

Land Development Standards Comment / EXECUTIVE SUMMARY Release

Hunterdon County Planning Board Seeks Public Comment on Land Development Standards

Hunterdon County residents are invited and encouraged to offer comments regarding the amendment to the County's Land Development Standards that will be introduced to the County Planning Board on December 3, 2020.

Hunterdon County first adopted Access Management and Land Use Standards for the review of site plan and subdivision developments on April 22, 1980. The Land Development Standards provide policy, procedures, rules, regulations, and requirements for the review and approval of site plan and subdivision development in the County of Hunterdon. Access management is the coordinated planning, regulation, and design of access between roadways and land development. Both promote the efficient and safe movement of people and goods by reducing conflicts on the roadway system and at its interface with other modes of travel.

These standards conform with current land use standards as set forth by the New Jersey Municipal Land Use Law. Proposed amendments to the County document include organization/formatting, submission methods, fees associated with submitted applications, geographic information systems (GIS) requirements and most importantly, the *Official Functional Classification of County and Municipal Roads Map*.

The County's Land Development Standards have not undergone a complete review since May 2000. In the intervening twenty years, numerous technological advances have changed the way development review is performed - including electronic submission, review, and storage of data – all of which create efficiencies within the required process. For example, applications for review by the Hunterdon County Planning Board submitted electronically are now posted on the County's website and are available to the public.

For the 2020 Land Development Standards amendment, the *Official Functional Classification of County and Municipal Roads Map* has been revised to conform to and meet current and anticipated advances in surveying methodology, and technical updates to global information systems (GIS). The map is an element of the County's Master Plan and Access Management Transportation system; as such, any changes to it require adoption by both the Hunterdon County Planning Board and the Board of Chosen Freeholders.

County Ordinance 2015-02 amended the Land Development Standards to eliminate fees for Subdivision and Site Plan reviews, with the exception being the requirement for escrow fees to cover external review.

The 2020 Land Development Standards review subcommittee included: Planning Board members, County Planning, Engineering, and GIS staff. The subcommittee reviewed the document section by section over the course of 2019 and 2020, meeting first in person, then virtually, to recommend, discuss, and incorporate changes. The draft document was then reviewed by the County Counsel's office.

Hunterdon County residents may provide comments regarding the draft Land Development Standards via email: planningemail@co.hunterdon.nj.us or by phone: (908) - 788 -1490.

The proposed Land Development Standards document may be found on the following webpage: <http://co.hunterdon.nj.us/pdf/hcpb/LDS/Hunterdon%20County%20Planning%20Department%20-%20Preliminary%20LDS%20for%2030day%20Review.pdf>

Following a 30-day comment period, the County Planning Board will hold a virtual public hearing for adoption on the amendment to the standards at 8:30am on December 3, 2020.