Susan Gouveia

From: Lashway, Lisa
Sent: Wednesday, May 29, 2013 11:04 AM
To: Canning, Sean; Susan Gouveia; Natafalusy, Catherine
Subject: FW: MCPB Minutes
Attachments: doc08340020130528162324.pdf

Lisa Lashway
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From: Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
Sent: Wednesday, May 29, 2013 9:30 AM
Cc: Marion, Christine
Subject: MCPB Minutes

Good Morning

Attached please find the Morris County Planning Board minutes for April 18, 2013.

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

Thank you.
Rene

Rene Axelrod, Principal Planning Aide
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MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD

30 Schuyler Place — Morristown
April 18, 2013 — New Jersey

Chairman Falkoski called the meeting to order at 7:03 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 January 29, 2013.

ROLL CALL

Those present were:

Ms. Marion introduced the Morris County Planning Board's new member Ms. Nita Galate who was appointed by the Freeholder Board to fill the Alternate #2 position.

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chairman
Isobel Olcott, Secretary
Ted Eppel (Arrived 7:10 p.m.)
Ed McCarthy
Stephen Jones, Alt. #1
Nita Galate, Alt. #2

Christine Marion, Planning Director
Anthony Soriano, Supervising Planner
Greg Perry, Principal Planner
Joe Barilla, Senior Planner
Kevin Sitlick, Senior Planner
Jan Williams, Preservation Trust Staff
W. Randall Bush, Esq., First Assistant County Counsel
Rene Axelrod, Recording Secretary

Presentation on Morris County Cultural Resources Survey by Jan Williams, Preservation Trust Staff.

Ms. Williams started the presentation by informing the Board that the Preservation Trust Cultural Resources Inventory has been nominated by the New Jersey State Preservation Commission for an award for innovation. Ms. Williams also stated that she will be presenting the Inventory at the League of Municipalities convention in Atlantic City. She has already presented the Inventory at the Morris County Fire Chiefs Meeting where it was very positively received. She proceeded to demonstrate the inventory website, illustrating various methods of navigation and described how access to historic information is important to the many different agencies of county, state and federal government as well as to the general public and the interest specific enthusiast. Ms. Williams demonstrated the inventory web-tool to the Board, illustrating the different levels and types of search options and details available within the application. Ms. William also reported that she is conducting a research project on Morris County veterans. There was a discussion. The Board thanked Ms. Williams for her work and for her presentation.

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the March 21, 2013 meeting. The motion was seconded by Mr. McCarthy and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	-		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	-		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	x		
Nita Galate, (Alt. 2)			x

DIRECTOR'S REPORT

The Board accepted the Director's Report for March 2013, which will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for March 2013 totaled $2,990.

FUTURE MEETINGS

Ms. Marion stated she will be attending the Together North Jersey Meeting on April 23, 2013 concerning the North Jersey Regional Sustainability Plan. She will report on this at the next meeting.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported the Department of Environmental Protection (DEP) has still not approved the Future Wastewater Service Area Map. She stated that Ms. Michelin is moving forward with the Septic Management web-based tool. Ms. Marion informed the Board that the Technical Advisory Committee met and that the meeting was well

attended. She informed the Board that GIS is proceeding to make sure this application is up and running by the deadline of June 30, 2013.

Ms. Marion informed the Board that the Highlands Council is interested in this application since conforming municipalities will be required to implement septic management programs. She reported that the Council has offered grant funding to the County to develop a Highlands module for the application. Staff will be working with the Highlands Council staff to develop the scope of work.

Watershed Activities – Ms. Marion stated that the Rockaway River Cabinet will meet in May, at which time there may be a vote to dissolve the organization. She stated that municipalities have assumed many of the Watershed Cabinet duties and responsibilities. She reported that membership has not been active and that Cabinet has not been able to obtain new grant funding. She reported that for these reasons, the Executive Committee will be recommending that the organization be dissolved.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner stated that the Development Review Committee met prior to tonight's Planning Board meeting and reviewed 15 applications. He described several applications. The Pinto Business Park in Montville proposes three buildings on 41 acres of mostly wetlands. County Engineering will need to review the proposed stormwater management plan. Mr. Rattner stated that the proposal, which is consistent with current zoning, will require NJDEP approvals. Mr. Rattner then reported on the Fieldstone application at Mount Arlington for a 300 unit apartment complex on 55 acres. He stated the site was a State designated "Area in Need of Redevelopment," but it had never been developed. Ms. Olcott stated that she had concerns with access to the site. Mr. Rattner then discussed the proposed expansion and subdivision of the Pizza Pub property in Randolph Township.

Ms. Olcott made a motion to approve the Report of Action Taken on Development Plans for March 2013. The motion was seconded by Mr. Rattner and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	-		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	-		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.1)	x		
Nita Galate, (Alt. 2)	x		

Legislative and Municipal

Recent Legislation - Mr. Soriano reported on several bills. Senate Bill S589 revising the rules pertaining to farmland assessment was signed into law. A newly introduced farmland bill; Assembly Bill 4005, would prevent the SADC from restricting the subdivision of preserved farmland, provided the land remain preserved for farming and remained agriculturally viable. Mr. Rattner questioned the intent of the bill and Mr. Bush commented on its practical applications to local farmland preservation programs.

Mr. Soriano then reported on Assembly Bill A3945. This bill was introduced as a companion bill to Senate Bill S2652, which would require municipalities to adopt a hazard mitigation plan as part of their master plans. Other bills discussed included: Senate bill S2679 concerning municipal consolidation; Senate Bill S2677 concerning the reservation of liquor licenses in State-defined smart growth areas; and Assembly Bill 4003 concerning a proposed State rebate program designed to encourage the use of water conservation best management practices.

Master Plan & Land Use Ordinance Monthly Report - Mr. Soriano reported that there were no master plans received since last month. Mr. Sitlick reported that six proposed ordinances and one adopted ordinance were received for a total of seven processed for the month of March 2013. He reported that the Borough of Riverdale is amending its zoning map and he found typographical errors, which he reported to the Borough. The Borough subsequently informed Mr. Sitlick that a corrective ordinance will be resubmitted at a later date. Mr. Rattner stated that he was concerned about several proposed tree ordinances, noting that some municipalities have found that similar ordinances hindered local ability to remove trees in the wake of Hurricane Sandy. He asked whether any tree ordinance amendments had been proposed that would lessen restrictions on tree removal. Mr. Sitlick said that he would look into the matter.

Long Range Planning

Mr. Sitlick presented a report "Morris County Monthly Residential Building Permit Data for January 2012 to January 2013." He described the monthly residential building permit activity in the County, stating it was below 52 units for most of the 13-month period, but that this figure rose significantly in January 2013 due to the 268-unit multi-family rental project on Speedwell Avenue in Morristown. Mr. Sitlick gave information on the breakdown of housing units authorized by type of housing unit. He then identified the top ten municipalities in Morris County by total number of units authorized during the reporting period. Mr. Sitlick reported that the data showed an increase of 44% in the number of permits issued from 2011, but that building permit activity is still well below figures reported ten years ago.

LIAISON REPORTS

Lake Hopatcong Commission

Mr. McCarthy reported that nothing has changed since his last report and that the Commission is still without funding or staff.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner had nothing to report.

Morris County Open Space Trust/Flood Mitigation Committee

Open Space Trust - Mr. Eppel had nothing to report at this time.

Flood Mitigation Committee – Mr. Eppel stated that closings totaling almost four million dollars were funded in March and April and that there was a great deal of activity in the Lake Hiawatha area. He noted there have been problems associated with the banks involved and their understanding of FEMA requirements. He stated that Ms. McCulloch, the Flood Mitigation Program Coordinator, is working with FEMA and the major banks to resolve these issues.

Ms. Marion informed the Board that the Preservation Trust is undertaking development of a Preservation Trust Strategic Plan that will examine accomplishments, goals and future needs pertaining to open space, farmland, and historic preservation. Ms. Olcott informed the Board that she had received a phone survey, which asked about a repeal of the County Open Space Tax.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion stated that she received a resolution from the Township of Mount Olive supporting Senate Bill S1896 and Assembly Bill 1503, which would require fire districts, school districts and county government to share in the burden of property assessment appeal refunds.

REPORTS OF MEETINGS

Ms. Marion had nothing to report.

Other Business

Ms. Marion informed members that paper Financial Disclosure Statements are no longer available and that the statements must now be completed and submitted online. Ms. Marion noted that the State had some difficulties releasing the form online and she will notify members when the form is available. She stated the deadline has been extended to May 31, 2013 for filing. Ms. Marion will check to see if only one form needs to be filed if members are on multiple boards.

Proposed Multi-Family Developments in Morris County

Noting a significant uptick in recent multi-family housing activity, Ms. Marion stated that she asked Mr. Barilla to inventory all known multi-family developments proposed in Morris County. Mr. Barilla stated he found 23 projects with 6,434 units. The County Planning Board has reviewed and approved nine of the 23 known projects totaling 2,300 multi-family units. He stated that seven of these projects with nearly 1,000 units are under construction. Mr. Barilla expects multi-family units to be the dominant type of new residential development for the foreseeable future. He noted that many of the sites are located on lands previously developed for commercial an/or industrial purposes. A discussion followed.

Ms. Marion informed the Board that she attended a Morris County Economic Development Corporation (EDC) meeting where a presentation was given by the the developer of Latitude, a 268 unit apartment complex included in the first phase of the Speedwell Avenue redevelopment project. Ms. Marion reported that target residents were "renters by choice" and included young professionals, newlyweds, and empty-nesters looking for various lifestyle amenities and convenience to shops, restaurants and transit. A discussion followed.

Comments from the Public

There were no comments.

Chairman Falkoski read the following resolution:

RESOLUTION TO ENTER INTO CLOSED SESSION

WHEREAS, pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, the Morris County Planning Board may exclude the public to discuss matters as are provided under the Act; and

WHEREAS, said Act provided that this Board may exclude the public from the discussion of such matters,

NOW, THEREFORE, BE IT RESOLVED, that the Morris County Planning Board hereby excludes the public in order to discuss such matters. The general nature of the subject to be discussed is current litigation involving the Morris Commons site plan and litigation involving the Hanover and Horsehill site plan approval.

Chairman Falkoski requested a motion to approve the following resolution to go into closed session to discuss the matter of current litigation. The motion was made by Ms. Olcott, seconded by Mr. Eppel, and approved by roll call vote.

	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	-		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	-		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.#1)	x		
Nita Galate, (Alt.#2)	x		

The motion was made to go back to open session by Mr. Eppel, seconded by Mr. Rattner, and approved by roll call vote.

	Aye	Nay	Abs.
Ted Eppel	x		
Ann Grossi	-		
Steve Hammond	x		
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	x		
Everton Scott	-		
Joseph Falkoski, Chair	x		
John Cesaro, (F. Alt)	-		
Stephen Jones, (Alt.#1)	x		
Nita Galate, (Alt. #2)	x		

LEGAL UPDATE

Mr. Bush had nothing to report.

NEXT MEETING

The next meeting is scheduled for May 16, 2013 at 7:00 p.m.

ADJOURNMENT

At 8:32 p.m., Mr. Jones moved to adjourn the meeting. Mr. McCarthy seconded, and all approved by voice vote.

Respectfully submitted,

Christine Marion, P.P./AICP
Planning Director

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