

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

30 Schuyler Place  
April 18, 2024

Morristown  
New Jersey

Meeting Held In-Person and Via WebEx

Chairman Rattner called the Regular Meeting to order at 7:04 p.m.

**OPEN PUBLIC MEETINGS LAW**

Chairman Rattner stated that the Secretary of the Board provided public notice of this meeting in a legal notice in accordance with the Open Public Meetings Act.

**ROLL CALL**

Those present were:

Steve Rattner, Chairman	Joseph Barilla, Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Virginia Michelin, Assistant Director, Planning and Preservation
Nita Galate, Secretary	Staci L. Santucci, Esq., County Counsel
Everton Scott	Anthony Soriano, Supervising Planner
Mohamed Seyam	Mike DiGiulio, Senior Planner
Joseph Falco, Alternate #1	Barbara Murray, Open Space Program Coordinator
Chris Vitz, County Engineer	Alyssa Ercan, Recording Secretary

**STATEMENT REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS LAW**

Ms. Ercan read the Statement Regarding Compliance with the Open Public Meetings Law. Mr. Rattner invited members to join in for the pledge of allegiance to the flag.

Mr. Rattner then moved item 12 of the agenda "Other Business" to permit Ms. Renderio of the Office of State Planning to give her presentation.

**OTHER BUSINESS**

Presentation by Donna Renderio, Executive Director, Office of Planning Advocacy (OPA) on the State Development and Redevelopment Plan.

Ms. Rendario introduced herself to the Board and began her PowerPoint presentation describing the process by which the State Development and Redevelopment Plan (State Plan) will be updated. Her presentation covered various issues, including but not limited to the basis for the development of the State Plan, changes to the goals of the State Plan, and new State Plan mapping protocols that address environmental and growth factors and determine suitability for development. These protocols include a screening tool that incorporates a point system to help determine appropriate areas for growth or preservation. She discussed the anticipated timeline for release of the

preliminary State Plan, the subsequent cross acceptance process, the potential role of counties as negotiating entity, the required work program, development of local cross-acceptance response templates and related public hearings. She noted that the OPA had special guidance that should be relied upon when reviewing potential locations for warehousing.

Mr. Scott asked about the basis for the special warehouse guidance and Ms. Rendario discussed local zoning, consideration of adjacent municipalities, design considerations and the need for regional corridor analysis to determine the impact of development. Ms. Olcott asked if funding is available for regional analysis and Mr. Rendario noted a proposed bill that could provide funding for such activity if passed. Mr. Falco asked about the potential use of warehouse structures as AI centers and the potential drain on energy resources needed to power such centers. He also asked whether the screening tool would consider the value of historic structures. Ms. Rendario stated that the OPA may work with the BPU on guidance related to potential AI energy use and that the State Plan supports the protection of historic structures. Mr. Rattner noted the negative impacts of placing warehousing in locations where the transportation infrastructure is inadequate to handle the associated truck traffic. Ms. Olcott asked about the meeting schedule and Ms. Rendario stated that she will work with counties to determine the most appropriate meeting schedule. Responding to a question from Mr. Scott, Ms. Rendario indicated that her office is working with the NJDCA to coordinate their buildout analysis.

**REVIEW OF MINUTES**

Vice-Chair Olcott moved the Planning Board Meeting Minutes of March 21, 2024. Mr. Scott seconded the motion. The motion was approved by roll call vote.

**ROLL CALL**

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	-		
Christine Myers, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Mohamed Seyam	X		
Gregory Johnsen	-		
Joseph Falco, Alt.1	X		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

**DIRECTOR’S REPORT**

The Director’s Report for March 2024 was reviewed and accepted by the Board and will be placed on file.

## REPORT OF FUNDS RECEIVED

Funds received for March 2024 were \$3,915.

## COMMITTEE REPORTS

### Environmental and Watershed

*County Wastewater Management Plan* – Mr. Barilla had nothing new to report.

*County Watershed Activities* – Mr. Barilla reported that none of the twelve potential construction projects the Army Corp of Engineers were proposing to alleviate flooding in the Whippany River basin passed their cost-benefit analysis. The Corp will now shift to a basin-wide stormwater management study and has added another year to their anticipated completion date. Mr. Scott asked Mr. Barilla where the County stands regarding the wastewater management plan. Ms. Michelin responded that the Plan is being developed on a town-by-town basis and that completion of individual chapters is often delayed while waiting for a developer and the DEP to come to a consensus about how a treatment plant should be expanded; chapters cannot be completed until a consensus is reached.

### Land Subdivision and Zoning

*Developments Reviewed* – Ms. Olcott highlighted the following item from the Land Development Review Committee meeting held on April 12, 2024.

**Parsippany, 20-30 Lanidex West Warehouse, 2024-29-4-SP-0 (CR 511)** -This site plan concerns the redevelopment of an existing office building to a 140,351 square foot warehouse on a 10.5-acre parcel. Site access will be from two new full-access driveway connections to Lanidex Plaza West. Mr. Barilla added that curbing for the full property length along Parsippany Road will be required. Guiderails along the retaining walls will also be required.

Ms. Olcott made a motion to approve the Report of Actions Taken on Development Plans for March 2024. Mr. Scott seconded the motion, and it was approved by roll call vote.

**ROLL CALL**

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	-		
Christine Myers, Commissioner Director	-		
Thomas Mastrangelo, Commissioner Alt.	-		
Isobel Olcott, Vice Chair	X		
Nita Galate, Secretary	X		
Everton Scott	X		
Mohamed Seyam	X		
Gregory Johnsen	-		
Joseph Falco, Alt.1	X		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

**Legislative and Municipal**

**Recent Legislation-** Mr. Soriano noted two recently introduced bills concerning affordable housing mandates. He highlighted Senate Bill S3065, which would exclude environmentally sensitive and flood prone lands from affordable housing vacant land calculations when they are regulated by a federal or state agency. Currently, such lands are only excluded from vacant land calculations if their development is prohibited by a state or federal agency. He also reported on Assembly Bill A4143, which would permit one half affordable housing bonus credit for low- and moderate-income households in which at least one member of the household is employed as a teacher.

He reported that three additional affordable housing bills were signed into law. These included 1) Assembly Bill A2312, which allows projects supported by affordable housing development fees to be exempt from property tax and to instead contribute to municipal services by making payments in lieu of taxes, 2) Senate Bill S2296 which will permit municipalities to authorize municipal clerks to submit certain written statements regarding affordable housing on the municipality’s behalf instead of a written statement from the governing body and 3) Senate Bill S1415, which permits for profit affordable housing entities to join with nonprofit affordable housing entities in joint insurance funds.

**Master Plan & Land Use Ordinance Monthly Reports** – Mr. Soriano reported that there were no new Master Plans submitted during the review period.

Mr. Soriano reported on the March Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation received two proposed and seven adopted ordinances. He highlighted a Florham Park ordinance introduced to adopt the 165 Park Avenue Redevelopment Plan. This Plan concerns a two-acre Boro-owned vacant property off Park Avenue, currently zoned for office and manufacturing. The Redevelopment Plan will also allow development of public buildings, facilities for emergency services, and billboards. Mr. Soriano also highlighted an adopted ordinance from Washington Township regarding a Redevelopment Plan for a 16.6-acre parcel

located on Parker Road, commonly known as the Cleavland Industrial Site. This site is adjacent to the Parker Road Firehouse and preserved farmland. The redevelopment plan will allow for a variety of uses including business offices, computer centers, call centers, a commercial sports arena, essential services, agriculture, business and vocational schools, and houses of worship.

Mr. Falco asked whether the County has any say concerning the development in in Florham Park that would be allowed under 165 Park Avenue Redevelopment Plan, with particular concern regarding the allowance of billboards. Mr. Barilla responded that if development extends to Park Avenue, it will have to be reviewed by the County via site plan submission.

### **Long Range Planning**

Open Space Plan Update – Mr. Soriano reported that comments received from the Long Range Committee were incorporated into the draft sections of the plan, which has since been amended to include additional photos, a title page, acknowledgements, signature page and table of contents. Copies were printed and provided to the Long Range Committee for a final review. Once the Committee approves the draft, it will be provided to the Open Space Trust Fund Committee, Flood Mitigation Committee, Morris County Park Commission, and MCMUA for their final comments. Pending any amendments from that review, the final draft will be provided to the full Board for their review. Following that, the Board will determine a date for a public hearing and hopefully adoption. Ms. Olcott asked Mr. Soriano whether the Open Space Plan would be a helpful resource for the upcoming State Plan negotiations. Mr. Soriano replied that it would depend on the scoring system being proposed.

### **LIASION REPORTS**

#### **Lake Hopatcong Commission**

Mr. Barilla reported that the studies for the aeration project have been completed and the system has been designed. The current challenge is to determine the onshore location of the aerations system equipment. Mr. Falco asked Mr. Barilla about the purpose of the aeration system and Mr. Barilla explained that the aeration system will oxygenate the lake in hopes of diminishing the growth of Harmful Algae Blooms.

#### **Lake Musconetcong Regional Planning Board / Musconetcong River Management Council and Musconetcong Watershed Association**

Mr. Rattner had nothing to report.

#### **Morris County Open Space Trust Fund**

Mr. Scott had nothing to report.

#### **Trail Construction Trust Fund Committee**

Ms. Olcott reported the Borough of Chatham will conduct a ribbon cutting ceremony for the Historic Riverside Trail at Shepard Kollock Park on April 27<sup>th</sup>. Mr. Barilla reported that the rule changes for the program were approved at the last Commissioner meeting.

**CORRESPONDENCE AND REPORTS RECEIVED**

Mr. Barilla notified the Board that they will be receiving an invitation to the Volunteer Appreciation Reception.

**REPORT OF MEETINGS**

Mr. Barilla had nothing further to report.

**COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**NEXT MEETING**

The next meeting will be on May 16, 2024.

**ADJOURNMENT**

At 8:18 pm, Mr. Vitz moved to adjourn the meeting. All approved by voice vote.

Respectfully submitted,



Joseph Barilla, P.P./AICP  
Planning Director

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