## Gouveia, Susan

**From:** Masser, Michelle
**Sent:** Monday, October 19, 2015 10:53 AM
**To:** Natafalusy, Catherine; Harris, Laura
**Cc:** Gouveia, Susan
**Subject:** FW: MCPB 9/17/15 minutes
**Attachments:** 201510191005.pdf

CORRESPONDENCE

*Michelle Masser*
*Township Clerk*
PO Box 450
204 Flanders Drakestown Road
Budd Lake, NJ 07828
clerk@mtolivetwp.org

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**From:** Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
**Sent:** Monday, October 19, 2015 10:14 AM
**Cc:** Marion, Christine <cmarion@co.morris.nj.us>
**Subject:** MCPB 9/17/15 minutes

Good Morning

Attached find the minutes of the September 17, 2015 Morris County Planning Board meeting.

Feel free to contact me if you have any questions.

Thank you.
Rene

# MINUTES OF THE REGULAR MEETING
# MORRIS COUNTY PLANNING BOARD

30 Schuyler Place
September 17, 2015

Morristown
New Jersey

Chairman Falkoski called the Regular 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 26, 2015.

## ROLL CALL

Those present were:

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chairman
Isobel Olcott, Secretary
Ted Eppel
Everton Scott
Christopher Vitz, County Engineer
Annabel Pierce (arrived 7:10)
Nita Galate, Alternate #2

Christine Marion, Planning Director
Deena Leary, Department Director
Anthony Soriano, Supervising Planner
Greg Perry, Supervising Planner
W. Randall Bush, Planning Board Attorney
Rene Axelrod, Recording Secretary

## REVIEW OF MINUTES

Mr. Rattner moved approval of the minutes of the June 18, 2015 meeting. The motion was seconded by Mr. Eppel and was approved by roll call vote.

| VOTE | Aye | Nay | Abs. |
|---|---|---|---|
| Ted Eppel | x | | |
| Kathryn A. DeFillippo, Freeholder Dir. | - | | |
| Isobel Olcott, Secretary | x | | |
| Annabel Pierce | - | | |
| Steve Rattner, Vice-Chair | x | | |
| David Scapicchio, Freeholder Alt. | - | | |
| Everton Scott | x | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | x | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | x | | |

Mr. Rattner moved approval of the minutes of the August 6, 2015 meeting. The motion was seconded by Mr. Eppel, and was approved by roll call vote.

| VOTE | Aye | Nay | Abs. |
|---|---|---|---|
| Ted Eppel | x | | |
| Kathryn A. DeFillippo, Freeholder Dir. | - | | |
| Isobel Olcott, Secretary | | | x |
| Annabel Pierce | - | | |
| Steve Rattner, Vice-Chair | x | | |
| David Scapicchio, Freeholder Alt. | - | | |
| Everton Scott | | | x |
| Christopher Vitz, County Engineer | - | | x |
| John Cesaro, Freeholder | - | | |
| 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 August-September 2015 Report and it will be placed on file. Ms. Marion highlighted several major projects from the Directors Report.

*Wastewater Management Plan* –Ms. Marion stated that Ms. Michelin is continuing to work with all member towns of the Rockaway Valley Regional Sewerage Authority, Parsippany-Troy Hills Township and Long Hill Township on their respective WMP chapters. She informed the Board that there has been no movement with GIS on the Septic Management Program. Ms. Marion stated that a revised application is anticipated from the Sisters of Christian Charity in Mendham Borough. She reported that Mendham Borough had some issues that must be resolved before the process can move forward.

*Watershed Activities* – Ms. Marion stated that Ms. Michelin is conducting a Soil Health Webinar next week and provided information to Board members.

## REPORT OF FUNDS RECEIVED

Funds received for August 2015 totaled $9,030.

## FUTURE MEETINGS

Ms. Marion stated that she will be attending a New Jersey County Planners Association meeting with staff on September 18 at which there will be a seminar on planning ethics.

## COMMITTEE REPORTS

### Environment and Watershed

*Wastewater Management Plan* – Ms. Marion reported under Director's Report.

*Watershed Activities* – Ms. Marion reported under Director's Report.

### Land Subdivision and Zoning

*Developments Reviewed* – Mr. Rattner reported on the September 17, 2015 Committee meeting held before the Planning Board meeting. Mr. Rattner noted the following applications:

1. Vasquez in Dover involves the conversion of an existing office structure to a restaurant. There are no County concerns.
2. Meridia College Campus in Dover involves conversion of the former four story Berkeley College building to first floor retail and upper story apartments. There are no County concerns.
3. Dunkin Donuts in Florham Park involves a site plan for the redevelopment of an existing Shell service station to a Shell fueling center and a Dunkin Donuts with a drive-thru on a 1.31 acre parcel. County Engineering will review for proposed driveway configuration on Columbia Turnpike and for stormwater management.
4. Morristown Beard School-Math & Science in Morris Township involves a site plan for the removal of two existing buildings totaling 8,650 sq. ft. and replacement with a single 11,000 sq. ft. building with associated improvements. The property abuts Morris County Park Commission land and County Engineering will review for stormwater management.
5. Speedwell Avenue Redevelopment-Phase II in Morristown involves a site plan for a six story, 185-unit apartment structure with 227 parking spaces under the building. County Engineering will review for stormwater management.
6. FJZ Properties in Netcong involves a site plan for a 5,000 sq. ft. one story commercial/business structure that will contain four units and 26 parking spaces. County Engineering will review for drainage and driveway access.
7. Duffy's Tavern in Patterson (Passaic County) involves a request for a waiver from County Requirement #2 of the County report of April 27, 2015 pertaining to existing municipal and county storm drainage pipes. The Development Review Committee approved the waiver.
8.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for June 2015. The motion was seconded by Mr. Rattner and approved by roll call vote.

| VOTE | Aye | Nay | Abs. |
|---|---|---|---|
| Ted Eppel | x | | |
| Kathryn A. DeFillippo, Freeholder Dir. | - | | |
| Isobel Olcott, Secretary | x | | |
| Annabel Pierce | x | | |
| Steve Rattner, Vice-Chair | x | | |
| David Scapicchio, Freeholder Alt. | - | | |
| Everton Scott | x | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder | - | | |
| Stephen Jones, (Alt.1) | x | | |
| 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 July, 2015. The motion was seconded by Mr. Eppel and approved by roll call vote.

| VOTE | Aye | Nay | Abs. |
|---|---|---|---|
| Ted Eppel | x | | |
| Kathryn A. DeFillippo, Freeholder Dir. | - | | |
| Isobel Olcott, Secretary | x | | |
| Annabel Pierce | x | | |
| Steve Rattner, Vice-Chair | x | | |
| David Scapicchio, Freeholder Alt. | - | | |
| Everton Scott | x | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | x | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | x | | |

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for August , 2015. The motion was seconded by Mr. Rattner and approved by roll call vote.

| VOTE | Aye | Nay | Abs. |
|---|---|---|---|
| Ted Eppel | x | | |
| Kathryn A. DeFillippo, Freeholder Dir. | - | | |
| Isobel Olcott, Secretary | x | | |
| Annabel Pierce | x | | |
| Steve Rattner, Vice-Chair | x | | |
| David Scapicchio, Freeholder Alt. | - | | |
| Everton Scott | x | | |
| Christopher Vitz, County Engineer | x | | |
| John Cesaro, Freeholder | - | | |
| Stephen Jones, (Alt.1) | - | | |
| Nita Galate, (Alt. 2) | x | | |
| Roslyn Khurdan, (Eng. Alt.) | - | | |
| Joseph Falkoski, Chairman | x | | |

***Recent Legislation*** – Mr. Soriano reported that appropriation bills S-3022 and S-3023 passed. S-3022 appropriates monies from "Garden State Green Acres Preservation Trust Fund" and approximately $4.5 million is contained in the bill for Morris County open space acquisition and park development projects. S-3023 provides funding for various preservation non-profits active in the Morris County area. He then reported on approved Senate Bill-1813 which will require each State agency to review permits issued by agency and make necessary changes to expedite and facilitate permitting. Ms. Marion then reported on Senate Bill S-2818 concerning preliminary site plan and subdivision requirements. She stated that the League of Municipalities has come out against the bill and that she expects they will be offering alternatives for consideration by the bills' sponsor.

***Master Plan & Land Use Ordinance Monthly Report*** – Mr. Soriano stated that the Township of Long Hill submitted a Downtown Valley Commercial District Element of the Master Plan, which would replace the existing Valley Road Business District Element. He stated that the new Downtown Plan seeks to strengthen this area's role as an economically sustainable commercial center that is highly accessible to pedestrians by way of connecting pathways and sidewalks. Mr. Soriano then reported on a Mendham Borough Land Use Plan Element amendment which recommends the creation of a new land use category called "Religious Campus." He stated that this new category would recognize the unique land use needs of the Sisters of Christian Charity religious order. The new land use category would apply to their current location which they have occupied since 1927.

Mr. Sitlick summarized the August 2015 Land Use Ordinance Monthly Report stating that the Board received seven proposed ordinances, five adopted ordinance for a total of twelve ordinances. He highlighted an ordinance from Mendham Township which would amend the zoning map as pertains to the Pitney Farm site, noting that there has been some controversy on this ordinance. Ms. Olcott, Ms. Leary and Ms. Marion provided background of the farm and described steps being taken for its preservation.

**Long Range Planning**

Ms. Olcott stated Mr. Soriano and she attended the latest Technical Advisory Committee (TAC) meeting on the Circulation Plan Element. Mr. Soriano reported that the consultant provided a summary of findings and recommendations, which was followed by TAC members participating in an exercise concerning context sensitive roadway design. Mr. Soriano informed the Board that the exercise challenged members to think about the different character and potential design requirements of county roads as they passed through different land use environments. He noted that Mr. Vitz was not at the TAC meeting and that he instructed the consultant to meet with Mr. Vitz concerning the consultant's proposals.

Mr. Soriano informed the Board that the complete presentation is on the Planning Board Secure website and that this website also contains a summary of goals, policies and objectives found in the current Circulation Plan Element. He asked members to review this information and provide him with comments, if any. He informed the Board that the consultant will provide an expanded draft set of goals and objectives at the beginning of October 2015 for review by the Board before the October 15, 2015 Morris County Planning joint meeting with the Board of Transportation and the Freight Rail Advisory Committee.

## LIAISON REPORTS

### Lake Hopatcong Commission

Ms. Marion summarized the report she received from Mr. Jarvis. She stated that dry weather conditions have so far prevented the lake from recovering from the draw down. She reported that Mr. Jarvis remains unhappy with the water level management plan. Ms. Marion stated that Mr. Jarvis said that Jefferson Township has donated $10,000 to the DEP to continue harvesting into October, but that harvesting may be impeded by low water levels. Ms. Marion also reported that the county alternate representative has not attended any of the meetings according to Mr. Jarvis. Ms. Leary stated that NJDEP representative Cindy Randazzo is attending Monday's Freeholder session and this matter will be discussed.

### Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner informed the Board that Lake Musconetcong is the cleanest it's been in years due to weed harvesting and use of herbicides. He stated that homeowners are now expecting the Lake Musconetcong Regional Planning Board to help clean the shore line. He informed the Board that the State has given authority to the Lake Musconetcong Regional Planning Board to conduct draw-downs for the purpose of weed control and that the Board is experiencing increased co-operation from the DEP.

### Morris County Open Space Trust Fund

Ms. Pierce reported there were initially eight applications to the Open Space Trust Fund, followed by one withdrawal, resulting in seven total applications. She stated that site visits are scheduled for Saturday, September 17, 2015. Ms. Leary informed the Board that there is a summary chart on www.morrisplanning.org with information on the applications received.

### Correspondence and Reports Received

Ms. Marion stated she received a letter from the NJDEP concerning the potential lease of NJDOT property in Rockaway Borough at the intersection of Hibernia Avenue and Green Pond Road for the purpose of parking. Ms. Marion stated that Mr. Vitz recommends that the County reserve the right of first refusal in the event that the intersection can be improved.

### Report of Meetings

Ms. Marion reported that she and Ms. Hunscher, Executive Director of the Morris County Economic Development Corporation (MCEDC) met with the staff of the Highlands Council to discuss a pilot program in the Highlands that would promote economic development by reducing obstacles to development. She stated that concept includes cooperation between the Highlands and Highlands municipalities to identify sites appropriate for development where the process for development can be streamlined through advanced planning and pre-approvals.

## Other Business

**New Residential Construction Housing Report 2014** - Mr. Sitlick gave a PowerPoint presentation summarizing his analysis of new residential construction sales for 2014 conducted as part of an annual update of new home sales in Morris County. Mr. Sitlick stated that the figures found in his report are based on the latest N.J. Department of Community Affairs (DCA) warranty data for first time sales of newly constructed for-sale dwellings. He stated that data related to new rental construction is also included in this report. Mr. Sitlick then discussed the findings of the report related to new home sales by unit type, price paid, size of unit and location of unit. He informed the Board that sales of new residential units decreased from 2013 and that all three housing types saw a decrease in new units sold. He then described changes in price and dwelling size for each type of dwelling from 2013 to 2014 and where the majority of new home sales occurred in each new home category.

Mr. Sitlick then reported on new rental construction approvals, noting that a significant number of rental units were approved by the Morris County Planning Board during 2014 and the first eight months of 2015. He stated that the number and pace of approvals for rental housing in recent years illustrates the rising importance of rental multi-family housing as part of the overall housing stock of Morris County.

**Affordable Housing/Census update-** Mr. Sitlick reported that 26 Morris County municipalities have filed for a declaratory action with the courts and temporary immunity from builders remedy lawsuits. He stated that 15 towns have been granted temporary immunity to date. He stated that these municipalities have until October to provide the court with a preliminary report of their projected affordable housing obligations. He reported that municipalities will be required to submit a new third round affordable housing plan in January, 2016.

Mr. Sitlick also reported that new data has been released by the U.S. Census Bureau that includes new demographic information on Morris County. He stated he would review this data and report back to the Board with a summary of findings.

**Two appointments to Trails Program Advisory Committee** – Ms. Marion asked the Board for two members to serve on the Trails Program Advisory Committee. The Board recommended Ms. Olcott and Ms. Galate and they agreed to serve on the Committee. Ms. Leary informed the Board of progress made to date on the Trails Program initiative.

**LEGAL UPDATE**

Mr. Bush had nothing to report.

**Comments from the Public**

None.

## NEXT MEETING

The next meeting is scheduled for October 15, 2015 at 7:00 p.m. at the Frelinghuysen Arboretum, Classroom A (downstairs). This meeting will be a joint meeting with the Morris County Board of Transportation and Morris County Freight Rail Advisory Committee.

## ADJOURNMENT

At 8:35 p.m., Mr. Vitz moved to adjourn the meeting. Mr. Eppel seconded, and all approved by voice vote.

Respectfully submitted,

Christine Marion

Christine Marion, P.P./AICP
Planning Director

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