

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – July 6, 2017

**MEMBERS PRESENT:** Page Stiger, Carol Hoffmann, Dana Desiderio, Richard Dodds,  
Jim Martin, Freeholder Lanza

**ABSENT:** Andy Borkin, Ken Novak, Phil Greiner, Richard Dalrymple

**STAFF PRESENT:** Sue Dziamara, Carrie Fellows, Ken Bogen, Bill Millette, Melanie Mason,  
Josie Glynn, Aaron Culton, County Counsel

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Chair Page Stiger read the Open Public Meetings Act notice and called the meeting to order at 8:17 A.M.

*"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 January 9, 2017 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 on-line in the Hunterdon County News"*

#### **MINUTES OF THE June 1, 2017 MEETING:**

Motion to approve Richard Dodds, Carol Hoffmann, second-motion carried.

**FREEHOLDER REPORT:** Freeholder Lanza reported the authorization of over \$6 million in Open Space Funds. They are targeting approximately 1200 acres for potential acquisition for the current year.

**SEPTIC PRESENTATION:** Ken Bogen mentioned that at the last Planning Board meeting there was a general discussion concerning septic system issues in Hunterdon County. Ken introduced Carla Hobbs and Bob Vaccarella from the County Health Department who spoke about the department's role concerning Septic Systems in the County. Their department is responsible for the inspection and design review of new septic systems as well as alterations and repairs of existing septic systems. The focus of the discussion focused on differences between septic systems that are considered failed versus those that are malfunctioning at the time of an ownership change. The Health department provides educational materials concerning the maintenance of septic systems to landowners and municipalities.

Page mentioned that this issue would be a great topic for a future Breakfast Talk. Carla and Bob said they would be happy to give a presentation.

#### **STAFF UPDATES:**

**Open Space:** Bill said that the development of the OS Strategic Plan is moving along. As Freeholder Lanza mentioned, the Freeholder board passed the capital ordinance for Open Space and Farmland purchases. There is a public hearing scheduled for the transfer of the Wescott House to Delaware Township.

**Farmland Update:** Melanie said that at their last meeting the CADB granted preliminary approval to five farms from the 2017 planting round and seven certified market values were awarded at the last SADC meeting.

Page asked about the impact of the new SADC funding requirements and if there are changes to the standard requirements. Melanie said that standard requirements such as tillability percentages have not changed. Melanie said that the state is also anticipating additional Corporate Business Tax funds for their state direct program and will be holding an outreach event at the Farmer-Businessman picnic on July 26.

**Cultural & Heritage:** Carrie said that the Commission recommended five organizations to receive the Special Projects awards totaling \$22,500 and the awards were approved by the Freeholder Board last evening.

#### **COMMITTEE REPORTS:**

**Municipal Outreach:** No report

**Executive committee:** Page said that the committee met last month and talked about potential breakfast talk subjects. The list of potential subjects include: Transportation Issues, MLUL Issues, TDRs, County DRC process, Redevelopment and Eminent Domain, Septic System Issues, Planning Tools for Municipalities and Wastewater Management Planning. Staff will send out a survey to the municipalities for them to rank which topics they would like to be addressed at future breakfast talks.

**DRC Committee:** Ken referred the members to their DRC applications spreadsheet for a summary of the applications that were reviewed at the June 1<sup>st</sup> meeting; the June 16<sup>th</sup> meeting was cancelled. Ken summarized the applications on the agenda for today's meeting.

Sue said that an email was received by the County from a constituent who was having an issue concerning a proposed driveway location on Route 523 in Whitehouse. The County had suggested that the driveway be moved to a safer location. Moving the driveway would mean the applicant would have to go back to the Township for approval. Planning staff worked with the engineering department and have come up with a scenario that leaves their site intact. The applicant will need to get a sight easement on an adjacent property to ensure that there is safe sight visibility. Ken said that he will follow up with the applicant's engineer concerning the clearing of vegetation.

DRC Meetings: July 6: Page, Carol  
July 20: Richard Dodds

**DIRECTOR'S REPORT:**

Staff Activity Report: The June report was included in the packet. No questions.

County WMP Update: Ken updated the board on the WMP grant status. The final scope of work was sent to the NJDEP several weeks ago and were told that the County could expect a contract by the 1<sup>st</sup> week of August at the latest. The total amount of the grant is \$100,000 and the grant would be backdated to June 1.

**OLD BUSINESS / NEW BUSINESS:**

Sue reported that we received our award letter from NJTPA that we will again be receiving \$71,000 in matching funds for the 2018 fiscal year starting July 1.

There was no further business to be brought before the Board. Richard made a motion to adjourn; Carol Hoffmann seconded. Meeting was adjourned at 9:12 AM.

**NEXT MEETING DATE:** September 7, 2017, 8:15AM

Josie Glynn for Secretary, Andy Borkin