MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD
Joint Meeting with the MORRIS COUNTY BOARD OF TRANSPORTATION
And FREIGHT RAIL ADVISORY COMMITTEE

Frelinghuysen Arboretum
Haggerty Center
October 15, 2015

Morris Township
New Jersey

Chairman Falkoski called the Regular Meeting to order at 7:05 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:

Morris County Planning Board:

Joseph Falkoski, Chairman
Steve Rattner, Vice-Chairman
Isobel Olcott, Secretary
Ted Eppel
Everton Scott
Christopher Vitz, County Engineer
Stephen Jones, Alternate #1
Nita Galate, Alternate #2 (late)
Kathryn DeFillippo, Freeholder Director

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

Morris County Board of Transportation and Freight Rail Advisory Committee:

Melverne Cooke (BOT)
Frank Reilly (BOT, FRAC)
Ilene Manahan (BOT)
Manuela Schuster (BOT)
John Wetzel (BOT)
Joe Wells (BOT)
Gary Behrens (FRAC)
Raymond Hirniak (FRAC)
Jack Holland (FRAC)
Wes Weiss (FRAC)

Gerald Rohsler, Engineering & Transportation
John Hayes, Engineering & Transportation
Joseph Russo, Engineering & Transportation

Erik DeLine, VHB Associates
Thomas Phelan, VHB Associates

PRESENTATION

Mr. Erik DeLine, consultant from VHB Associates, presented an update on the Morris County Circulation Element. He discussed the public outreach effort and key findings from the various workshops, community events and web-based tool employed. He described the literature review of local planning documents and the support for various transportation issues found therein. He then summarized the inventory of County transportation conditions, transportation related statistics and identified trends that will inform the development of goals, objectives and recommendations for the Circulation Plan. Finally, he went over a list of preliminary goals and objectives developed on the bases of public input, the literature review, recent trends and previous Morris County Circulation Plans and related documents. At the conclusion of his presentation, he asked for questions from the Board.

Freeholder Director DeFillippo asked whether Mr. DeLine knew whether the County of Morris had ever employed eminent domain to make improvements to intersections. Mr. DeLine did not have this information, but Mr. Vitz that said that has been used by the County in past, but only when absolutely necessary.

Ms. Leary asked whether the Technical Advisory Committee will continue to have input into the Plan development as the process moves forward and Mr. DeLine confirmed its continued involvement.

Ms. Marion asked whether previous County Circulation Plan goals and objectives had been reviewed to determine whether these have been accomplished. Mr. DeLine indicated that progress would be addressed in the new Plan.

Mr. Jones asked whether Mr. DeLine examined the relationship between daytime and evening populations in his analysis for future population growth. Mr. DeLine stated that daytime employment populations and evening populations were examined separately. Mr. Jones suggested the Mr. DeLine contact TransOptions to identify corporate transportation activities.

Ms. Olcott asked whether Mr. DeLine had surveyed major employers to identify transportation needs. Mr. DeLine reported that a formal survey was not undertaken but that he had has been working with the Morris County Economic Development Corporation (MCEDC) and made a presentation at an MCEDC meeting regarding the Circulation Plan. Ms. Olcott stated the transportation needs and issues of major employers should be addressed in the Plan. Freeholder Director DeFillippo stated that communication with corporations on this matter is available through TransOptions and noted that the availability of transit options factored heavily in corporate location and relocation decision-making.

Chairman Falkoski called for a brief recess. The members and staff of the Morris County Board of Transportation and Freight Rail Advisory Committee departed. Freeholder Director DeFillippo also departed.

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the September 17, 2015 meeting. The motion was seconded by Mr. Vitz 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)			x
Nita Galate, (Alt. 2)	-		
Roslyn Khurdan, (Eng. Alt.)	-		
Joseph Falkoski, Chairman	x		

DIRECTOR'S REPORT

The Board accepted the Director's Report for September/October 2015 and it will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for September 2015 totaled $4,260.

FUTURE MEETINGS

Ms. Marion stated that she and Ms. Michelin will be attending a meeting at the Department of Environmental Protection (DEP) concerning the revised Wastewater Quality Management Plan rules on October 16. Ms. Marion stated that after the DEP meeting they will be attending the New Jersey County Planners Association meeting.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion had nothing new to report on the County Wastewater Management Plan.

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. The Green at Florham Park (lots 1 & 1.02) in Florham Park - This application concerns a subdivision for a lot line adjustment involving a parcel with an approved parking lot. There are no County concerns.
2. Kings Super Market, Inc. in Mendham Borough - This application concerns a site plan for a new vestibule for an existing Kings Super Market within the Mendham Shopping Center. There are no County concerns.
3. 15 West Main Street in Mendham Borough – This application concerns a site plan for the redevelopment of an existing three story commercial/residential structure and the addition of three townhome units. This site is within the municipal historic business district. County engineering will review for proposed driveway and stormwater management.
4. Port Oram Village in Wharton - This application concerns a site plan for redevelopment of a commercial site on Main Street with a 49-unit four story apartment building, including 96 parking spaces on 1.16 acre lot. Mr. Rattner stated the applicants are asking for two waivers from County Land Development Standards concerning right of way dedication and sight distance. County engineering will also review for stormwater management and North Main Street frontage improvement.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for September 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	-		
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		

Recent Legislation – Mr. Soriano reported that only one new piece of legislation of concern to the Board was introduced. Senate Bill S3148 was introduced as a companion bill to Assembly Bill A4632. He stated that these bills would modify procedures concerning municipal affordable housing obligations.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano reported that there were no master plan amendments received in September.

Mr. Soriano reported that nine proposed ordinances, six adopted ordinances for a total of fifteen ordinances were processed for the month of September. He highlighted an ordinance from Mine Hill Township concerning the rezoning of a 94 acre affordable housing site. He reported that the

ordinance eliminates the affordable housing zoning on the parcel due to its absence of sewers and designation as "Protection Zone" in the Highlands Regional Master Plan.

Long Range Planning

Ms. Olcott stated that the Committee did not meet; however, the Committee will be meeting to review the draft goals and objectives generated by the consultant and she asked Mr. Soriano to elaborate. Mr. Soriano stated that the meeting will be held between the Long Range Committee, the Morris County Department of Transportation (DOT) and the consultant to discuss the preliminary goals and objectives presented by the consultant with the intent of confirming, modifying, deleting or adding to the goals and objectives. He noted that the consultant is revising the current list to reduce the number of goals to be consistent with the anticipated structure of the draft Plan. Mr. Soriano stated that he would contact the Long Range Committee members and MCDOT staff to establish a meeting date.

LIAISON REPORTS

Lake Hopatcong Commission

Ms. Marion summarized the report she received from Mr. Jarvis. She reported that Russell Felter has stepped down as Chairman of the Lake Hopatcong Commission and that the position of Chairman will be rotated among existing members until a new Chairman can be appointed. Mr. Jarvis is recommending that a new alternate Planning Board Liaison be appointed since the current alternate has not attended any meetings this year. He is still concerned with the Water Level Management Plan and is seeking to propose a resolution to reduce the required draw down.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner stated he had no report.

Morris County Open Space Trust Fund

Ms. Marion reported that site visits have been completed for all applications and deliberations will take place next Wednesday and Thursday. She stated there are seven applications for approximately 121 acres with total requests of just over 2.3 million dollars. Mr. Marion reported there was one closing in Jefferson Township on the Beasley Ridge project preserving 80.7 acres.

Mr. Rattner inquired about the Flood Mitigation Program Funding Summary Report of 9/21/15. He stated he did not see any recent closings. Mr. Marion and Ms. Leary stated that there were some recent closings that are not reflected on the current report.

Correspondence and Reports Received

Ms. Marion had nothing to report.

Report of Meetings

Ms. Marion reported that she had participated in a webinar for the Institute of Transportation Engineers (ITE) on the East Hanover Corridor Study.

Other Business

None to report.

LEGAL UPDATE

Mr. Bush informed the Board that the Agricultural Board closed on the Marancon Farm two weeks ago and have plans to close on the Parks Farm located in Chester Township next week. He anticipated three more closings between now and the end of the year.

Comments from the Public

Ms. Meghan Hunscher, Executive Director of the Morris County Economic Development Corporation, suggested that Michael Fabrizio, Executive Director of the Morristown Business Partnership and a broker for TransWestern attend a future Planning Board meeting to discuss trends in retail development for the Planning Board. Ms. Marion will contact Mr. Fabrizio to arrange a presentation.

NEXT MEETING

The next meeting is scheduled for December 3, 2015.

ADJOURNMENT

At 8:30 p.m., Mr. Vitz moved to adjourn the meeting. Ms. Galate seconded, and all approved by voice vote.

Respectfully submitted,

Christine L Marion

Christine Marion, P.P./AICP
Planning Director

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