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Melissa Velez-Morales

From: Masser, Michelle
Sent: Monday, February 22, 2016 11:17 AM
To: Harris, Laura; Natafalusy, Catherine
Cc: Gouveia, Susan; Melissa Velez-Morales
Subject: CORRESPONDENCE - FW: MCPB Minutes
Attachments: Message from "PBRicohMPC5502A"

CORRESPONDENCE

Michelle Masser
Township Clerk
Mount Olive Township
PO Box 450
204 Flanders Drakestown Road
Budd Lake, NJ 07828
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973-691-0900 X7291

From: Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
Sent: Monday, February 22, 2016 10:20 AM
Cc: Marion, Christine <cmarion@co.morris.nj.us>
Subject: MCPB Minutes

Good Morning

Attached find the minutes of the January 21, 2016 Morris County Planning Board Meeting.

Feel free to contact me if you have any questions.

Rene

MINUTES OF THE REGULAR MEETING
MORRIS COUNTY PLANNING BOARD

30 Schuyler Place — Morristown
January 21, 2016 — New Jersey

As temporary chairman, Ms. Marion called the Regular Meeting to order at 7:05 p.m.

OPEN PUBLIC MEETINGS LAW

Ms. Marion 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:

Isobel W. Olcott
Christine Meyers, Freeholder Liaison (arrived 7:23pm)
Ted Eppel
Deborah Smith, Freeholder Alt (7:16-7:22)
Christopher Vitz, County Engineer
Everton Scott
Stephen Jones
Nita Galate, Alt. 1
Anthony Abrantes, Alt. 2

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

Ms. Marion stated that the Freeholder Board has made the following new appointments for 2016: Anthony Abrantes is Alternate #2, Nita Galate is Alternate #1 and Stephen Jones is now a regular member of the Board. Freeholder Christine Meyers is the regular Freeholder liaison and Freeholder Deborah Smith is the Freeholder alternate. All other members remain the same as last year.

Ms. Marion opened the floor for nominations for the Planning Board Chairman. Ms. Olcott moved the nomination of Steve Rattner as Planning Board Chairman and Mr. Eppel seconded. No other nominations for Chairman were made; nominations were closed by Mr. Eppel and all voted in favor of Mr. Rattner as Chairman by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		

Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Ms. Marion opened the floor for nominations for Vice-Chairman. Mr. Eppel nominated Ms. Olcott and Mr. Scott seconded. No other nominations were made; nominations were closed by Mr. Eppel. All voted in favor of Ms. Olcott as Vice-Chairman by roll call vote.

VOTE	**Aye**	**Nay**	**Abs.**
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Ms. Olcott, as Vice-Chairman, continued the nominations for Board Secretary. She nominated Mr. Eppel for Board Secretary and Mr. Vitz seconded. No other nominations were made; nominations were moved by Mr. Jones all voted in favor of Mr. Eppel as Board Secretary by roll call vote.

VOTE	**Aye**	**Nay**	**Abs.**
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Ms. Marion stated that she made copies of the Planning Board Mission Statement and copies of the Board By-laws for members to review. Ms. Marion also reminded members of the County attendance policy regarding Planning Board meetings.

Vice-Chairman Olcott stated that Committee Appointments will be made when Chairman Rattner returns and that the current committee appointments will stand until that time.

REVIEW OF MINUTES

Mr. Eppel moved approval of the minutes of the December 3, 2015 meeting. The motion was seconded by Mr. Vitz and was approved by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	-		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott			x
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes, (alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

DIRECTOR'S REPORT

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

REPORT OF FUNDS RECEIVED

Funds received for December 2015 totaled $5,830.

FUTURE MEETINGS

Ms. Marion informed the Board that the Highlands Council will hold Public Outreach Meetings on February 4, 9 and 11th, 2016 concerning the Highlands Regional Master Plan Monitoring Program. The February 4, 2016 meeting will be held at the Frelinghuysen Arboretum. She also informed the Board that Ms. Michelin will be attending a Jersey Water Works meeting on January 13, 2016.

Freeholder Deborah Smith, the Freeholder alternate for the Planning Board, stopped in to introduce herself and she thanked the Board members for their volunteer work. The Board introduced themselves to Freeholder Smith and the meeting continued.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion stated that work continues on the Wastewater Management Plan. The public comment period on the revised Water Quality Management Planning Rules has ended and the NJ Department of Environmental Protection (DEP) is in the process of responding to the comments. She stated that the rules are likely to be adopted in June 2016. She stated that Ms. Michelin is waiting for final changes in the rules to determine how they will impact Plan development.

Jersey Water Works - Ms. Marion informed the Board that Jersey Water Works is a new initiative of New Jersey Future, which is a nonprofit planning organization. She stated that the initiative involves a review of urban water resource infrastructure. She stated that this initiative includes a collaborative of different entities that will review water supply investment in urban environments. She reported that New Jersey Future has contacted all New Jersey counties to gauge their level of interest and potential support for the project.

Freeholder Christine Meyers arrived. Board members and staff introduced themselves and the meeting continued.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott reported on the January 21, 2016 Land Development Review Committee meeting. Ms. Olcott noted the following applications:

1. Superior Builders in Chatham Township- This site plan is for the conversion of the service bays and office of an existing gas station to a convenience store with gasoline service at the intersection of two County roads. County Engineering will review for site access and possible right-of-way dedication. The application was conditionally approved.
2. Children's Dental Associates in Chester Township – This site plan is for interior renovations to an existing first floor dental office and second and third floor residential use. There were no county concerns and the application was approved.
3. Lightbridge Academy in Florham Park – This application concerns the redevelopment of an existing professional office to a day care facility. County Engineering will review for site access and stormwater management. The application was conditionally approved.
4. Ravine Development in Hanover- This site plan concerns the expansion of a parking lot at an existing office building. The application was conditionally approved.
5. Florham Park Investors in Florham Park - This site plan concerns the redesign of an office building parking lot. County Engineering will review for stormwater management issues. The application was conditionally approved.
6. McCann Subdivision in Madison – This application concerns a three lot subdivision for single family homes on a 1.865 acre site. Access is from a cul-de-sac connection to

Shunpike Road. County Engineering will review the new road connection to Shunpike Road, the right-of-way dedication and stormwater management. The application was conditionally approved.

7. Stirling Center Associate in Long Hill – This site plan concerns raising an existing structure to an elevation above the New Jersey Flood Hazard Area Design Flood Elevation. There are no County concerns and the application was approved.
8. JSD Corporation in Victory Gardens – This site plan concerns the expansion of a former bank building to accommodate a medical office and leasable tenant space. County Engineering will review the ingress only driveway access from South Salem Street. The application was conditionally approved.
9. 354 South Main Street in Wharton - This site plan is for the conversion of a mixed use office/residential structure to three residential units. An eight foot right-of-way easement will be required across the site frontage. The application was conditionally approved.

Report of Actions Taken on Development Plans for December 2015. Mr. Eppel made the motion to approve the Report of Actions Taken on Development Plans for December 15, 2016. The motion was seconded by Mr. Scott and approved by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder			x
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,(alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Legislative and Municipal

Recent Legislation – Mr. Soriano informed the Board that the 2014-2015 legislative session has ended and, of the over 500 bills tracked in the last session, 37 bills were enacted into law. He described a few of the new laws, and stated that he would provide the Board with a complete list of enacted bills, along with a report on the bills introduced in the 2016-2017 legislative session. He stated that over 3,340 bills have been introduced with the new session and that they will be reviewed for relevance to the Planning Board.

Mr. Jones also informed the Board that new construction codes for New Jersey will go into effect March 21, 2016. He stated that these codes include a complete rewrite of accessibility standards.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano stated that the office received five master plan amendments since the last Planning Board meeting. Three were housing elements / fair share plans from Roxbury Township, Kinnelon Borough and Borough of Riverdale. He noted that these plans were developed in response to the recent court takeover of COAH responsibilities. He then reported that Mount Olive Township submitted a Land Use Plan Element proposing a change in the zoning for the Foreign Trade Zone and the BASF site that would permit residential use as part of a mixed use development. The County also received a Reexamination Report from the Borough of Mount Arlington that focuses on infill development and redevelopment areas within the community and an expansion of permitted uses in the Village Center area.

Mr. Sitlick reported that there were seven adopted ordinances processed for December 2015 with no new ordinances introduced in December. He noted an adopted ordinance from the Township of Parsippany-Troy Hills concerning the rezoning of a site located at the intersection of Waterview Blvd. and Route 46. He stated that about 16 acres of the 25 acres site will be rezoned from office to retail.

Long Range Planning

Ms. Olcott stated that the Long Range Committee did not meet. Ms. Soriano informed the Board that he had just received a draft copy of the Circulation Plan Element. He stated that after staff review with Morris County transportation staff, a meeting will need to be held with the Long Range Committee for review and comment on the draft plan. Ms. Marion explained the process of adopting the Circulation Plan Element. Ms. Olcott asked if Mr. Rohsler and the consultant will be joining the Long Range Committee. Mr. Soriano replied that the Long Range Committee Chairman would need to make that determination.

LIAISON REPORTS

Lake Hopatcong Commission

Ms. Marion had nothing to report.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Ms. Marion stated that the Lake Musconetcong Regional Planning Board Meeting minutes were provided to the Board in the meeting packets on the secure website.

Morris County Open Space Trust Fund

Open Space Coordinator Barbara Murray informed the Board that the Borough of Mendham closed on the preservation of the 10.5 acre Scott Farm in Mendham Borough in December 2015.

Correspondence and Reports Received

Ms. Marion reported that she received two notices of Purchase of Development Easements from the Morris County Agriculture Development Board. The first notice was for the 54 acre Marancon farm in Mount Olive Township and the second is for the eight acre Parks Farm in Chester

Township. Mr. Bush stated that thirteen farms are in the process of developing closing documents and that he anticipated that there will be five farm closings within the next five months.

Ms. Marion stated that, in response to our letter to Morris County legislative representatives supporting the proposed Water Quality Management Planning Rules, Senator Anthony Bucco sent a letter to the DEP. She stated that the Board received a copy of the acknowledgement letter from DEP Commissioner Bob Martin to Senator Bucco's letter.

Report of Meetings

Ms. Marion had nothing to report.

Other Business

Presentation on Demographic and Economic Trends - Mr. Sitlick gave a PowerPoint presentation on Morris County Demographic and Economic Trends, stating the information was obtained from the United States Census Bureau and the New Jersey Department of Labor and Workforce Development. He presented slides highlighting various statistics and related factors on a variety of topics, including; births, population changes, race, age projections, median household income and housing costs, poverty rate, income range, migration, employment, educational attainment and other demographic data. He also provided information concerning recent economic trends, retail and manufacturing data, and future projections concerning employment trends in Morris County. The Board thanked Mr. Sitlick for his presentation.

Resolution 2016-1: 2016 Meeting Schedule Resolution – Mr. Jones moved approval of Resolution 2016-1: 2016 Meeting Date Scheduled. The motion was seconded by Mr. Eppel and unanimously approved by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	x		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,(alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Authorization for Destruction of Planning Board Meeting Recordings - Ms. Marion informed the Board of a new policy for destruction for Planning Board Meeting Recordings. She stated that the State has a records retention schedule that was revised recently and that there is now a one year

period for retention of digital recordings. Ms. Marion stated that the Board will need to amend its policy on the retention of recordings.

Mr. Eppel made a motion to approve amending the policy on retention of recordings in accordance with State requirements. The motion was seconded by Mr. Scott and unanimously approved by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	x		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,(alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Mr. Eppel made a motion to approve destruction of digital recordings for the Morris County Planning Board meetings of 10/16/14 and 12/4/14. The motion was seconded by Mr. Vitz and unanimously approved by roll call vote.

VOTE	Aye	Nay	Abs.
Kathryn A. DeFillippo, Freeholder Dir.	-		
Ted Eppel, Secretary	x		
Stephen Jones	x		
Christine Meyers, Freeholder	x		
Isobel Olcott, Vice Chair	x		
Annabel Pierce	-		
Everton Scott	x		
Christopher Vitz, County Engineer	x		
Deborah Smith, Freeholder Alt.	-		
Nita Galate (alt. 1)	x		
Anthony Abrantes,(alt. 2)	x		
Roslyn Khurdan, (Eng. alt.)	-		
Steve Rattner, Chairman	-		

Morris County Economic Development - Ms. Marion introduced Mr. Robert Wanthouse, Economic Development Manager from the Morris County Economic Development Corporation (MCEDC). Mr. Wanthouse stated that the MCEDC, working with the Montville Municipal Economic Development Corporation, has initiated interviews with local businesses to determine

local concerns and needs for resources. He stated that MCEDC is offering assistance concerning these issues and that the interviews have been very positive. He stated that the MCEDC will generate a final report on the findings when the interviews are complete.

LEGAL UPDATE

Mr. Bush had nothing to report.

COMMENTS FROM THE PUBLIC

None.

NEXT MEETING

The next meeting is scheduled for February 18, 2016.

ADJOURNMENT

At 8:33 p.m., Mr. Vitz moved to adjourn the meeting. Mr. Scott 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.