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Gouveia, Susan

From: Lashway, Lisa
Sent: Monday, September 21, 2015 10:58 AM
To: Canning, Sean; Natafalusy, Catherine
Cc: Gouveia, Susan
Subject: FW: MCPB Minutes
Attachments: 201509210943.pdf; 201509210943.pdf

CORRESPONDENCE

From: Axelrod, Rene [mailto:raxelrod@co.morris.nj.us]
Sent: Monday, September 21, 2015 9:51 AM
Cc: Marion, Christine
Subject: MCPB Minutes

Good Morning

Attached please find the minutes for the June 2015 and August 2015 Morris County Planning Board Meetings.

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
June 18, 2015

Morristown
New Jersey

Chairman Falkoski called the Regular Meeting to order at 7:01 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
Christopher Vitz, County Engineer
Nita Galate, Alternate #2

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
Rene Axelrod, Recording Secretary

REVIEW OF MINUTES

Ms. Olcott moved approval of the minutes of the May 21, 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			x
Steve Rattner, Vice-Chair	x		
David Scapicchio, Freeholder Alt.	-		
Everton Scott	-		
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 May 2015 Report and it will be placed on file.

Ms. Olcott asked about the status of the Circulation Plan Element. Ms. Marion stated that an initial draft was received and sent back to the consultant for a rewrite. Mr. Soriano stated that a date for the next TAC meeting has not been scheduled. Ms. Olcott requested that the staff provide a status report to all TAC members to keep them informed on the development of the circulation element.

REPORT OF FUNDS RECEIVED

Funds received for May 2015 totaled \$15,410.

FUTURE MEETINGS

Ms. Marion reported that on Friday, there will be a New Jersey County Planners Association Meeting with a presentation on Complete Streets by Passaic County planning staff. She also stated that on Monday she will meet with Megan Hunscher from the Morris County Economic Development Corporation to talk about MCEDEC initiatives. Ms. Marion informed the Board that on June 30, 2015, the Great Swamp Watershed Municipal Alliance will be giving a presentation on Open Space Stewardship.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Ms. Marion stated the Sisters of Christian Charity are preparing a wastewater management plan amendment for their facility in Mendham Township. The Sisters as the applicant will be required to provide notice to the County and request a resolution of consent from the Freeholder Board.

Watershed Activities – Ms. Marion stated the Rockaway River Watershed Cabinet met on Wednesday. She stated they completed the macro-invertebrate study and that copies were available if anyone on the Board would like to see it. The next meeting will be held in September 2015.

Highlands RMP Monitoring – Ms. Marion stated she met with Ms. Nordstrom and Ms. Hunscher on a potential redevelopment pilot project and that Ms. Nordstrom will be reaching out to communities that may be interested.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported on the June 18, 2015 committee meeting held before the Planning Board meeting. Mr. Rattner noted the following applications:

1. 609 Fairmount Avenue, Chatham Township – This application is for a two lot minor subdivision. County Engineering will review.

2. Goddard School, Florham Park – This application concerns a child center within an existing office park. Access will be from Campus Drive. County Engineering will review stormwater management and the traffic impact analysis.
3. KL Realty Holdings, LLC, Mendham Borough – This application concerns a tenancy change and site upgrades to an existing commercial/residential structure located within the historic business zone. There are no County concerns.
4. Fred Astaire Dance Studio, Montville – This application concerns the Towaco Town Center zone and involves a proposal for an 8,400 square foot two-story structure with 27 onsite parking spaces. The dance studio is proposed on the first floor with three one bedroom apartments and an office on the second floor. The County will review stormwater management and driveway access.
5. Morris Animal Inn, Montville – This site plan is for a proposed two story pet care facility with 27 parking spaces on a seven acre parcel. Access will be to Boonton Avenue with a single full access drive. Mr. Rattner stated that the site is surrounded by wetlands and county parkland. Ms. Olcott stated that she is concerned about the condition of runoff from the exterior kennels and possible impacts on nearby water bodies. The County will review stormwater management and driveway access to Boonton Avenue.
6. Lands of Rosenhaus, Morris Township – This application concerns a subdivision of 58.4 acres and will create six lots; three of these lots will be acquired for municipal open space. There are no County concerns.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for May 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	-		
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 on Senate Bill 2818, which would modify requirements concerning preliminary site plans and subdivision approvals under the Municipal Land Use Law. He stated that the Morris County Planning Board had adopted a resolution opposing the bill and reported that the bill is being held in committee due to the concerns and objections of various parties. Ms. Marion stated that the sponsor of the bill directed the League of Municipalities, New Jersey Planning Officials, counties and any other interested party to develop a compromise bill. Ms. Marion hopes that Morris County will be invited to participate.

Mr. Soriano noted several affordable housing bills. The first is Senate Bill S2991 that establishes defense against exclusionary zoning litigation seeking builder's remedy. Senate Bill S2992 clarifies that the five month window established by the Supreme Court for submission of new housing plans begins after the trial court establishes standards for these plans. Senate Bill S2993, would authorize the Bloustein School of Planning to calculate the affordable housing obligation and Senate Bill S2994 would amend the Fair Housing Act to allow the use of the growth share methodology to calculate affordable housing obligations.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano gave the report. The Borough of Mount Arlington submitted two amendments; one for a Highlands Preservation Area Master Plan Element and another for a Highlands Environmental Resource Inventory; both amendments were based on Highlands model documents. Mine Hill Township submitted a 2015 Master Plan Reexamination Report which recommended several changes, including the elimination of an affordable housing district located in a Highlands "Protection Zone."

Mr. Soriano summarized the May 2015 Land Use Ordinance Monthly Report stating that the Board received three proposed ordinances and three adopted ordinances for a total of six ordinances. He noted that Washington Township amended its site plan review regulation applicable to signs and Madison Borough modified several affordable housing requirements.

Long Range Planning

Ms. Olcott stated the Committee did not meet.

LIAISON REPORTS

Lake Hopatcong Commission - Ms. Marion stated that a report was received from Mr. Jarvis concerning the slow recovery of the lake due to the lack of rain and the annual drawdown of the water level. The Commission will review the Water Level Management Plan and that, due to a lack of funding, weed harvesting will be limited.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council
Mr. Rattner informed the Board that the Lake Musconetcong Regional Planning Board approved a pilot study for the use of a bacterial weed management treatment on the lake. He informed the Board that the Commissioners of the Musconetcong Sewage Authority offered use of their laboratories for any needed testing. He also stated that this treatment may reduce sludge in the Lake.

Morris County Open Space Trust Fund

Ms. Pierce stated the Committee did not meet, but the deadline for applications is June 19, 2015. She stated that site visits will be done in the months of September and October.

Mr. Rattner asked how much funding is available for Historical Preservation. Ms. Marion and Ms. Galate stated that \$3.5 million is currently available for funding of Historic Preservation. Ms. Marion explained the process of ranking the applications for the funding. She stated that recommendations will be given to the Morris County Freeholders at their next meeting.

Correspondence and Reports Received

Ms. Marion informed the Board that a letter was received indicating that the Waterloo Village Historic District was entered into the New Jersey Register of Historic Places on February 5, 2015. She stated that the District is located both in Byram Township, Sussex County and Mount Olive Township in Morris County.

Report of Meetings

Ms. Marion will report under Other Business.

Other Business

COAH update – Ms. Marion stated she attended an Affordable Housing Workshop sponsored by the Morris County Economic Development Corporation. She stated that presenters at the meeting included Ed Buzak, Morris County attorney and expert on affordable housing/COAH matters, Joe Burgis a planner who represents a number Morris County towns, Arthur Linfante and Paul Beisser real estate economists/appraisers of the Value Research Group, and Philip Abramson, planner for Morristown. She stated that Mr. Buzak gave a presentation on the history of Mount Laurel and COAH, while Mr. Burgis explained what towns need to do in terms of submitting their plans. She reported that the Real Estate Marketing Group spoke on the current demographics and marketing demands in terms of housing. Mr. Soriano reported that he attended a similar meeting today in Madison at which attorney Jeff Surenian, consultant Shirley Bishop and Morristown Planner Philip Abramson were presenters.

LEGAL UPDATE

Mr. Bush had nothing to report.

Comments from the Public

None

NEXT MEETING

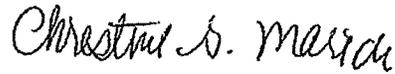
Ms. Marion stated that Meghan Hunscher from the Morris County Economic Development Corporation will be giving a presentation at the next meeting. Ms. Marion will check to see if Ms. Hunscher can accommodate the alternate meeting date.

The next meeting is scheduled for August 6, 2015 at 7:00 p.m. (Alternate date due to Verizon 5K Race)

ADJOURNMENT

At 8:10 p.m., Mr. Vitz moved to adjourn the meeting. Mr. Eppel seconded, and all approved by voice vote.

Respectfully submitted,



Christine Marion, P.P./AICP
Planning Director

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

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

30 Schuyler Place
August 6, 2015

Morristown
New Jersey

Vice Chairman Rattner called the Regular Meeting to order at 7:07 p.m. with a salute to the flag.

OPEN PUBLIC MEETINGS LAW

Vice Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice dated January 26, 2015. He reported that a quorum was not present and that the meeting would address information items.

ROLL CALL

Those present were:

Steve Rattner, Vice-Chairman	Deena Leary, Department Director
Ted Eppel	Anthony Soriano, Supervising Planner
Nita Galate, Alternate #2	Greg Perry, Supervising Planner
Roslyn Khurdan, County Engineer Alt.	Joe Barilla, Principal Planner
	Rene Axelrod, Recording Secretary

Presentation

Ms. Meghan Hunscher, Executive Director of the Morris County Economic Development Corporation (MCEDC) gave a brief synopsis concerning the functions of the MCEDC and recent MCEDC activities. The MCEDC is a division of the Chamber of Commerce and a public/private partnership with the County of Morris.

She described the core initiatives of the MCEDC, including marketing and branding of the county, business outreach, attraction and retention, developer assistance, programs, events, and local government outreach and support. She stated that there are eight municipal EDC's and that she is meeting with all to discuss best practices. She reported that during the last six months, MCEDC has assisted various local projects, including the Boonton Transit Village and SWOT analysis (Strengths/ Weaknesses/Opportunities/Threats) with Pequannock Township and Butler Borough. She stated that she and Ms. Marion are working on a pilot project with the Highlands Council to demonstrate how the development process in the Highlands may be streamlined. She reported that the MCEDC is seeking to strengthen partnerships with various agencies to promote county economic development, including the New Jersey Alliance for Action, the New Jersey Business Action Center, the National Association of Industrial and Office Properties, Choose New Jersey and the New Jersey Department of Tourism. She reported on future MCEDC activities, which focus on reducing office vacancies, increasing business outreach, increasing county marketing efforts and supporting increased strategic planning and partnerships to advance economic progress.

The Board thanked her for her presentation.

REVIEW OF MINUTES

No vote was taken on the June 18, 2015 minutes due to lack of a quorum.

DIRECTOR'S REPORT

The Director's June-July 2015 Report will be placed on file.

REPORT OF FUNDS RECEIVED

Funds received for June 2015 totaled \$9,775.

Funds received for July 2015 totaled \$10,465.

FUTURE MEETINGS

Nothing to report.

COMMITTEE REPORTS

Environment and Watershed

Wastewater Management Plan – Mr. Soriano stated that the Jefferson Township Wastewater Management Plan (WMP) was adopted by the New Jersey Department of Environmental Protection. He informed members that Ms. Michelin continues her work on the WMP chapters for municipalities included in the Rockaway River Valley Sewage Authority.

Land Subdivision and Zoning

Developments Reviewed – Mr. Rattner reported on the August 6, 2015 committee meeting held before the Planning Board meeting. Mr. Rattner noted that the committee reviewed five applications and noted the following two applications:

1. Meridia Transit Plaza, County Route 513, Dover – This is a redevelopment project within downtown Dover for a five story mixed use structure on 1.22 acres. The building will contain 214 apartment units, three small retail spaces and 194 parking spaces under the building. County Engineering will review stormwater management and the intersection of West Blackwell Street and South Sussex Street, which is to be vacated.
2. Port Oram Village, County Road 634, Wharton – This is for a redevelopment of the 1.16 acre Green Tent site into a 49 unit four story apartment building with 96 parking spaces. Mr. Rattner stated the applicant sought county input on the concept plan for this redevelopment and will be requesting two waivers from the County Land Development Standards at the time of the site plan application. County Engineering will review submitted materials and provide comments.

Report of Action for June 2015 and July 2015 will be voted on at next meeting.

Recent Legislation – Mr. Soriano reported that Assembly Bill A1294 was signed into law, extending Right-to-Farm Act protections to commercial beekeepers. He then reported on newly introduced Assembly Bill A4632, which would reform procedures concerning affordable housing. He summarized the major provisions of the bill, noting that the bill is identical to the original version of a bill introduced several years ago, which after incurring various revisions, passed the Legislature. The final amended version of the bill was vetoed by the Governor.

Master Plan & Land Use Ordinance Monthly Report – Mr. Soriano reported that the Borough of Florham Park submitted its 2015 Master Plan Reexamination Report, which updates the Reexamination Report adopted in 2005. The report notes major concerns, including the development of the “Fish Property,” which is one of the largest remaining developable parcels in the Borough. The report also recommends amending zoning for Fairleigh Dickerson University and the College of Saint Elizabeth to reduce the number of variances needed for these sites, which are now zoned for residential use.

Mr. Soriano then summarized the June 2015 and July 2015 Land Use Ordinance Monthly Reports. He stated that the Board received eleven proposed ordinances and twelve adopted ordinances in June. He noted an ordinance from the Borough of Florham Park concerning the rezoning of certain parcels from commercial use to multi-family residential use.

Mr. Soriano stated that there were eight proposed ordinances, four adopted ordinances and one tabled ordinance included in the July 2015 Land Use Ordinance Monthly Report. He noted an ordinance from Hanover Township concerning the sale and serving of alcoholic beverages in certain structures.

Circulation Element update - Mr. Soriano informed the Board that the consultant is conducting a second round of public engagement activities, including attendance at various events in the county in order to obtain public input on the Circulation Plan Element. He reported that County staff have reviewed two draft technical documents, the “Literature Review” and “Inventory and Trends” and that the consultant is currently revising these documents based on the staff’s review. He reported that the consultants should be submitting the next technical document in about a week.

Mr. Soriano then announced that the next TAC meeting will be held in early September, at which time, initial findings and recommendations will be discussed. Following the TAC meeting, the consultant will provide a summary of findings and recommendations on October 1, 2015, which will subsequently be provided to the Board in advance of the October 15, 2015 Planning Board meeting. This meeting will be a joint meeting of the Planning Board, the Board of Transportation and the Freight Rail Advisory Committee. The consultant will present a summary of recommendations at the meeting for Board review. Mr. Soriano stated that a complete draft of the Circulation Plan Element is expected to be submitted by December 31, 2015.

LIAISON REPORTS

Lake Hopatcong Commission – Mr. Soriano stated a report was not submitted by Mr. Jarvis. From meeting notes posted on the Lake Hopatcong Foundation website, 875 cubic yards of weeds were removed from the lake so far this year and current funding will allow the Commission to continue weed harvesting through mid-August, at which time remaining funding must be used to repair equipment in preparation for next year's round of weed harvesting. He reported that the Commission may conduct additional outreach to the Lake Hopatcong communities in an effort to obtain additional funding for weed harvesting.

Ms. Leary reported that she attended an event at which the Morris County Board of Freeholders presented a Morris County Historic Preservation Grant to the Lake Hopatcong Foundation to assist in purchase of the Lake Hopatcong Train Station in Landing. She reported that the lake remains at relatively low levels, despite recent rains. Ms. Galate noted that silt build-up at the bottom of lake is preventing natural springs from supplying the lake from below.

Lake Musconetcong Regional Planning Board/ Musconetcong River Management Council

Mr. Rattner stated that the water chestnut infestation is lower this year and attributed this to the use of herbicides over the last three years. He also reported that the State of New Jersey asked to borrow a weed harvester for a week to address weed problems of the New Jersey Water Supply Authority located in Annandale in Hunterdon County.

Morris County Open Space Trust Fund

Mr. Soriano reported that the Open Space Trust Fund will be reviewing eight applications for a total of 2 ½ million dollars and 141.5 acres. He then reported that there have been two closings in the past three months, the first in Boonton Township for 6.5 acres and the second in Harding Township for 10.6 acres. He noted that, to date, the Trust has preserved 17,399 acres of open space.

Correspondence and Reports Received

Mr. Soriano reported the receipt of a letter from Senator Pennacchio in response to Morris County Planning Board Resolution 2015-2 opposing Senate Bill S-2818, which concerns modifications to requirements for preliminary site plan and subdivision approvals. The Senator wrote that he would keep the Board's concerns in mind should the bill come up for a final vote in the Senate.

Report of Meetings

Nothing to Report.

Other Business

Affordable Housing Update – Mr. Soriano stated that towns wanting to participate in the new court process and obtain court protection had to file by July 9, 2015 for declarative judgement and temporary immunity. He reported that 25 towns in Morris County have submitted their declaratory judgement requests to the court and that these municipalities have four months remaining by which to submit new affordable housing plans for judicial review.

Soil Health Webinar – Mr. Soriano announced that Ms. Michelin and Mr. Barilla have developed a two part webinar series on soil health in association with the New Jersey Section of the American Water Resources Association. The webinar sessions will be held on September 25, 2015 at 11 a.m. and October 30, 2015 at 11 a.m. He reported that staff sent information on the Soil Health webinar to municipalities. He distributed a flyer on the Soil Health webinar to the Board members.

LEGAL UPDATE

No report.

Comments from the Public

None

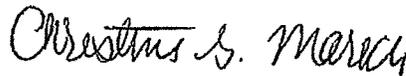
NEXT MEETING

The next meeting is scheduled for September 17, 2015 at 7:00 p.m.

ADJOURNMENT

At 8:07 p.m., Ms. Khurdan moved to adjourn the meeting. Ms. Galate seconded, and all approved by voice vote.

Respectfully submitted,



Christine Marion, P.P./AICP
Planning Director

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