

Minutes of the Regular Meeting of the Morris Plains Planning Board held on December 10, 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, Chairman
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mr. Donald Underhill
Mayor Frank J. Druetzler

Absent: Councilman Raymond Zabihach
Mr. William Denzler, Borough Planner
Mr. Christopher Falcon, Board Attorney
Mr. Leon Hall, Borough Engineer

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 November 19, 2012 Regular Meeting be approved, seconded by Mrs. Leach.

Roll Call

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

Nays: None

Absent: Mr. Zabihach

Motion carried

CORRESPONDES AND BILLS

Mr. Nichols read the vouchers presented for payment:

William Denzler & Associates	PO#89997	\$1,236.26
For Professional Services rendered to the Planning Board, November 2012		
Anderson & Denzler Associates, Inc.	PO#90001	\$ 506.80

For Professional Services rendered to the Planning Board, November 2012

Mr. Nichols moved that the vouchers as read be approved, seconded by Mr. Underhill.

Roll Call

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

Nays: None

Absent: Mr. Zabihach

Motion carried

Mr. Lopez reviewed correspondence received. One item relates to flood hazard area – individual permit.

Mayor Druetzler commented that this relates to the dredging of Thompson Pond (Hartwell Pond). In the past the Mosquito Commission handles this responsibility, and hopefully Mr. Sawoski will be successful in talking with the current Commission staff to handle the needed dredging on this occasion. He also spoke about his concerns as to whether or not some work will indeed receive funding to address the problems at the other sites.

Cross discussion relating to certain letters/documentation, a pond, water storage, the low level of certain bodies of water; for example, the Whippany River (at the lowest point ever recorded right now) and the Southeast Morris County reservoir, the Whippany Road bridge near Route #10, and flooding issues.

COMMITTEE REPORTS

Minor Site Plan Committee

No report was presented at this time

Master Plan Review Committee

No report was presented at this time

NEW BUSINESS

2013 Meeting Dates

The Board members and the Board Secretary reviewed the proposed meeting dates for 2013. The February, May and December meeting dates are scheduled for the second Monday of the month; all others will be held on the third Monday of the month.

OLD BUSINESS

Escrow Report

The Board Secretary presented the Escrow Report. There is no change from last month. Pfizer is anxiously awaiting their payment.

May Druetzler commented that there will be a meeting tomorrow (December 11, 2012) at the Police and Fire Academy to address matters relating to the East Hanover Avenue Study from Speedwell Avenue to Whippany Road. The report to be presented will include recommendations and cost issues. He also reported that shop-rite has signed a new five year lease to stay in the borough even though they had brought property on Hanover Avenue and demolished buildings.

Continuing, Mayor Druetzler spoke about ideas from the Borough. These included a biking trail, sidewalks for the new townhouses at the American Road, Building #500 on American Road is vacant, formerly occupied by Fisher Scientific, but will soon be occupied by Coty. Coty is planning certain construction that will cost between \$10 million and \$15 million. Building #500 will become an R&D headquarters for Coty. In conjunction with the Morris County Park Commission, The Borough is asking Coty to install a trail from the train station to/from the Coty building. Coty appears to be in favor of this plan.

Next, Mayor Druetzler spoke about issues relating to the intersection of Speedwell Avenue and Hanover Avenue, including recommendations to take part of the gas stations. Lukoil is no longer, but there are negotiations with a possible new tenant. He will attend this meeting tomorrow.

He next discussed ideas for growing economic activity along Route #53. He anticipates there will be an ordinance at the January Board meeting for consideration by the board. One element is to consider being able to subdivide the Johnson & Johnson property into two halves. He provided some specific details on how such a subdivision might be done. No zoning changes are being contemplated at this time. He also touched on floor area ratio and parking issues.

He also commented on the purchase of certain Borough property – this discussion involved Hartz Mountain and Mack-Cali.

Mayor Druetzler also stated the Lennar has only ten townhouses units remaining.

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

Karen M. Coffey,
Board Secretary

Maureen Sullivan
Recording Secretary