine Marion, Planning Director
Anthony Soriano, Supervising Planner
Greg Perry, Supervising Planner
Deena Cybulski, Department Director
Rene Axelrod, Recording Secretary

ELECTION OF OFFICERS

Ms. Marion, as Interim Chair, opened the floor for nominations for the Planning Board Chair. Ms. Olcott moved the nomination of Joseph Falkoski as Planning Board Chair and Mr. Eppel seconded. No other nominations for Chair were made; nominations were closed and all voted in favor of Mr. Falkoski as Chair. Mr. Falkoski resumed the chairmanship and opened the floor for nominations for Vice-Chair. Ms. Olcott nominated Steve Rattner and Mr. Eppel seconded. No other nominations were made; nominations were closed and all voted in favor of Mr. Rattner as Vice-Chair. Mr. Falkoski then opened the floor for nominations for Board Secretary. Mr. Falkoski nominated Ms. Olcott for Board Secretary and Mr. Eppel seconded. No other nominations were made; nominations were closed and all voted in favor of Ms. Olcott as Board Secretary.

COMMITTEE APPOINTMENTS

Chairman Falkoski asked members if they would like to continue their Committee appointments from last year. All agreed to continue. Chairman Falkoski identified the committee members.

Legislative & Municipal – Ed McCarthy, Chairman, Steve Rattner, Everton Scott and Paul VanGelder (Alt.)

Land Development Review – Steve Rattner, Chairman, Steve Hammond, Co. Engineer, Isobel Olcott and Everton Scott

Environmental & Watershed – Ted Eppel, Chairman, Steve Hammond, Steve Rattner and Stephen Jones, (Alt.)

Long Range Planning – Isobel Olcott, Chairman, Ted Eppel, Ed McCarthy and Paul VanGelder (Alt.).

Planning Board Liaisons:
Lake Hopatcong Commission – David Jarvis and Edward McCarthy, Alternate
Lake Musconetcong Regional Planning Board – Steve Rattner
Lake Musconetcong River Management Council – Steve Rattner
Morris County Open Space Trust – Ted Eppel

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the December 1, 2011 meeting. The motion was seconded by Mr. Rattner and was approved by roll call vote.

VOTE	**Aye**	**Nay**	**Abs.**
William J. Chegwidden	-		
Ted Eppel	x		
Ann Grossi	x		
Steve Hammond	x		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
Gene Feyl (Alt.)	-		
Paul Van Gelder (Alt 1)	-		
Stephen Jones (Alt 2)	-		

DIRECTOR'S REPORT

The Board accepted the Director's Report for December 2011, which will be placed on file.

Ms. Olcott asked whether all 2010 Census information had been received. Ms. Marion stated that this information and additional information from the American Community Survey (ACS) were being released. She reported that ACS data contains one year, three year and five year estimates, and much of this is being placed on the Department's website. A discussion followed.

REPORT OF FUNDS RECEIVED

Funds received for December, 2011 totaled $1,210.00.

.FUTURE MEETINGS

Ms. Marion stated that she will be attending a New Jersey County Planners Association meeting tomorrow, January 20, 2012. In attendance will be Mike Cerra of the League of Municipalities and Jason Kasler, the new Executive Director of the New Jersey Planning Officials. The topic will be the State Strategic Plan.

Ms. Marion stated that the next technical meeting on the East Hanover Avenue Corridor Study will be held on January 30, 2012. Modeling that has been done by the DOT consultant will be discussed at the meeting.

Ms. Marion informed members of the public hearing on the State Strategic Plan to be held at the Frelinghuysen Arboretum on February 27, 2012, 6:00 pm – 9:00 pm. She said that this was to be one of six public hearings planned throughout the State.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion informed members that Senate Bill 3156 was signed into law. This bill extends the validity of current wastewater service areas; provides additional time for completion of the wastewater management plan (WMP) update; and modifies some of the regulations pertaining to the WMP. Ms. Marion discussed some of the changes in detail. Ms. Marion stated that while the New Jersey Department of Environmental Protection (DEP) has a draft of the county's sewer service map, a formal submittal has not been made.

Ms. Marion stated that she and Virginia Michelin attended a meeting between the DEP and other participating counties via a conference call. She stated that there is still uncertainty as to how the DEP will process and administer the provisions of the new WMP regulations. There has been no communication between the Highlands Council and DEP on how the Highlands will meet the new 180-day deadline for submitting sewer service area maps for Highlands conforming municipalities. A discussion followed.

Freeholder Grossi asked Ms. Marion how the Planning Board and Freeholder Board factor into approving these plans. Ms. Marion stated that the Board of Chosen Freeholders is officially the wastewater management planning entity and the WMP will have to be transmitted to the DEP by Freeholder resolution. A discussion followed.

Ms. Marion informed the Board of Washington Township's request that it becomes the wastewater management planning entity for the township, since it has already completed the municipal plan and is a Highlands conforming municipality. The NJDEP and the Township anticipate that the municipal plan will be adopted before the County's plan is adopted. Assuming wastewater management planning responsibility will allow necessary sewer hook ups for failing septic systems to proceed. Washington Township intends to include its plan within the County's WMP plan once the county plan is adopted by the DEP.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner stated that the Committee met twice and that Mrs. Olcott would report on the first meeting on December 6, 2012. Mrs. Olcott noted several applications reviewed by the committee. The McDonald's remodel application in Boonton must address traffic issues in the surrounding area and has a right of way issue. Chatham Borough is proposing sidewalk and parking improvements at its pool and field facilities at Memorial Park on North Passaic Avenue. TD Bank submitted an application to open up another branch in Florham Park at the intersection of Columbia Turnpike and Ridgedale Avenue. A 7-Eleven convenience store is proposed in Parsippany at Littleton Road. Hearle Village in Pequannock is adding 54 residential units to an existing senior housing development with a proposed new driveway access to the Boulevard. A concept plan for a multi-structure/tenant retail development is proposed in Randolph Township. This plan is affected by the realignment of the West Hanover Avenue intersection with Sussex Turnpike. Mr. Hammond and Ms. Marion described the proposed improvements along Sussex Turnpike. Ms. Olcott also reported on an application for an addition to D&M Auto Body in Rockaway Borough and an application for a gas station and convenience store in Rockaway Township near the I-80 interchange that proposes to add a second driveway and realign an existing driveway onto Greenpond Road.

Mr. Rattner reported on the January 19, 2012 Land Development Review Committee Meeting. Of the seven applications on the review list, four had no county concerns. He described the Saddlebrook Court application in Hanover Township that includes a 78-unit residential multifamily housing development. The site has large areas of wetlands and is impacted by flood hazard areas. The single access road proposed for such a large development is of concern. He also described the redevelopment of the former Alcatel-Lucent property located on Whippany Road in Hanover Township. Mr. Hammond reported on the issues related to the use of the existing driveway. He stated that stormwater management and traffic concerns are being reviewed by County Engineering. A discussion followed.

Mr. Eppel made a motion to approve the Report of Actions Taken on Development Plans for November 2011. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
William J. Chegwidden	-		
Ted Eppel	x		
Ann Grossi	x		
Steve Hammond	x		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
Gene Feyl (Alt.)	-		
Paul Van Gelder (Alt 1)	-		
Stephen Jones (Alt 2)	-		

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for December 2011. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
William J. Chegwidden	-		
Ted Eppel	x		
Ann Grossi	x		
Steve Hammond	x		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
Gene Feyl (Alt.)	-		
Paul Van Gelder (Alt 1)	-		
Stephen Jones (Alt 2)	-		

Legislative and Municipal

Recent Legislation – Mr. Soriano noted the Legislative Action Report for November 23, 2011 through January 9, 2012 e-mailed to members. During the last two-year legislative period, staff tracked 485 separate bills and that 39 of these were signed into law. Mr. Soriano described several planning-related bills that became law during this period. The new legislative session started on January 10, 2012. Between January 10th and 17th, the legislature introduced over 3,500 bills; almost all of which are reintroductions of bills that failed to pass in the prior legislative

session. Mr. Rattner asked a question concerning Senate Bill S951 concerning home occupations. A discussion followed.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated there were no master plans received since the last Planning Board meeting.

Mr. Soriano reported that in December, staff processed six proposed ordinances and eleven adopted ordinances for a total of 17 ordinances. Mr. Soriano noted an ordinance from Montville Township concerning a major rezoning for Lake Valhalla and the Lake Valhalla County Club.

Long Range Planning

2012-2017 Capital Program – Ms. Olcott stated that the Long Range Committee met to review the Capital Budget for consistency with the Morris County Master Plan. Ms. Olcott described various projects included in the budget and asked Mr. Hammond to describe the improvements at the new Central Park site. He provided an overview of the Central Park Field project. A discussion followed.

Ms. Olcott said the Committee determined that the Capital Budget is consistent with the Morris County Master Plan and recommended that the Board forward this determination to the Freeholder Board. Mr. Rattner made a motion to accept the Committee recommendation. The motion was seconded by Mr. Eppel and was unanimously approved by roll call vote. The Planning Director will write a letter to the County Administrator's Office stating that the 2012 - 2017 Capital Improvement Budget is consistent with the Morris County Master Plan.

VOTE	**Aye**	**Nay**	**Abs.**
William J. Chegwidden	-		
Ted Eppel	x		
Ann Grossi		x	
Steve Hammond	x		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
Gene Feyl (Alt.)	-		
Paul Van Gelder (Alt 1)	-		
Stephen Jones (Alt 2)	-		

LIAISON REPORTS

Lake Hopatcong Commission

Minutes of the Lake Hopatcong Commission for November 21, 2011 were e-mailed to members.

Mr. McCarthy informed members that the Commission and the State of New Jersey are progressing to an agreement concerning the maintenance of the lake, but a number of issues still need to be resolved.

Lake Musconetcong Regional Planning Board

Minutes of the Lake Musconetcong Regional Planning Board meeting held on November 16, 2011 were e-mailed to members. Mr. Rattner stated that the Board is applying for grants and for continuation of its 319 grant. He said that the Board is still attempting to resolve problems associated with the state-installed swirl chamber, which is not operating as intended. A discussion followed.

Morris County Open Space Trust

Mr. Eppel stated that the Trust has now closed on over 20,000 acres. Ms. Cybulski informed members that the Open Space Trust Fund Committee met on December 12, 2011 and formed a committee to review additional open space performance measures. She also stated there was a discussion on updating the Open Space Element and that the Open Space Committee will be coordinating closely with the Planning Board in this effort.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion informed the Board of a letter from State of New Jersey Department of Transportation (DOT) inviting the Board to attend an informal Pre-Construction Public Information meeting concerning the Salem Street bridge replacement project over Route 10 in the Township of Randolph. This meeting will be held on Tuesday, January 31, 2012 from 6:00 to 8:00 p.m. in the Council Chambers of the Randolph Township Municipal Building.

REPORTS OF MEETINGS

Highlands Council - Mr. Soriano stated he attended a Highlands Council Meeting today. He reported that the Subaru Dealership on Route 46 was granted a Redevelopment Area Designation by the Council and may now apply to the NJDEP for a Highlands Preservation Area Approval with and redevelopment wavier.

OTHER BUSINESS

Resolution 2012-1: 2012 Meeting Schedule - Ms. Marion reviewed the 2012 and January 2013 Planning Board meeting schedule. Ms. Olcott moved approval of Resolution 2012-1, the 2012 Meeting Date Schedule. The motion was seconded by Mr. Rattner and was unanimously approved by roll call vote.

VOTE	Aye	Nay	Abs.
William J. Chegwidden	-		
Ted Eppel	x		
Ann Grossi	x		
Steve Hammond	x		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	x		
Joseph Falkoski, Chair	x		
Gene Feyl (Alt.)	-		
Paul Van Gelder (Alt 1)	-		
Stephen Jones (Alt 2)	-		

Authorization for Destruction of Planning Board Meeting Recordings 12/10/10 – 9/15/11
Ms. Marion asked for action on the list of meeting voice recordings identified for destruction as of January 19, 2012. (A copy is appended to the minutes.) Ms. Olcott moved the action, which was seconded by Mr. Eppel, and approved by voice vote.

2012 Planning Initiatives – Ms. Marion presented an overview of the major initiatives and projects for 2012. She noted that Ms. Cybulski mentioned the Open Space Element update earlier. She indicated that staff continues to work on a Commercial Space Inventory, which would document the total commercial and industrial square footage existing in the County as part of an economic development database. Mr. Soriano explained some to the issues encountered during this research and a discussion followed. Ms. Marion also stated that the draft report detailing new housing construction in Morris County has been completed. Final review will be undertaken and the report will be presented to the Board at a future meeting.

Ms. Marion discussed the continuing development of the Wastewater Management Plan. She stated that she is still waiting for the paperwork from the NJDEP for the grant award to the County for developing a GIS database to assist municipalities in developing their septic management programs. A discussion followed.

Ms. Marion also indicated that Mr. Soriano and Long Range staff will be updating the 2007 State of the County Report. Mr. Soriano will first review the report to determine whether a comprehensive revision or an update targeting certain sections is needed. The Long Range Committee will lead on this effort.

Ms. Marion stated that the county website offers a great deal of information and analysis that may be used by municipalities and she would like to increase use the website as a tool in disseminating information. Ms. Marion informed the Board all of the County Master Plan Elements are being digitized and will be placed on the county website. Ms. Marion asked members for any ideas they may have that would make the website more helpful. A discussion followed.

State Strategic Plan – Ms. Marion stated that Mr. Soriano attended a meeting at the State Planning Commission yesterday where the State Strategic Plan was discussed. Ms. Soriano said that Office for Planning Advocacy staff gave a presentation on the various criteria being considered for the identification of State Priority Growth Investment Areas. A discussion followed.

Ms. Marion informed members that she received a response to Freeholder Grossi's letter to the Office for Planning Advocacy that requested additional information concerning issues identified in the draft State Strategic Plan. Ms. Marion said that the response letter received from Gerry Scharfenberger, Director, Office for Planning Advocacy, did not speak to any of our specific issues. Ms. Marion will address this issue tomorrow when she sees Mr. Scharfenberger and Mr. Kennedy. Ms. Marion asked the Board if they would like to have Mr. Scharfenberger and Mr. Kennedy to make a presentation to the Board on the State Strategic Plan. She said she would try to arrange this for the next Planning Board Meeting. A discussion followed.

Ms. Olcott asked about the State Strategic Plan discussion that occurred at the recent Six County Coalition meeting. Freeholder Grossi gave a brief summary of the meeting. A discussion followed.

LEGAL UPDATE

None.

COMMENTS FROM THE PUBLIC

None.

NEXT MEETING

The next meeting is scheduled for February 16, 2012 at 7:00 p.m.

ADJOURNMENT

At 8:55 p.m., Mr. Hammond moved to adjourn the meeting. Mr. Eppel seconded and all approved by voice vote.

Respectfully submitted,

Christine A. Marion

Christine Marion, P.P./AICP
Planning Director

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