

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

30 Schuyler Place
June 20, 2024

Morristown
New Jersey

Meeting Held Via WebEx

Chairman Rattner called the Regular Meeting to order at 6:00 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 and invited members to join in for the pledge of allegiance to the flag.

ROLL CALL

Those present were:

Commissioner Stephen Shaw	Joseph Barilla, Director, Planning and Preservation
Steve Rattner, Chairman	Virginia Michelin, Assistant Director, Planning and Preservation
Isobel Olcott, Vice-Chair	Staci L. Santucci, Esq., County Counsel
Nita Galate	Anthony Soriano, Supervising Planner
Everton Scott	Kevin Sitlick, Senior Planner
Mohamed Seyam	Barbara Murray, Program Coordinator OSTF
Gregory Johnsen	Mike DiGiulio, Senior Planner
Chris Vitz, County Engineer	Brenda Haycock, Assistant Planner
	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.

REVIEW OF MINUTES

Ms. Olcott moved the Planning Board Meeting Minutes of May 16, 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			X
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	X		
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

DIRECTOR’S REPORT

The Director’s Report for May 2024 was reviewed and accepted by the Board and will be placed on file. Commissioner Shaw asked Mr. Barilla how he plans to cover the State Plan Cross-Acceptance process with the number of staff currently in the Planning and Preservation Department. Mr. Barilla responded that it will be a challenge, and that if municipalities in the Highlands Region choose to use Morris County as their negotiating entity, the Department will have to look to the State for additional manpower. Commissioner Shaw then asked Mr. Barilla what the timeline is for the State Plan Cross-Acceptance Process. Mr. Barilla responded that he could not provide an answer since the release date for the plan is continually being pushed back.

REPORT OF FUNDS RECEIVED

Funds received for May 2024 were \$3,110.

COMMITTEE REPORTS

Environmental and Watershed

County Wastewater Management Plan – Mr. Barilla reported that the Mount Arlington Chapter of the Wastewater Management Plan was submitted to the Department of Environmental Protection. He also reported that work has begun on the Long Hill Chapter. He reported that Virginia Michelin met with officials from Long Hill and New Jersey American, the company that manages Long Hill’s wastewater operations.

County Watershed Activities – Mr. Barilla reported that work on the Lake Hopatcong aeration grant is moving forward. Officials are working with property owners to identify onshore locations for the generator stations that power with the aeration system. He also reported that members of

the Lake Hopatcong Committee visited another lake with a similar aeration system to hear what it sounds like when it is in operation.

Land Subdivision and Zoning

Developments Reviewed – Ms. Olcott highlighted the following items from the Land Development Review Committee meeting held on June 14, 2024.

Parsippany, Islamic Community Cultural Center, 2024-29-7-SP-0 (CR 637) This site plan concerns modifications to the existing Islamic Cultural Center and construction of a four-story, senior living building on 2.63 acres. The senior living building will have 29 units, of which six will be designated as affordable. There is a proposed reduction of 2,702 square feet of impervious coverage. County Engineering will review stormwater and the driveway for compliance with County Development Standards.

Randolph, Proposed Catering Hall, 2024-32-4-SP-0 (Route 10) This site plan is for the redevelopment of an existing vacant, two-story banquet hall and existing amenities on 20.1 acres. The existing building will be demolished for the construction of a new two-story, 29,346 square foot catering hall with associated parking and lawn areas. There will be a reduction of 59,094 square feet of impervious coverage.

Mr. Seyam asked Ms. Olcott if the senior living building is going to be on the same site as the Islamic Cultural Center. Ms. Olcott responded that the building will be located behind the Center on part of the current parking lot.

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

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
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	X		
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

Legislative and Municipal

Recent Legislation- Mr. Soriano reported on Senate Bill S3353, which would amend the “Right-to-Farm-Act,” to allow housing for resident farm employees on a commercial farm to be a permissible activity and eligible for Right-to-Farm protections. Currently, only full-time equine related employees are permitted on site as part of the Right-to-Farm-Act. Mr. Soriano also reported on Senate Bill S3405 which would amend the “Farmland Assessment Act of 1964” to clarify that the mere cessation of agricultural activity on land that is assessed/taxed as farmland under that law, will not subject the land to roll-back taxes until the land is converted to another non-agricultural use.

Mr. Soriano then reported on Senate Bill S876 which makes a one-time supplemental appropriation of \$17 million for grants for certain lake management activities for recreation and conservation purposes. He also reported on Senate Bill S3202, which establishes \$100 million from the NJDEP to provide grants to municipalities that undertake planning and design projects related to prospective water infrastructure projects that meet their future needs. Lastly, Mr. Soriano reported on Assembly Bill A4505, which would require the NJDEP to construct marinas or enter into long-term contracts with the owners of private marinas, to provide for public boat access to any State-owned lake at which boats with or without onboard motors are allowed.

Master Plan & Land Use Ordinance Monthly Reports – Mr. Soriano reported that the Borough of Chatham submitted a new Environmental Resource Inventory to update the current ERI adopted as part of their Master Plan in 2016. This inventory covers existing environmental conditions including Geology/Topography, Soils, Land Use/Land Cover and Historic Sites, Vegetation, Wildlife/Threatened and Endangered Species, Hydrology, Wetlands/Riparian Areas/Flood Zones, and Water Quality.

Mr. Sitlick reported on the May Land Use Ordinance Monthly Report, stating that the Office of Planning and Preservation received fifteen proposed, seventeen adopted, and one defeated ordinance. He highlighted Florham Park ordinance 24-14, which establishes the MU-Mixed-Use District. The new district totals four acres in size and has frontage on Columbia Turnpike, Hanover Road, and Ridgedale Avenue and will permit 55 multi-family units with a 20% affordable housing set aside. Mr. Sitlick also highlighted Morristown ordinance O-24-2024, which adopts the Spring Street Redevelopment Plan.

Long Range Planning

Census Update – Mr. Sitlick gave a detailed presentation on recent data and statistics for Morris County. Key information from the report was:

- Morris County’s population increased by 3,204 or 0.6% from 2022 to 2023, to 514,423. New Jersey’s population increased by 0.3% during the same period.
- Morris County’s total housing units increased by 758 or 0.4% from 2022 to 2023, with a current total of 200,045. Total housing units increased by 0.3% in New Jersey during the same period.

- Birth counts in Morris County have increased 4.1% from 2012 to 2022. New Jersey's birth counts increased only 1.5% during the same period.
- Total enrollment in Morris County school districts was 73,333.5 in Fall 2023, up 557 or 0.8% from Fall 2022.
- The top four employers in Morris County are Barclays, Picatinny Arsenal, Novartis, and Atlantic Health System at the top with 10,743 full-time employees.

Mr. Sitlick noted that the information in the presentation has been posted to the Office of Planning and Preservation's 'Data and Statistics' section of the website. Ms. Olcott commented that Morris County might see greater pressure on social services with the increase in affordable housing and changing demographics.

Morris County Master Plan Draft Open Space Element – Mr. Soriano reported that after approval of the draft Open Space Element by the Long Range Committee, it was sent to the Open Space Trust Fund Committee, the Flood Mitigation Committee, the Morris County Park Commission, and the MCMUA. Based on comments received from those committees, further amendments to the draft were made, and the amended version was sent back to the Long Range Committee for their approval, after which the approved draft was sent to all Planning Board members on June 10th. No further comments were received.

Mr. Soriano acknowledged staff-members Brenda Haycock for her work updating the Public Lands Inventory, Joe Barilla, Virginia Michelin, and Barbara Murray for their input on the goals and objectives, and Alyssa Ercan and the various Committee members for their reviews of the plan. Mr. Rattner noted the detail included in the Plan and asked Mr. Soriano if he knew how many hours went into its creation. Mr. Soriano did not have this information. Commissioner Shaw asked Mr. Soriano if 1988 was the last time this Element was updated, and Mr. Soriano confirmed that was correct.

Ms. Olcott made a motion to move the Morris County Master Plan Draft Open Space Element for public hearing. Ms. Galate seconded the motion, and it was approved by roll call vote.

ROLL CALL

VOTE	Aye	Nay	Abstain
Steve Rattner, Chairman	X		
Stephen Shaw, Commissioner	X		
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	X		
Joseph Falco, Alt.1	-		
Mark Venis, Alt.2	-		
Christopher Vitz, County Engineer	X		
Roslyn Khurdan, (County Engineer Alt)	-		

The Board discussed the meeting date for the public hearing. Mr. Soriano explained that prior to the hearing, the draft Element would need to undergo some reformatting, it must be posted on the county website, a public notice must be published, and all municipalities must receive a copy. Typically, the Board has provided between 30-45 days for municipal review. With those factors in mind, the Board settled on the date of August 21st for the public hearing, which will be held virtually via WebEx.

LIASION REPORTS

Lake Hopatcong Commission

Mr. Barilla reported that the fountain at Lake Hopatcong State Park has been restored and there will be a ceremony on July 16th to mark the occasion. It will be 90 years to the day that the fountain first started operating.

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

Mr. Rattner reported that the Musconetcong River Management Council and Musconetcong Watershed Association has had almost a complete turnover of staff. He also noted that the representative from the National Park Service said that related federal funding is in place and there was an increase over last year. Mr. Rattner then reported that the Musconetcong River Management Council is working on developing a water vision plan and will be celebrating its 25th anniversary, noting that the Musconetcong is not only designated as a Wild and Scenic River, but

is also designated as a National Water Trail as part of the National Trails System. He also reported that Lake Musconetcong is debating how to handle their Canadian Goose population.

Morris County Open Space Trust Fund

Mr. Scott had nothing to report.

Trail Construction Trust Fund Committee

Ms. Olcott reported that letters of intent to submit an application are due June 28th. She also reported that Denise Chaplick is no longer the staff member in charge of the Trail Construction Trust Fund Committee. Mr. Barilla reported that there have been several final inspections of trail projects over the past few weeks, and he will share any information about unveiling ceremonies with the Commissioners office. He also added that it is likely that there will be many letters of intent submitted at the last minute.

CORRESPONDENCE AND REPORTS RECEIVED

Mr. Barilla had nothing further to report.

REPORT OF MEETINGS

Commissioner Shaw reported that a committee has been created to review the Preservation Trust Fund and explore possible expansion to include stewardship activities. He inquired as to when the next meeting is scheduled and Mr. Barilla replied that a date for next meeting has not yet been chosen.

OTHER BUSINESS

Mr. Rattner asked Commissioner Shaw if there was anything he would like to share with the Planning Board. Commissioner Shaw reported that the capital budget has been completed and the deadline for American Rescue Plan (ARP) funding is approaching. The County received \$95 million in ARP funds, and it must be committed by this year. The Strategic Action Planning Committee is making funding recommendations and there are reevaluations concerning which projects will be able to be completed within the given timeline. One project that was approved and will be completed in time is the construction of a warehouse-shelter space for County use. Commissioner Shaw also reported that the courthouse project is moving along, and that infrastructure projects continue throughout the County, including the Route 15 bridge crossing the Rockaway River.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

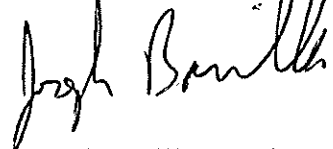
NEXT MEETING

The next meeting will be on July 18, 2024.

ADJOURNMENT

At 6:52 pm, Mr. Vitz moved to adjourn the meeting. All approved by voice vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Barilla". The signature is written in a cursive style with a large initial "J".

Joseph Barilla, P.P./AICP
Planning Director

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