C

Susan Gouveia

From: Lashway, Lisa
Sent: Monday, June 24, 2013 12:00 PM
To: Canning, Sean
Cc: Susan Gouveia
Subject: Correspondence FW: MCPB Minutes
Attachments: 201306241040.pdf

Lisa Lashway
Mt. Olive Twp. Clerk
973-691-0900 Ext. 7291
FAX 973-691-2080
PO Box 450
Budd Lake, NJ 07828

From: Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
Sent: Monday, June 24, 2013 10:45 AM
Cc: Marion, Christine
Subject: MCPB Minutes

Good Morning

Attached please find the minutes for the May16, 2013 Morris County Planning Board meeting.

Feel free to contact me if you have any questions.

Rene

Rene Axelrod, Principal Planning Aide
Morris County Department of Planning & Development
30 Schuyler Place, 4th Floor
P.O. Box 900
Morristown, New Jersey 07963-0900
(973)829-8120
http://www.morrisplanning.org
raxelrod@co.morris.nj.us

MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD

30 Schuyler Place
May 16, 2013

Morristown
New Jersey

Secretary Olcott called the meeting to order at 7:05 p.m.

OPEN PUBLIC MEETINGS LAW

Secretary Olcott 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:

Isobel Olcott, Secretary
Steve Hammond, County Engineer
Ed McCarthy
Stephen Jones, Alt. #1(arrived 7:25)
Nita Galate, Alt. #2

Christine Marion, Planning Director
Deena Leary, Dept. Director
Anthony Soriano, Supervising Planner
Greg Perry, Supervising Planner
Joe Barilla, Principal Planner
Kevin Sitlick, Senior Planner
Rene Axelrod, Recording Secretary

Presentation on Morris Habitat for Humanity by Blair Bravo and Phil Van Kirk

Mr. Van Kirk started the presentation by informing the Board of his background and his association with the Housing Alliance, a leading Morris County-based affordable housing advocacy organization sponsored by the United Way. He stated that the Housing Alliance is focused on increasing affordable housing awareness, development and support in Morris County and the state. He described the reduction in the supply of market rate affordable housing in the county since 2000 and reported that there are now less than 15,000 affordable rental or owned units in the County, representing just eight percent of total housing units in the County. He also reported that of these, only 5,800 are deed restricted, leaving the remainder subject to future price increases.

Mr. Van Kirk then stated that while the supply of affordable housing has declined, demand has substantially increased and that the number of people living in the county paying more than 30 of their income for housing is steadily growing. He also reported that over 36% of the private sector jobs in Morris County pay less than $40,000 per year, noting that this figure does not include public sector workers. He then turned the presentation over to Blair Bravo, Executive Director of the Morris Habitat for Humanity.

Ms. Bravo described the mission and purpose of the Habitat for Humanity and the benefits of the program including the promotion of stable communities through homeownership. She reported

that in the 28-year history of the program in Morris County, Habitat for Humanity has built or rehabbed 125 homes in the county, of which 37 were constructed, renovated or rehabbed between 2007 and 2011. She described various new projects, including three new homes going up in Madison with the assistance of the Madison affordable housing trust fund. Ms. Bravo also informed the Board of a new 25 home project that is planned n Randolph. She indicated that all the units constructed are deed restricted, meet COAH requirements and that local housing trust funds can be used to develop this housing. Ms. Bravo and Mr. Van Kirk described the volunteer process and invited members to get involved in the program. A discussion followed.

REVIEW OF MINUTES

Mr. McCarthy moved approval of the minutes of the April 18, 2013 meeting. The motion was seconded by Nita Galate and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	-		
Ann Grossi	-		
Steve Hammond			x
Thomas Mastrangelo	-		
Ed McCarthy	x		
Isobel Olcott	x		
Steve Rattner	-		
Everton Scott	-		
Joseph Falkoski, Chair	-		
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 April 2013, which will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for April 2013 totaled $15,060.

FUTURE MEETINGS

Ms. Marion informed the Board of four meetings: the Morris County Volunteer Reception to be held on May 21, 2013; the Morris County Economic Development Corporation Municipal Summit on May 30, 2013 at the County College of Morris; the New Jersey Future Smart Growth Awards on June 6, 2013 in Newark; and the NJ Association for Floodplain Management 9th Annual Conference, October 16 and 17, 2013, in Atlantic City.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported that the Department of Environmental Protection (DEP) approved the Morris County Future Wastewater Service Area Map on April 25, 2013. Ms. Marion also informed the Board that staff is meeting with Chatham Township and the NJDEP on completing the Chatham Township chapter of the Wastewater Management Plan.

Watershed Activities – Ms. Marion reported that the Rockaway River Watershed Cabinet met on May 15, 2013 where Dr. Lee Pollack gave a presentation on his annual micro invertebrate survey concerning the health of the river. Ms. Marion stated that the Executive Director June Hercek of the Cabinet will be resigning, an Executive Committee member has resigned and that Dr. Lee Pollack will be retiring. She stated that the Executive Committee is discussing the future of the Cabinet and will be sending a survey to municipalities concerning how the Cabinet may continue to serve municipalities. The survey results and the Cabinet's future will be discussed at the June meeting.

Land Subdivision and Zoning

Developments Reviewed – Ms Olcott described several development review applications reviewed at the May 15, 2013 Land Development Review Committee meeting. She first reported on redevelopment of the former Ashland Chemical site in the Town of Boonton. The former industrial structure is proposed to be demolished and replaced with a 350-unit apartment structure, a 387 space parking structure and 182 surface parking spaces. Ms. Olcott stated that the Committee is concerned with the provision of only one access to this site and will request that the applicant examine alternatives for secondary access. County Engineering will also need to review the application with regard to drainage. Mr. Hammond said that a traffic study will also be recommended. Mr. Perry stated that the Board will also recommend that the applicant look into the feasibility of access to the train station via walkway or jitney.

Next, Ms. Olcott informed the Board of the Early Learning Center application in East Hanover Township. An 18,000 square foot day care center is proposed within the Novartis corporate campus. The County will review the traffic study and proposed stormwater management plan submitted with the application. Ms. Olcott then informed the Board of the Siemens Healthcare application in Mount Olive, which concerns a major expansion of the existing Siemens office/warehouse/manufacturing facility located off Flanders-Bartley Road. County Engineering will review the submitted traffic study and the stormwater management plan. Mr. Jim Jones offered some insight on the application based on a tour he had taken of the site. A discussion followed.

Ms. Olcott then described the application of the 250 Realty Group in Parsippany-Troy Hills Township concerning the redevelopment of an existing auto dealership with a new auto dealership. The Board will strongly suggest that site development adhere to the principals of the Troy Brook Stormwater Management Plan.

Mr. Jones made a motion to approve the Report of Action Taken on Development Plans for April 2013. The motion was seconded by Mr. McCarthy and approved by roll call vote.

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

Legislative and Municipal

Recent Legislation - Mr. Soriano reported that Assembly Bill A3761 concerning noncontiguous clustering, which was discussed in detail at a previous Board meeting, passed the Assembly and was received in the Senate. He reported on two new bills (S2697 and A4103) concerning the repeal of the State Non-Residential Development Fee Act. He noted that the moratorium on collection of affordable housing fees on non-residential development was due to expire July 1, 2013. He also reported on the introduction of Senate Bill S2716, which would extend the moratorium until 2016 and concurrently reintroduce the NJ Residential Foreclosure Transformation Act. He also reported on the introduction of Senate Bill S2447 concerning amendments to the Local Redevelopment and Housing Law.

Mr. Soriano informed the Board of the introduction of two bills, SCR138 and S2529, concerning the proposed "Preserve New Jersey Act 2013." SCR138 proposes a voter referendum to amend the NJ Constitution to dedicate $200 million in sales and use tax annually through 2044 as a stable source of funding for the preservation of open space, farmland, flood prone properties, and historic sites and structures. If approved, S2529 would implement the amendment. Ms. Leary said that NJ Association of Counties had contacted her regarding possible support for these bills. Ms. Marion said that various counties have offered support in the form of letters or resolutions. Ms. Leary and Ms. Marion asked whether the Board wanted to support these bills. A discussion followed. The Board instructed Ms. Marion to write a letter in support of these bills to the NJ Association of Counties.

Master Plan & Land Use Ordinance Monthly Report - Mr. Soriano reported that the Township of Hanover updated its Land Use Plan. He discussed several of the land use recommendations and proposed zoning changes included in the plan. Next, he described the proposed 2013 Open Space and Recreation Plan Update from Rockaway Township. The Plan indicates that Rockaway Township currently has 11,227 acres of preserved land, covering 38% of the township. He noted that the Plan identifies an additional 13,902 acres of land that may have potential for future preservation.

Mr. Sitlick summarized the Land Use Ordinance Monthly report, stating that there were eight proposed ordinances and eight adopted ordinances processed for the month of April 2013. He described a Pequannock Township zoning map amendment that would create a new C-1A Community, Business District. He reported that the Township of Randolph amended its Land Development Ordinance to establish a new Village Center Residential Overlay District 4. Mr. Sitlick also reported that the Township of Long Hill is amending its Land Use Ordinance to establish a new zoning district, the M-H Meyersville Hamlet Zone. He finally reported on the rezoning of numerous lots in the Borough of Riverdale.

COAH and Status of Municipal Affordable Housing Trust Funds – Mr. Sitlick reported that on May 1, 2013, COAH met for the first time in two years. He stated that the Council passed a resolution requiring municipalities to return to the state any municipal affordable housing trust funds collected as of March 1, 2009, but not spent or committed as of March 31, 2013. Mr. Sitlick gave a brief history regarding the Trust Fund issue to the Board. He reported that subsequent to the COAH meeting, the NJ Appellate Court issued an injunction against the COAH action pertaining to the return of these funds. A discussion followed.

Long Range Planning

Ms. Olcott stated that the Committee met prior to the Planning Board meeting on the draft State of the County Report. The Committee with staff reviewed two sections of the report and discussed associated trends and issues. Ms. Olcott stated they will be meeting in the future to review other sections.

2011 New Construction Residential Sales Update - Mr. Soriano reported that new home warranty data had been received from the NJDCA for 2011 and that Mr. Sitlick and he developed an update to the 2003-2010 New Construction Residential Sales Report presented earlier in the year. He then gave a PowerPoint presentation detailing the number of newly constructed homes sold in Morris County in 2011 by type, price, location and size. He also reported on recent major rental developments. He noted various changes over the previous year's data, stating that the report only reflects one year and not long term trends. He stated that staff would be reviewing this data yearly.

2011 County Business Patterns - Mr. Sitlick reported that the Census Bureau recently released information pertaining to the composition of private sector employment by industry at the county level and he presented a summary of findings related to Morris County. He summarized major statistics related to employment and business establishments in the County. He noted the recent decline in employment and the number of business establishments in the County and described the specific business sectors leading the recent decline. He also noted which business sectors had recently added new jobs and discussed annualized pay per employee. He discussed some possible reasons for the decline in certain sectors and the rise of others. A discussion followed.

IAISON REPORTS

Lake Hopatcong Commission

Mr. McCarthy reported that the Commission is anticipating the water drawdown of the lake, which occurs every five years, and that there is some opposition to this action.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

No report.

Morris County Open Space Trust/Flood Mitigation Committee

Farmland Preservation - Ms. Leary informed the Board that the Preservation Trust hosted an open house with the State Agricultural Development Committee to gauge continued interest in the farmland preservation program. She reported that there were still many farms interested in entering the program. She informed the Board that the Trust will be meeting with the Highlands Council to discuss this issue and State eligibility requirements.

Historic Preservation - Ms. Leary informed the Board that Historic Preservation will be making site visits this week related to recent applications. She stated presentations and deliberations regarding these sites and project awards will take place the first week in June 2013.

Open Space Trust – No report.

Flood Mitigation Committee – Ms. Leary informed the Board that out of 96 projects in the Flood Mitigation Program, 17 have closed and structures are waiting demolition. She reported that of the original $16 million allocation, $11.85 million is now encumbered. She stated that, including the 2013 Flood Mitigation allocation, there is now about $5.6 million still available. Ms. Leary reported that Ms. McCulloch is actively creating flood acquisition plans and new projects continue to be submitted by the municipalities.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion stated that the Department of Transportation held a Public Information Session on the Route 57/182/46 Hackettstown Mobility Improvement on May 13, 2013. The project will include minor realignments and restriping to improve turning movements and intersection improvements related to compliance with the Americans with Disabilities Act.

REPORTS OF MEETINGS

Ms. Marion had nothing to report.

Other Business

2013 Financial Disclosure Statements - Ms. Marion reported that the deadline for filing 2013 Financial Disclosure Statements is May 30, 2013. She asked members if they had any trouble with their statements and offered assistance to any member needing help. A discussion followed.

Letter opposing elimination of US Census Bureau Surveys and Program – Mr. Soriano informed the Board of recent bill proposed by the U.S. House of Representatives (H.R. 1638) that would eliminate data collection related to the American Community Survey, the Economic Census, the Census of Agriculture and the Census of Governments. He noted that the Census Bureau data is important for local government, non profits and the business community. He stated that a similar bill was proposed last year and that the Board had sent a letter to Federal and State representatives opposing its passage. He stated that in light of previous Board action, a draft letter to State and Federal representatives was prepared also opposing the current bill. Ms. Leary said she presented the draft letter to the Freeholder Board and they were in favor of sending the letter. Mr. Jones made a motion to approve the letter. The motion was seconded by Mr. McCarthy and approved by voice vote.

LEGAL UPDATE

None.

NEXT MEETING

The next meeting is scheduled for June 20, 2013 at 7:00 p.m.

ADJOURNMENT

At 8:45 p.m., Mr. Hammond 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.*