

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – November 3, 2016

**MEMBERS PRESENT:** Page Stiger, Carol Hoffmann, Dana Desiderio, Ken Novak, Phil Greiner, Richard Dodds, Jim Martin

**ABSENT:** Sue Dziamara, Carrie Fellows, Adam Bradford, Andy Borkin, Richard Dalrymple, Freeholder Lanza

**STAFF PRESENT:** Marc Saluk, Ken Bogen, Bill Millette,  
Josie Glynn, Aaron Culton, County Counsel (9:00 AM)

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 February 5, 2016 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 September 1, 2016 MEETING:**

Page noted a correction to the minutes – section under Committee Reports; DRC committee: should read **on site plan** instead of **one site plan**; however, **one site plan** is correct as stated. No correction made.

Motion to approve the minutes– Ken Novak, Phil Greiner, second

Motion carried.

#### **COMMITTEE REPORTS:**

##### DRC Committee:

Ken referred the members to their DRC applications spreadsheet for a summary of the DRC application that was reviewed at the October 6<sup>th</sup> meeting. The October 20<sup>th</sup> meeting was cancelled. Ken summarized the 4 applications being reviewed at the DRC meeting this morning. Ken also mentioned that on October 7<sup>th</sup> staff sent a Conditional Approval to Construct letter to the Costco site plan applicant which would allow Raritan Township to issue a Temporary CO for the application.

DRC Meetings: November 3: Richard Dodds, Page  
November 17: Richard Dodds, TBD

#### **DIRECTOR'S REPORT:**

##### Staff Report:

The October report was included in the packet; no questions or comments from the Board.

Ken announced that we are hiring a new Ag Resource Specialist 2; Melanie Mason who will be starting on November 7.

Upcoming CEDS Presentation: 11/10 – Franklin Township / 7:30 PM

Transportation Update: We are looking to hold a public information meeting early in 2017. Ken will work with the PB executive committee on planning the meeting and we will invite our major transportation agencies to discuss current and future transportation projects. This meeting will meet the core activity responsibility of public outreach for the NJTPA STP requirements.

Ken mentioned the letter from the Department of Transportation which was sent to the County saying that all the county projects that received TTF funding that were put on hold may now continue forward. Jim Martin said that at least 10 County jobs had to be shut down. Jim said that he would have an idea within a few months what the costs incurred by the County were as a result of the shutdown by the state.

Adopted WQMP Rules: The proposed WQMP rules have been adopted and will be effective on November 7 when they will be published in the NJ Register. One of the changes made from the proposed rules was the extension of the plan submission date from 12 months to 18 months from the new rules effective date. The County still has some issues with the mandatory

requirement for a septic management plan. The rules do not necessarily require periodic pump outs but they do require our municipalities to establish some sort of septic management plan.

The County Planners met with DEP last week to discuss this issue in some more detail. The DEP is putting together a document called a CPP (Continuing Planning Process) which will be an appendix to the adopted rules. This document will discuss the details of what should be in a septic management plan. We do not want to see any mention of mandatory pump out schedules or anything that would result in a cost to our homeowners which would represent an unfunded mandate. The County already requires permits for septic alterations and repairs and new construction. Once we see what the DEP proposes, the County will determine if we should move forward with the preparation and completion of our waste water management plan.

Selection of Nominating Committee: Ken has asked Jim Martin and Freeholder Lanza to serve on the nominating committee for the slate of officers for 2017.

### **STAFF UPDATES:**

Open Space: Bill announced we have a 1<sup>st</sup> draft of the Strategic Parks Plan and will be on the website today. We will be having a visioning meeting on November 17<sup>th</sup>; all are welcome to attend. There will be a presentation by Maser Consulting along with Greenplay that will outline the highlights and major points that they found. They will also talk about the goals, policies and recommendations that they've developed out of the input they have gotten. One of the recommendations is almost doubling our land holdings as an end goal of what the county needs. There is focus on the river towns, to bring people into and along the Delaware River corridor and connect that along to other existing trails. Now we will be starting the revision process based on the feedback we get from the 1<sup>st</sup> draft. We are looking at a January timeframe for the hearing process for adoption.

### Economic Development:

Marc reported that economic development is successfully moving forward on the multiple fronts required to implement the model that has been agreed is the best approach to addressing the challenges presented in the county CEDS. This includes:

- Multiple meetings with towns to discuss potential development of targeted industry areas for small tech growth
- Development of programs to both identify local tech talent and "grow" a future talent base.
- Multiple meetings with regional and state level organizations that can partner and lend resources to local efforts

We put out an RFP for a branding and identify campaign. We have received 8 proposals from different companies that we will move forward on.

Phil, Ken, Carol, Richard Dodds and Jim are willing to work with Marc on coming up with model ordinances for the municipalities that they may be able to use. They will meet on an as needed basis after the Planning Board meetings.

Page said a way the Planning Board members could help Marc is if each of the members could submit bios to Marc to help him know what type of skill sets the board has.

### **OLD BUSINESS / NEW BUSINESS:**

Page had a question about meeting dates for 2017. Thursday mornings seems to be a problem with getting a Freeholder to attend on Thursdays. He asked if anyone would have a problem with moving the day to Tuesday, Wednesday or Friday. It was decided that if we did change the day, Wednesday would work better than Tuesday or Friday.

Richard said that Kingwood Township did some work on creating a scenic overlay on the Route 12 Corridor several years ago. The township promised the landowners that were impacted by the overlay that they would look at a possible TDR program. The Township was approved for a \$40k TDR grant from the state to start the TDR program planning process.

There was no further business to be brought before the Board. Phil Greiner made a motion to adjourn; Ken Novak, seconded. Meeting was adjourned at 9:50 AM.

**NEXT MEETING DATE:** December 1, 2016, 8:15AM

Josie Glynn for Secretary, Andy Borkin