

Minutes of the Regular Meeting of the Morris Plains Planning Board held on April 16, 2012 at 7:30 p.m. in the Council Chambers, 531 Speedwell Avenue. The following members were present:

Present: Mr. Andre Jensen
Mrs. Sydney Leach, Vice Chair
Mr. Ralph Lopez, Chair
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mr. Donald Underhill
Mr. Raymond Zabihach
Mayor Frank J. Druetzler

Leon Hall, Borough Engineer
William Denzler, Borough Planner
Christopher Falcon, Board Attorney

PLEDGE OF ALLEGIANCE

The meeting was called to order by Mr. Lopez. Mr. Lopez made the statement that adequate notice of this meeting has been published and posted in accordance with Chapter 231 of the Public Law of 1975, "Open Public Meetings Act."

COMMENTS FROM THE PUBLIC

Mr. Lopez opened the meeting to the public to speak on matters other than those on the agenda. No comments were forthcoming, and this portion of the meeting was closed to the public.

APPROVAL OF MINUTES

Mr. Nichols moved that the minutes as circulated of the March 19, 2012 Regular Meeting be approved, seconded by Mr. Jensen.

Roll Call

Yeas: Mr. Jensen, Mrs. Leach, Mr. Lopez, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mr. Zabihach, Mayor Druetzler

Nays: None

Motion carried.

CORRESPONDENCE AND BILLS

Mr. Nichols read the vouchers presented for payment:

trees are requested. He also asked for the installation of additional Evergreen trees. He will continue to observe the plantings to ensure acceptable size, height and quantity.

Mayor Druetzler advised that as of Thursday, 21 units were sold with three deposits.

Mr. Lopez referred to a letter received from Burns & Schaffer advising that American Hi-Tech Park, LLC has sold the property to Waterview at Hanover, LLC. He also referred to April 2, 2012 correspondence regarding the Cortese minor subdivision.

Mayor Druetzler advised the minor subdivision is completed.

COMMITTEE REPORTS

Minor Site Plan Committee

No report presented.

Master Plan Review Committee

No report presented.

NEW BUSINESS

Ordinance 7-2012

This ordinance relates to a request from the Zoning Officer to simplify certain applications presented to the Boards.

Mr. Zabihach advised this ordinance was introduced at the April 5, 2012 Council meeting and will be presented for final public hearing and adoption at the Council's meeting on April 19, 2012.

Cross discussion regarding this ordinance, including the Zoning Officer's ability to make determinations and then discuss the determinations with the Minor Site Plan Committee to seek agreement as a final/ultimate check.

Mr. Falcon provided his comments in regard to the ordinance, suggesting a revision changing "Board" to "Minor Site Plan Committee", stating in the third line that the "The Minor Site Plan Committee shall have the additional power . . ."

Mr. Zabihach advised he will contact the Borough Attorney tomorrow morning.

Mr. Falcon read the Resolution relating to the ordinance.

Mr. Underhill moved this Resolution be approved, seconded by Mrs. Leach.

Roll Call

Yeas: Mr. Jensen, Mrs. Leach, Mr. Lopez, Mr. Nichols, Mr. Novak,
Mr. Sawoski, Mr. Underhill, Mr. Zabihach, Mayor Druetzler

Nays: None

Motion carried.

Mayor Druetzler congratulated Mr. Falcon on becoming a grandfather on March 21, 2012. He reported that Honeywell toured the Johnson & Johnson building, the first building (450,000 SF, about one-third of the available office space at this site) when you pass the VFW building and the parking deck. He also commented on their Morris Township application. He further advised that Pfizer has signed a contract to sell their property to a developer. The rumor is that all the Pfizer buildings will be demolished. He does not know what kind of developer and has not been able to contact Pfizer to obtain additional information. However, it could be a busy remainder of the Board's year.

Cross discussion about the Pfizer and Johnson & Johnson situations, including that the proximity of the train station should be a strong selling point.

Mr. Zabihach referred to a letter received from the Highlands Council and wondered if there had been an opportunity to review it yet.

Mr. Denzler advised he has reviewed it and that it is advising that everything has been submitted and that it looks good.

OLD BUSINESS

Escrow Report

The Board Secretary advised that Mr. Banks has retired and the Finance Office has been very busy; an Escrow Report will be provided for next month's meeting. She believes everything is in good shape.

There being no further business, Mr. Zabihach moved the meeting be adjourned, seconded by Mrs. Leach. Voice vote. All in favor. Motion carried.

Karen M. Coffey
Commission Secretary

Maureen Sullivan
Recording Secretary