

HUNTERDON COUNTY PLANNING BOARD

Minutes – October 5, 2017

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

ABSENT: John Lanza

STAFF PRESENT: Sue Dziamara, Marc Saluk, Carrie Fellows, Ken Bogen, Bill Millette, Adam Bradford, Aaron Culton, County Counsel

Chair Page Stiger read the Open Public Meetings Act notice and called the meeting to order at 8:15 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 September 7, 2017 MEETING:

Motion to approve Richard Dodds, Andy Borkin, second-motion carried.

FREEHOLDER REPORT: No report

STAFF UPDATES:

Open Space: Bill said that the OS Strategic Plan still needed some minor revisions, mainly layout revisions.

He is working on two Green acres applications to make use of funds that were just rewarded. Also partnering with our townships to spread out the County cost share to be able to bring in some additional properties.

Open space applications are moving

along through the Co-op and Non-profit grants. A notable grant is one in Lebanon Twp for 200+ acres.

Ken Novak asked if there will be a public hearing for the Open Space plan. Bill responded that a hearing will take place at the end of the year or beginning of next year. Sue mentioned that the adoption process will be handled like any other element of the master plan.

Farmland Update: Melanie said there are currently 31 active farms in the farmland preservation program. There are survey RFPs out for nine farms and appraisals out for four. Eight farms were given final approvals at the last Freeholder meeting. Two farms have closed since the last PB meeting, which brings it to a total of 360 acres preserved this year. The County now has a total of 408 preserved farms in 17 municipalities which places Hunterdon at #1 in total number of farms in the state and #2 for number of acres. Hunterdon has received the more state funding than any other county in the state.

Planning Issues: Adam mentioned that the draft Plan 2045, NJTPA's comprehensive transportation plan, has just been released. NJTPA is asking for public comment of the draft report and also comments from all the North Jersey counties that are part of the NJTPA region.

Adam discussed the recent increase of CADD disk waiver requests from applicants and the importance of receiving CADD disks for our site plans and major subdivisions as required by the County's Land Development Standards (LDS). Ken Bogen said we need to demonstrate consistency with the LDS and that staff will be working with the GIS department to update the language in the LDS concerning the CADD disk requirements section. There was a discussion concerning the costs involved to the applicant for submitting a disk.

Page asked if staff could provide the Board with a report that shows the number of applicants that have submitted disk waiver requests this year and how many were granted waiver approvals. Ken said he would supply the Board with this information.

Adam said that there have been 10 Right-to-Farm issues so far this year. None of these went to a public hearing. They were all worked out either between out either between the neighbor, the township and the farmer. There was one successful mediation.

Cultural & Heritage: Carrie reported that World Music Day was a success. Last year approximately 300 people attended the event and this year there were about 1500 attendees. There was good press and social media coverage of the event.

The Local Arts Program contract has been sent to finance department for their review and should be on the Freeholder agenda at their next meeting. The re-grant applications are due to the Commission on October 27 and the CHPP re-grant applications are due October 30th. The applications will be reviewed the week of November 11th.

The workshops dates for the Crossroads have been finalized and will be held on November 17th and 18th.

Economic Development: At the last Freeholder meeting the bid for the Economic Development website for site selector was awarded. Along with the other data we need a good catalog of our available sites and buildings. We want to draw attention to

our own property database. The website will be completed this year. The first expenditure we have budgeted for next year is the addition of the functionality of the property locator. We have started initiating getting together with municipalities to make sure we identify the top sites that they want represented on line with complete information and in a way that they want represented. The website will have genuine parcels where there will be significant impact for agriculture or job creation. At this time we are going through a massive uptick in people calling the division wanting to do business in Hunterdon. We have 2 agro-tourism projects, 2 light manufacturing, 2 retail and 2 others that are potential expansions within the county. The website will have everything that people will need to find out about us; our strengths, work force, community information, information about the area around us that could impact what they are looking for. A question was brought up about how the Union Hotel project is moving along. Phil said after the hearing on August 16th they were given a temporary denial pending on getting further information back to them within 60 days; which they have been working on.

COMMITTEE REPORTS:

Municipal Outreach: No report

Executive committee: Page said the Committee will meet after DRC this morning and discuss structure of the presentation on November 28th for our next breakfast talk to address septic systems and other planning issues.

DRC Committee: Ken referred the members to their DRC applications spreadsheet for a summary of the applications that were reviewed at the September 7th and 21st meetings. Ken summarized the applications on the agenda for today's meeting.

DRC Meetings: October 5: Carol, Andy
October 19: Phil, Ken Novak

SUPERVISOR'S REPORT:

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

In the packet was a letter on the Highlands Draft Program Recommendation Report. Every 6 years the Highlands Council updates their regional master plan and these were comments that we had on the document. The final draft is now on the Highlands website that incorporates changes from the comments it received from the counties and the public.

County WMP Update: Ken said the \$100,000 grant was adopted by the Freeholders. We just received the executed grant from the administration and Ken will be meeting with DEP staff very soon to discuss the deliverables schedule and compensation from them through the grant program.

Transportation update: Sue reported 3 upcoming information meetings with the NJDOT:
October 18th – meeting with at Raritan Township to discuss some of the Route 31 improvements.
October 19th - Clinton Township – DOT will be replacing the stone bridge next to the Clinton Honda
October 30th - Town of Clinton to discuss the Route 173 to Beaver Avenue – Stakeholder meeting

OLD BUSINESS / NEW BUSINESS:

Carol asked if they were complete with the oil and chipping on county roads. Carol complained about the gravel on the roads causing cracked windshields. Jim said they municipality does a slightly different process than what they use. We use pre-coated stone which adheres much better than the stone which is not pre-coated.

There was no further business to be brought before the Board. Richard Dodds made a motion to adjourn; Ken Novak seconded. Meeting was adjourned at 9:27 AM.

NEXT MEETING DATE: November 2, 2017, 8:15AM

Josie Glynn for Secretary, Andy Borkin