

HUNTERDON COUNTY PLANNING BOARD

Minutes – January 5, 2023

- MEMBERS PRESENT:** Carol Hoffmann, Phil Greiner, Andy Borkin, Gabrielle Bolarakis, Page Stiger, Richard Dodds (via call in), Dana Desiderio, Tom Mathews
- ABSENT:** Marc Saluk, Bob Hornby, Commissioner Director Rich, Commissioner Deputy Director Kuhl, Commissioner Van Doren
- STAFF PRESENT:** Bill Millette, Frank Bell, Katherine Fullerton, Sue Pena, Patty Leidner, Rebecca Deakin, Kris Melchers
Aaron Culton & Katrina Campbell- County Counsel

Supervising Planner, Katherine Fullerton read the Open Public Meetings Act notice and called the meeting to order at 8:17 AM

"This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided by prominently posting and maintaining so posted throughout the year in the Office of the County Clerk, Hall of Records, Main Street, Flemington, New Jersey, a public place reserved for such announcements, and by mailing on or before December 13th, 2022 to The Hunterdon Democrat, The Express Times, Courier News, The Trenton Times, Star Ledger, and TAPinto, newspapers designated by the Hunterdon County Planning Board to receive such notices. Notice has also been posted online in the Hunterdon County News."

REPORT OF THE NOMINATING COMMITTEE

Katherine Fullerton opened the meeting and requested the report of the Nominating Committee. Tom Mathews presented to the Board the slate of the 2023 officers: Carol Hoffman – Chair, Andy Borkin - Vice Chair, Phil Greiner – Secretary. Moved by Tom Mathews, seconded by Richard Dodds. The motion was approved.

Katherine Fullerton turned the meeting over to Chair Carol Hoffmann.

MINUTES OF THE DECEMBER 1, 2022 MEETING

Motion to approve minutes as accepted, Richard Dodds, Andy Borkin seconded, motion carried.

COUNTY COMMISSIONER UPDATE

No Commissioners were present to give a report.

DESIGNATION OF NEWSPAPERS AND CALENDAR DATE APPROVALS:

Chair Hoffman asked for a motion to designate the Hunterdon County Democrat, Star Ledger, Courier News, Express-Times, Trenton Times, and & TAPinto to carry Public Notices & Advertisements. Richard Dodds, Andy Borkin seconded; motion carried. Chair Hoffmann asked for a motion to approve the 2023 Planning Board dates and the approval of the 2023 DRC meetings dates. Andy Borkin, Phil Greiner seconded, motion carried.

STAFF UPDATES

Farmland: Bill Millette for Bob Hornby

There are 25 active preservation applications in 10 municipalities: 7 in the County Planning Incentive Grant Program, 5 in the Municipal Planning Incentive Grant Program, and 13 in the State Direct Easement Program. There are additional applications in preliminary stages. 4 farms closed in 2022 for \$1.57 million covering a total of 338 acres; a county project in Franklin (the 200th farm preserved through the County program in Hunterdon), a municipal project in Holland, and two Direct Easement projects in Kingwood that put the total acreage of preserved farmland in Hunterdon at over 36,000 acres. The State Agriculture Development Committee (SADC) paid 88% of the 2022 cost, the County and municipalities each provided roughly \$94,000. The Hunterdon County Agriculture Development Board (CADB) will hold their reorganization meeting on January 12 at 8pm. There are two new Direct Easement applications from the SADC, one in Kingwood and one in Readington. There is also a post-preservation easement request in Alexandria for a stormwater basin. The Special Occasion Events on Preserved Farms bill received a conditional veto from the Governor. The Senate has

passed a revised bill, and it awaits Assembly action. Soil Protection Standards for Preserved Farms continues to be debated by the SADC and interested parties. The CADB and the Land Conservancy of NJ distributed to the Board a draft copy of the Comprehensive Farmland Development Plan at the December meeting for review. The Board will provide comment in January. First adopted in 2008, the plan is required to be updated every 10 years to qualify for continuing SADC preservation funding.

Phil asked about the wine pad in Raritan Township. County Counsel, Katrina Campbell gave further explanation of the situation and Right to Farm in general.

Open Space: Bill Millette

Bill reported that the County ended 2022 with 6 closings for the preservation of over 300 acres as open space. Since we are in 2023, the grant program allocations for the Open Space Trust fund have been completed. Our 2022 Open space tax receipts grew over \$350,000 from last year to a total just shy of \$7 million. We are back up to the level of our tax receipts that occurred back in 2011. The Open Space and Farmland Programs have been allocated each about \$2.1 million for 2023, the County has about \$1.7 million, and the historic preservation program has been allocated about \$245,000.00. The remaining funds were distributed in the Municipal grant program to all 26 municipalities.

POSAC's next meeting is on January 23rd.

GIS: Patty Leidner

Patty reported in December they had 2 new and 1 updated request to participate in Hunterdon Harvest. No additional participants have completed their surveys, so we remain at 12 mapped sites. We have been reviewing and updating the State's address point dataset which will be utilized in the new NG911 system. There are a lot of missing points. We are doing what we can with the limited staffing that we have. We continue to work on cleaning up the Sign Data and preparing to move to the new Maintenance Application. We are also working with the Board of Election to determine if changes are needed to any of the existing districts for the Election District Application.

On a personal note, Patty has submitted her retirement date, and her last day at the County will be March 31, 2023.

Planning Issues: Katherine Fullerton

Katherine reported that Kris Melchers our Planner Trainee is leaving tomorrow, he will be going to Graduate School to continue his education. The Farmland Plan is up for discussion next week at the monthly CADB Board meeting on the 12th. We hope to have a public session soon. The Highlands Conformance Plan is slowly moving along. We have discussed recommendations, but we need to have a meeting with the Commissioners to agree upon those recommendations. We are currently in the process of submitting the NJTPA 2Q report. The DRC meeting for today has a non-county and one subdivision application. There were 3 returns this past month. We might have a meeting on the 19th; an email will go out if we move ahead with that meeting.

COMMITTEE REPORTS

Executive Committee:

Carol reported that the Executive Committee had not met this past month. They had attended the public meeting on December 7 and it was a sparse attendance. She mentioned that, from the comments at the two public meetings so far, most people don't know what the County is responsible for when you talk about the Growth Management Plan or even what jurisdiction we have.

DRC Report:

Carol reported that Gabrielle and Page have volunteered for today's DRC meeting. Katherine replied that we potentially might need a meeting on the 19th.

Transportation: Tom Mathews

Tom stated that the NJ DOT will have a virtual meeting about the Rockfall Mitigation Program on January 24th that only involves Kingwood Township. This meeting was to have been held back in December but changed to the new date due to conflicts. The County continues to pave 523 as we take advantage of the unseasonably warm weather January is having now.

Old Business/New Business:

There was no business to discuss.

Public Comment:

There was no public comment.

There was no further business to be brought before the Board. Page made a motion to adjourn the Planning Board meeting, Andy seconded. Meeting was adjourned at 9:05AM.

NEXT MEETING DATE: Thursday February 2, 2023, at 8:15 AM

Susan Pena for Secretary, Phil Greiner