**Gouveia, Susan**

**From:** Lashway, Lisa
**Sent:** Wednesday, January 21, 2015 11:44 AM
**To:** Canning, Sean; Natafalusy, Catherine
**Cc:** Gouveia, Susan
**Subject:** FW: MCPB Minutes
**Attachments:** 201501210925.pdf

Correspondence

Michelle Masser
Deputy Clerk

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**From:** Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
**Sent:** Wednesday, January 21, 2015 9:55 AM
**To:** Marion, Christine
**Subject:** MCPB Minutes

Good Morning

Attached please find the Morris County Planning Board minutes for December 4, 2014.

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*
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# MINUTES OF THE REGULAR MEETING
# MORRIS COUNTY PLANNING BOARD

30 Schuyler Place — Morristown
December 4, 2014 — New Jersey

Chairman Falkoski called the meeting to order at 7:02 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 |
| Christopher Vitz, County Engineer | Greg Perry, Supervising Planner |
| Ted Eppel | Joe Barilla, Principal Planner |
| | Kevin Sitlick, Senior Planner |
| | W. Randall Bush, Planning Board Attorney |
| | Rene Axelrod, Recording Secretary |

## REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the October 16, 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 | - | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder Alt. | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | - | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | | | x |

## DIRECTOR'S REPORT

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

## REPORT OF FUNDS RECEIVED

Funds received for October 2014 totaled $4,395.

Funds received for November 2014 totaled $2,300.

## FUTURE MEETINGS

Ms. Marion stated that there will be a Highlands Regional Master Plan County Stakeholder meeting on December 10, 2014 and that she will discuss this issue under Other Business.

## COMMITTEE REPORTS

### Environment and Watershed

***Wastewater Management Plan*** – Ms. Marion reported that activities are continuing on the County Wastewater Management Plan with no significant changes from last month.

***Watershed Activities*** – Ms. Marion stated she attended a Rockaway River Watershed Cabinet Meeting on December 3, 2014 and reported that the Cabinet is working to identify new projects to undertake. Ms. Marion informed the board that the Cabinet participated in the purchase of rain barrels, painted by local artists with scenes of the Rockaway River, which were auctioned as a fundraiser. She reported that the Cabinet is also applying for a 319H grant to identify alternate deicing methods and that Parsippany is leading this effort. She reported that the determination of the grant will take place next year.

### Land Subdivision and Zoning

***Developments Reviewed*** – Mr. Rattner reported on the November 13, 2014 Development Review Committee Meeting.

1. Hamilton Park Hotel & Conference Center Temp. Tent, Borough of Florham Park - Mr. Rattner stated that this application is for the continuation of use of a seasonal tent as part of the conference center. He reported that there are no County concerns on this application.
2. Morristown Unitarian Fellowship, Township of Morris on County Route 510 – This site plan application is for a construction of a 1,256 square foot addition to an existing religious facility and related site and parking area improvements. The County will review stormwater management and the proposed improvement to the existing Columbia Turnpike driveway.
3. Morris County School of Glass, Township of Morris, County Route 511 – This site plan application is for the redevelopment of a vacant gas station into a glass blowing studio and gift shop. A 520 square foot addition is also proposed. County concerns include

driveway access to Whippany Road. The existing driveway does not meet the requirements contained in the County Land Development Standards. This application is being withheld at this time.

4. Arbor Terrace of Morris Plains, Borough of Morris Plains – The site plan application is for the redevelopment of the Bretton Woods catering facility into a three-story assisted living facility with related site improvements. The site is not on a county road; however, advisory comments will be provided regarding the findings of the traffic report review.
5. Honeywell Campus, Borough of Morris Plains – This site plan application is for improvements to the Honeywell facility on Route 53. County Engineering reviewed the stormwater management report and Mr. Barilla stated that this application has been approved.
6. Tiffany's Restaurant, Township of Rockaway –Ms. Olcott reported that several home owner association members, who live adjacent to this site, attended the Committee meeting to protest the allowance of the driveway from Tiffany's to County Route 661. A Rockaway Township councilman was also in attendance. Mr. Vitz and Ms. Marion explained the County's authority pertaining to the application. Mr. Rattner stated that all County requirements have been met. Mr. Perry said that a report was issued conditionally approving the application pending submission of an executed deed. Ms. Marion informed the Board that an OPRA request was received related to this project. Ms. Leary stated that she has been in contact with the Rockaway Township mayor and council representatives to explain the County role concerning this application.
7. North Dell Ave, Township of Roxbury – Mr. Rattner stated that the conceptual site plan application is for the construction of a 14 unit townhouse development on a wooded vacant lot. Remains of the Morris Canal are located on the property and there are concerns that this project may disturb the Morris Canal, water quality and drainage. Comments will be provided to the applicant.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for October 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 | - | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder Alt. | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | - | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | x | | |

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for November 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 | - | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder Alt. | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | - | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | x | | |

Ms. Olcott discussed a draft subdivision report from Mr. Vitz concerning a traffic study on Columbia Turnpike and Park Ave. made in association with RG-Colombia LLC. Mr. Vitz described proposed roadway modifications to Columbia Turnpike and several other issues in the report.

**Legislative and Municipal**

***Recent Legislation*** – Mr. Soriano reported that Senate Bill S2551 was introduced, which would extend the expiration date of certain permits pursuant to the "Permit Extension Act of 2008" for another two years. If passed, all permits and approvals issued by state, county and municipal boards, currently set to expire on December 31, 2014, would be extended to December 31, 2016. Permits and approvals in the Highlands Preservation Area are not included. He then reported that Senate Bill S1050 passed the Senate. This bill would extend the expiration date for the special appraisal process for Farmland Preservation that had expired in June 2014.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano reported on five municipal plans and reports. Jefferson Township adopted a Highlands Environmental Resource Inventory as part of its Highlands Conformance requirements. Montville Township adopted three new master plan updates, including a Circulation Plan Element, Community Facilities Plan Element and Historic Preservation Plan Element. Parsippany Troy-Hill adopted a 2014 Reexamination Report.

Mr. Sitlick reported on the October 2014 Land Use Ordinance Monthly Report. Thirteen ordinances were received: eight adopted ordinances and five proposed ordinances. Chatham Borough's Ordinance 14-09 will permit residential uses in some industrial zones and modify permitted uses in those zones. He noted that a new Gateway Overlay District, the goal of which is to expand opportunities for economic development.

Mr. Sitlick next reported on the November 2014 Land Use Ordinance Monthly Report. The County received two proposed ordinances and two adopted ordinances. He described the Township of East Hanover Ordinance 15-2014 that would permit Electronic Data Centers in several industrial and commercial zones.

**Long Range Planning**

Ms. Olcott reported that the Committee did not meet.

## LIAISON REPORTS

**Lake Hopatcong Commission** - Ms. Marion received a report from Mr. Jarvis. She also found out that the Lake Hopatcong Foundation is compiling summaries of the Lake Hopatcong Commission meetings since the Commission no longer has an office and staff. The Commission met on October 20, 2014 and November 17, 2014, at which time the Open-Space ballot question was discussed. According to the summaries, Kerry Kirk Pflug of the New Jersey Department of Environmental Protection (DEP) indicated that a number of critical programs will be impacted by the ballot approval including Lake Hopatcong weed harvesting, which will only be funded through July 1, 2015. Ms. Marion also reported that the small weed harvester on loan to Lake Musconetcong has an electrical problem and will be fixed over the winter, according to Mr. Jarvis' report.

Ms. Marion informed the Board that the Commission is conducting a dock study with the help of Drew University. A committee of local stakeholders will be established to review if any changes or clarifications are needed concerning the rules governing the construction and repair of docks around Lake Hopatcong. She noted that each municipality and the county will have a representative on the dock committee. The Commission discussed the need for each town along the lake to maintain catch basins and other devices installed as part of the commission stormwater management plan in order to keep nutrient levels down on the lake. Finally, Mrs. Marion stated that the Lake Hopatcong Foundation has purchased the historic Landing Train Station for use as offices and a museum.

**Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council** - Mr. Rattner informed the Board that the Lake Musconetcong Regional Planning Board and Musconetcong River Management Council also discussed the Open Space ballot question and determined that its passage would reduce funding of programs related to their activities.

**Morris County Open Space Trust Fund / Flood Mitigation Committees** – Mr. Eppel stated that the next Open Space Trust Fund meeting will be on Monday, December 8, 2014. He reported that three Flood Mitigation projects have been finalized including Lincoln Park Borough for $161.978, Morristown for $259.267 and Long Hill Township for $414.000.

Ms. Marion informed the Board that on November 24, 2014 she attended a ribbon cutting ceremony in Denville Township for the dedication of Denville Park Meadow, a park with rain gardens and trails where there were once eleven flood-prone homes removed as part of the Flood Mitigation Program. Ms. Marion stated that Denville officials along with former Freeholder Gene Feyl, Freeholder Krickus, Senator Bucco and Assemblyman Bucco were in attendance.

## CORRESPONDENCE AND REPORTS RECEIVED

Mr. Marion stated that Dover Township Planner and Engineer Mike Hantson contacted her to request scheduling a meeting with the County to discuss the Town's "Scattered Site Redevelopment Plan." She noted that Montville also contacted the County to discuss its new Circulation Plan Element. Ms. Marion was pleased that towns were contacting the County for input before progressing on major projects.

**Report of Meetings**

Ms. Marion had nothing to report.

## Other Business

*2013 New Construction Residential Housing Update* – Mr. Sitlick gave a PowerPoint presentation summarizing New Construction Residential Sales in Morris County for 2013. Mr. Sitlick stated that figures are based on the latest N.J. Department of Community Affairs (DCA) warranty data (sales of new housing). He stated that the data included in the report identify new home sales by unit type, price paid, size of unit and location of unit. He described Morris County new home sales characteristics for 2013 and compared those with sales records over the last 10 years. He reported that overall new construction sales for all types of housing are up for a second consecutive year. He also described major new rental construction trends, noting a significant increase in rental housing construction in 2013 and the first 10 months of 2014.

Ms. Leary informed the board that the ribbon cutting for the Modera-44 luxury rental apartment complex in Morristown occurred today. She stated that this 268 luxury rental unit development was noted in the last housing report and that residents will start to move in this month.

*Highlands Regional Master Plan Monitoring Program* – Mr. Soriano stated that the Highlands Council was beginning the process of reexamining the Highlands Regional Master Plan (RMP) adopted in 2008. The intent of the process called the "Highlands Regional Master Plan Monitoring Program" is to identify various milestones and metrics to measure the implementation of the RMP. There will be several stakeholder meetings and that a meeting with county representatives will be held on December 10, 2014. Mr. Soriano stated that this process may permit a discussion concerning county conformance requirements. Ms. Marion informed the board that the invitation for this meeting went to county planning staff, county officials, and the County Agricultural Development Board. Ms. Marion invited any Planning Board members interested in attending this meeting.

*Circulation Plan Element - Joint Meeting with Board of Transportation* – Ms. Marion stated that the Board's reorganization meeting on January 15, 2015 will be conducted as a joint meeting with the Morris County Board of Transportation. She stated that the County has contracted with a consultant to prepare an updated Circulation Plan Element who will provide an overview of the project to the boards. The development of the plan will include significant public outreach through social media, workshops, and discussions with municipalities. She stated that Mr. Soriano and Mr. Perry have been involved in consultant selection and will continue to be involved in the plan's development. Ms. Marion stated that the Circulation Plan will be an element of the Morris County Master Plan to be adopted by the Morris County Planning Board. She reported that the scheduled completion date of the Circulation Plan is June 20, 2016 and recommended that Ms. Olcott, as chair of the Long Range Planning Committee, be part on the Technical Advisory Committee (TAC). The Board concurred and Ms. Olcott agreed to be on the TAC.

*Center Designation Extension – Letter to Gerry Scharfenberger* – Ms. Marion referred to the letter that was written, as directed by the board, in support of extending the period of approvals for NJ State Plan Center Designation and Plan Endorsements. She stated that the letter is directed to Mr. Gerry Scharfenberger at the Office for Planning Advocacy, Department of State. Mr. Soriano

identified the six designated State Plan centers in Morris County. Ms. Marion asked the Board for approval to send the letter. The Board approved with all in favor.

*2015 Proposed Meeting Dates* – Ms. Marion stated that the Board will take action next month establishing the meeting dates for 2015. She asked Board members whether they would like the July 16, 2015 meeting date moved to July 9, 2014 due to previous conflicts with the Verizon 5K race in Morristown. Board members recommended moving the date to July 9, 2014.

*Open Space Trust Fund Committee County Planning Board member appointment* – Ms. Marion informed the board that Mr. Eppel has finished his two year term on the Open Space Trust Fund Committee. Ms. Marion will send an email to all members, asking if anyone would like to serve on this committee.

**LEGAL UPDATE**

Mr. Bush, Esq. had nothing to report.

**Comments from the Public**

None.

**NEXT MEETING**

The next meeting is scheduled for January 15, 2015 at 7:00 p.m.

Ms. Leary informed the board that the mayor from Madison and several other mayors will be attending the next meeting, along with Department of Transportation. Due to the amount of people anticipated to attend this meeting, it will be moved to a larger location to be decided.

**ADJOURNMENT**

At 8:30 p.m., Mr. Vitz moved to adjourn the meeting. Mr. Eppel 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.*