

HUNTERDON COUNTY PLANNING BOARD

Minutes – September 7, 2017

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

ABSENT: Dana Desiderio, John Lanza

STAFF PRESENT: Marc Saluk, Carrie Fellows, Ken Bogen, Bill Millette, Adam Bradford, Josie Glynn, 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 July 6, 2017 MEETING:

Motion to approve Richard Dodds, Jim Martin, second-motion carried.

FREEHOLDER REPORT: No report

STAFF UPDATES:

Economic Development: Marc reported the Freeholder Board approved two Economic Development projects. The Procedural Review Pilot Project will work in conjunction with the Town of Clinton and Clinton Township to examine the land use/planning policies and procedures in the two municipalities. They will seek a professional planner to review recommendations as to how to better align these items with their economic development goals. They also are going to be asking that one of the deliverables be a tool kit and/or a "best Practices" guide that could be brought to other communities in Hunterdon for discussion and consideration.

The second project will be a tourism study under the leadership of the Levenson Institute at Stockton University. There will be three phases to the study. Phase 1 will be the economic impact of the tourism industry in Hunterdon County for the past 10 years. Phase 2 will examine the visiting season of 2018 and perform a visitor profile. Phase 3 will be an analysis of the previous information gathered and recommend the best way to market the County from a tourism perspective and how to create a tourist initiative.

Open Space: Bill said that the OS Strategic Plan still needed some minor revisions. The expectation is that the Plan will be introduced at the October PB meeting as part of the adoption process. The adoption schedule will be: Introduction of the plan at the October PB meeting, a 30-day comment period followed by a public hearing at the November PB meeting and then Plan adoption.

Farmland Update: Adam reported that Melanie put together a display for our table at the 4H Fair. Adam also posted a news article/video which explored the farmland preservation program on the County's websites and Facebook page.

The Brown and Schley farms are scheduled to close on September 15th. There are five applications that are up for final approval at the September CADB meeting. Currently on track to close on eight farms this year.

The SADC is currently facilitating a Winery Pilot Program comprised of up of 6 wineries. These are located on preserved farmland and have the ability to host weddings and Special Occasion Events (SOE). The purpose of the program is to gather data and feedback from various sources including adjacent neighbors, municipalities and the CADB.

Recent Right to Farm (RTF) issues brought before the CADB have pertained to Special Occasion Events (SOE) and weddings on preserved farms. There is a great demand to hold these events on farms in Hunterdon County. The State's official position is that non-preserved farms may host weddings and other SOE's but are not protected under the Right to farm act and are subject to municipal zoning and township ordinances. However, preserved farms are prohibited from hosting SOE's and weddings. A working group committee comprised of various agriculture stakeholders will be drafting recommendations concerning these events.

Cultural & Heritage: Carrie said that Marc's report on the tourism study is huge for her division also. The organizations that Carrie works with use these statistics when they are planning programs, exhibits, special events, etc. Those are the sort of things that help them figure out their activities to better market themselves and will bolster their chances because they have an authoritative study behind them when they are presenting their ideas for funding. Marc interjected that he forgot to mention a key factor in this tourism project. The study is not costing the County anything; the Highland Council will be funding the entire study.

This is grant contract season – all applications are due by the end of October.
Jazz Festival is September 15th – Downtown Flemington at the Courthouse
World Music Day – October 1st at Deer Path Park

The 2018 regrant applications for the County History Partnership Program is online along with the Local Arts Program Grant applications. Warren County is doing their own history grant administration this year.

COMMITTEE REPORTS:

Municipal Outreach: Paige asked Bill and Adam about the six municipalities that are in the preservation zone. He asked if the AG advisory people are familiar with the Highlands program in terms of purchasing development rights. Bill responded that the communities that are have active applications are more aware of the program.

Executive committee: Page said the Committee will meet after DRC this morning. After the County Health Department gave a presentation on septic issues at the last Planning Board meeting, the Committee thought that this would be a great topic for a fall breakfast talk. Ken said that he sent out a survey to the municipalities for them to rank which topics they would like to see addressed at future breakfast talks. Only 9 municipalities responded to the survey so Ken will send the survey out again to the munis that did not respond to obtain a larger sampling size.

DRC Committee: Ken referred the members to their DRC applications spreadsheet for a summary of the applications that were reviewed at the July 6th and July 20th meetings; the August 3rd and 17th meetings were cancelled. Ken summarized the applications on the agenda for today's meeting. Ken requested that PB members check their calendars for their availability to attend the 'off week' DRC meetings before they come to future PB meetings.

DRC Meetings: Sept 7: Page, Carol
Sept 21: Richard Dalrymple, Phil
Oct 5: Richard Dodds, Andy

SUPERVISOR'S REPORT:

Staff Activity Report: The July and August reports were included in the packet. No questions.

County WMP Update: Ken said that the County received the \$100,000 grant agreement from DEP for the completion of our Wastewater management plans for all of our non-highlands municipalities. The agreement was approved at the last BOCF meeting. The grant is for 19 months and is backdated to June 1st so it will go through January of 2019.

OLD BUSINESS / NEW BUSINESS:

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

NEXT MEETING DATE: October 5, 2017, 8:15AM

Josie Glynn for Secretary, Andy Borkin