Gouveia, Susan

From: Lashway, Lisa
Sent: Monday, July 21, 2014 9:41 AM
To: Canning, Sean
Cc: Gouveia, Susan
Subject: FW: MCPB Meeting Minutes
Attachments: 201407210929.pdf

Correspondence

Michelle Masser
Deputy Clerk

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From: Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
Sent: Monday, July 21, 2014 9:35 AM
To: Marion, Christine
Subject: MCPB Meeting Minutes

Good Morning

Attached please find the Morris County Planning Board minutes for June 19, 2014.

Feel free to contact me if you have any questions.

Thank you.
Rene

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MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD

30 Schuyler Place
June 19, 2014

Morristown
New Jersey

Chairman Falkoski called the meeting to order at 7:04 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
Everton Scott	Anthony Soriano, Supervising Planner
Christopher Vitz, County Engineer	Greg Perry, Supervising Planner
Nita Galate, Alt. #2	Joe Barilla, Principal Planner
	W. Randall Bush, Planning Board Attorney
	Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Mr. Rattner moved approval of the minutes of the May 15, 2014 meeting. The motion was seconded by Mr. Vitz and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Ted Eppel	-		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	-		
Annabel Pierce	-		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
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 May - June 2014 and it will be placed on file.

Ms. Marion reported that Ms. Michelin continues to work on the Wastewater Management Plan. She stated that the Jefferson Township chapter has been submitted to the Department of Environmental Protection (DEP) and will also be reviewed by Sussex County since a portion of Jefferson is in the Sussex County water quality management planning area. Ms. Marion stated that Ms. Michelin is also continuing her work with the Rockaway Valley Regional Sewerage Authority (RVRSA) and with Mine Hill Township to coordinate discussion of proposed sewer service area amendments. She reported that staff may also soon begin working with Parsippany-Troy Hills on amendments to its wastewater management plan chapter.

Ms. Marion informed the Board that staff has been working on the Preservation Trust Strategic Report that will be presented to the Morris County Freeholders on July 9, 2014.

REPORT OF FUNDS RECEIVED

Funds received for May 2014 totaled $7,070.

FUTURE MEETINGS

Ms. Marion informed the Board of the Musconetcong River Bridge Deck Replacement project and that a Public Information meeting is scheduled for Monday, June 30, 2014 from 6:00 to 8:00 pm at the Trinity House in Hackettstown, New Jersey. She also stated that the DEP is having a Public Hearing on the Total Maximum Daily Load Report for the Raritan River Basin on Wednesday, July 16, 2014 from 3:00-5:00 pm at the Somerset County Administration Building in Somerville, New Jersey.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion reported on this under the Director's Report.

Watershed Activities

Ms. Marion reported that she attended the Rockaway River Watershed Cabinet's end of year meeting. She stated she will retain the position of Secretary. Ms. Marion stated that Pat Rector from Rutgers Cooperative Extension had given a presentation on potential watershed-related activities. With support from the Cabinet, Ms. Rector worked with Parsippany Troy-Hills on applying for a 604B grant from the DEP to study alternate de-icing techniques. The Cabinet will also be organizing a paint a rain barrel contest with the assistance of Pat Rector to help publicize the Cabinet.

Ms. Marion stated that former Denville Mayor Ted Hussa attended the meeting and described local concerns regarding canal piers located on the Rockaway River near the former General Store. She

stated that the Township is currently considering removing the piers since they impede water flow and that the Township is currently seeking guidance from the state on this matter.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported that applications reviewed at the June 19, 2014 Land Development Review Committee meeting included several redevelopment projects and various minor projects. He highlighted the following applications:

1. Site Plan for Novartis Building in East Hanover – This site plan is for the redevelopment of an existing 170,000 sq. ft. structure within the Novartis campus. A portion of the existing building will be removed to reduce the total structure size and there will be 49 new parking spaces created. No County concerns were noted.
2. Site Plan for Red Bull New York Training Facility-Phase II in East Hanover –This site plan is for the expansion of the Red Bull training facility. A new paved parking lot will replace the existing parking lot. County engineering will review drainage
3. Quick Check in Hanover – This site plan is for a Quick Chek at the intersection of Route 10 and South Jefferson Road. Mr. Rattner noted that County Engineering will need to review drainage.
4. Whole Foods Market in Morristown on County Route 510 – This site plan is for a tenancy change and parking lot resurfacing for a Whole Foods Market at the former A&P. County Engineering will review the driveway connection to Washington Street.
5. Yogi Devine Society of N.J. in Parsippany – This site plan is for a 59,000 sq. ft. building for the Yogi Devine Society. County Engineering will review the drainage.
6. Monti Properties in Rockaway Township – This site plan is for a garden center. The developer has placed concrete barricades in the County Right-of-Way along the frontage of the property. This application has been withheld pending the submittal of a stormwater management report and other missing data. Mr. Rattner also noted potential issues with NJDEP permits.

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

VOTE	Aye	Nay	Abs.
Ted Eppel	-		
Thomas Mastrangelo, Freeholder Dir.	-		
Isobel Olcott, Secretary	-		
Annabel Pierce	-		
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
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 that there was activity on 60 tracked bills since the last Planning Board meeting. He highlighted several newly introduced bills, starting with Senate Bill 3267, which would allow counties to use their Open Space Trust Funds for remediation of collapsed mine shafts and sinkholes on property owned by the county or municipality. Assembly Bill 3318 has been introduced as a companion to Senate Bill 707, which would expand the definition of "acquisition" for Open Space Trust Funds to include demolition, removal of debris, and restoration of lands to their natural state. Assembly Bill A3315 called the Property Rights and Affordable Housing Act of 2014 would amend the Municipal Land Use Law to allow accessory apartments and accessory units by right on any residential property in access of 7500 square feet. Assembly Bill A3390, would permit the transmittal of certain land use documents via email which are currently required to be transmitted only by personal service or certified mail. Ms. Marion stated staff was reviewing this concept for possible application to the County Planning Act.

Master Plan & Land Use Ordinance Monthly Report - Mr. Soriano reported that Chatham Township submitted a new Natural Resource Inventory intended for adoption as a Technical Appendix to the Township Master Plan. The Borough of Morris Plains is proposing a number of amendments to its Land Use Plan, Community Facilities Plan and Open Space Plan Elements. He reported on changes to two sites on Mount Tabor Road proposed for affordable housing and proposed updates to the Community Facilities Plan Map and Open Space Map.

Mr. Soriano then reported on the Land Use Ordinance Monthly Report, stating that there were ten ordinances proposed and 15 ordinances adopted for a total of 25 ordinances processed for the month of May 2014. He highlighted an ordinance from Parsippany-Troy Hills concerning the rezoning of several parcels from residential use to a new Recreation, Conservation and Wildlife (RCW) District.

Long Range Planning

No Report.

LAISON REPORTS

Lake Hopatcong Commission

Ms. Marion stated she received reports from Mr. Jarvis for May and June. The first report focused on the creation of a dock committee to try and help with setting standards and enforcing regulation pertaining to docks. The second report concerned a MOU to allow the use of a mechanical harvester on Lake Musconetcong. The main challenge for Lake Musconetcong is the water chestnut and the need to harvest prior to July to prevent the seed pods from being released. Mr. Jarvis feels that Lake Hopatcong water levels look good and that the management has been spot on even if it deviates from the plan. Weed growth seems to be slower this year in the shallow areas. Ms. Marion noted other issues of concern from the report which include a process for eliminating floating debris on the lake, lake monitoring and the gathering of boats at Byram Cove.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner informed the Board that there will be a training program on Lake Musconetcong on weed harvester operation. He stated that the DEP asked the Board if they would conduct training for other lakes. He also reported that the DEP just realized that no Flood Hazard Permit was issued for the removal of a dam on the Musconetcong several years ago and that the DEP is now requesting permits.

Mr. Rattner then noted that Lake Hopatcong Commission has a number of weed harvesters that are not in use and are in disrepair. DEP is giving the Lake Musconetcong Board the smaller weed harvester and is paying for repairs. He also reported that Lake Musconetcong Regional Planning Board will obtain a non-operational weed harvester, which will be used for parts.

Morris County Agriculture Development Board

Ms. Marion gave the report under Correspondence and Reports Received.

CORRESPONDENCE AND REPORTS RECEIVED

Ms. Marion reported on the closings on two properties associated with Wendover Farm in Mendham Township, preserving 59.02 acres in total. Mr. Bush then reported that the Board just closed on the farm parcels identified as Michel 1 and Michel 2. Ms. Marion stated that five applications have been submitted to the state and that there are another four applications pending. She stated that the flurry of active is due to the end of the dual appraisal process on June 30th in the Highlands Preservation Area.

Ms. Marion informed the Board that a response was received from Assemblywoman Betty Lou DeCroce regarding the Board's resolution supporting A2852, which concerned a "Highlands Water Protection and Planning Act" exemption for certain non-residentially zoned properties. Assemblywoman DeCroce wrote that she welcomed the Board's input.

Report of Meetings

MCEDC Presentations – Ms. Marion informed the Board that she participated in presentations during the past month at Montville Township and Long Hill Township with Jim Jones and Lindsey Santamaria of the Morris County Economic Development Corporation (MCEDC). She stated that the municipal officials welcomed the overview of general demographic and development trends. She reported that municipalities are interested in how economic development is tracked, how they may change their zoning to attract economic development and the relationship between local residential and commercial development. Ms. Santamaria added that the MCEDC received a great deal of positive feedback from municipalities. She stated that Long Hill Township is looking to start a local EDC and that she and Mr. Jones will be assisting them.

MCEDC Municipal Council Meeting - Mr. Soriano stated the he and Ms. Leary attended the MCEDC municipal council meeting on June 10th where the mayors from Mount Arlington Borough, Hanover Township and Roxbury Township made presentations on attracting and retaining businesses in their respective communities. Ms. Santamaria informed the Board that the municipalities liked the less formal, open discussion structure of the meeting. Ms. Marion stated

that Mr. Paul Boudreau, Morris County Chamber of Commerce reported at a Freeholder Work Session that he had received a call from Noel McGuire from the State Business Action Center who reported that this was the first time he had witnessed municipalities coming together to share information on economic development strategies. Ms. Leary reported that Mayor Francioli of Hanover Township stressed the importance of reviewing regulations in light of current development needs and she noted that the Board is getting ready to revise the Morris County Development Standards and may want to consider this issue as it does so.

Other Business

COAH Update – Mr. Soriano gave a PowerPoint presentation outlining the major components of the newly published COAH third round substantive rules. He conveyed the likely adoption timeline, the total Morris County affordable housing obligation under the new rules, and current income guidelines. He reported on the new "buildable limit" calculation, its impact on municipal obligations, and on the methods to address the third round need. He noted that the new rules stress the use of inclusionary zoning and that municipalities may be required by COAH to use this method to meet local obligations unless developable land is unavailable. He discussed other significant changes including the need for an economic feasibility study for all inclusionary projects, the change in required set-asides, and the elimination of several compliance options and bonuses. He reported that the rules should be amended to clarify certain issues and to increase the options open to municipalities to address their COAH obligations.

LEGAL UPDATE

Mr. Bush had nothing to report.

Comments from the Public

No comments.

NEXT MEETING

The next meeting is scheduled for July 17, 2014 at 7:00 p.m.

ADJOURNMENT

At 8:00 p.m., Mr. Vitz moved to adjourn the meeting. Ms. Galate 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.