

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – April 4, 2019

**MEMBERS PRESENT:** Carol Hoffmann, Andy Borkin, Phil Greiner, Page Stiger, Gabrielle Bolarakis, Freeholder Soloway, Tom Matthews

**ABSENT:** Freeholder Lagay, Dana Desiderio, Richard Dodds

**STAFF PRESENT:** Ken Bogen, Bill Millette, Bob Hornby, Adam Bradford, Carrie Fellows  
Susan Pena, Patty Leidner, Aaron Culton - County Counsel

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Chair Carol Hoffmann read the Open Public Meetings Act notice and called the meeting to order at 8:15 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 11<sup>th</sup>, 2019 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"*

#### **Roll Call**

Absent: Freeholder Lagay, Dana Desiderio, and Richard Dodds

#### **MINUTES OF THE MARCH 7, MEETING:**

Motion to approve minutes with revisions as stated, Page Stiger, Andy Borkin second, motion carried.

Carol introduced Carrie Fellows as the new Director of the Department of Planning and Land Use. Carrie is also the Executive Director of Cultural & Heritage. Ken will be the Supervising Planner of the department for its day to day operations.

#### **FREEHOLDER UPDATE:**

Freeholder Susan Soloway reported that at their last meeting the Board approved 2 Right of Ways, one on Red Mill road and the other on County Route 613. They also approved the Grochowicz property for preservation.

#### **STAFF UPDATES:**

##### Farmland Update:

Bob reported that the Dalrymple Farm in Kingwood Township (47 acres) closed on March 26. This farmland acquisition was acquired with Federal Funding. There are 6 farmland preservation applications that have been received for the planting round. (Franklin (2), East Amwell (1) and Raritan Township (3)). The CADB will vote on the applications at their May 9<sup>th</sup> meeting

##### Transportation / Planning Issues:

Adam said he continues to work on the update to the Land Development Standards. He is currently updating Section 300 which is almost complete. Section 400 has been reviewed and now considered complete. Adam said that he has been working with Patty Leidner in GIS in updating all the mapping. More of the language needs to be changed. Hopefully he will meet with the committee in the next few weeks to further review the progress of the update process. Ken said that it has been 18 years since the LDS document has been updated.

##### Open Space:

Bill said that they have finalized the Crossroads Camp trail easement. We now have a 25-foot trail easement across that property which connects the recently acquired Pelio property with Crystal Springs. Parks staff walked the trails and marked out where the clearing will be. We have that work slated for "National Trails Day" were volunteers come out to help with the clearing. Hopefully by summer the new trail will be open to the public. We are also moving forward on 3 contracts, which they have accepted, and we are moving forward toward purchase. East Amwell has signed a maintenance agreement for 30 acres adjacent to the Sourland Preserve. We have just closed the 2019 Historic Preservation Grant Round. We have 7 applicants. The newly combined Open Space Grant Program has so far generated 1 application at this time, but staff expects more coming in shortly

#### **COMMITTEE REPORTS:**

Executive Committee: Carol said that at the last committee meeting it was decided that the topic of the next Breakfast Talk will be on "Cyber Security." There were other potential topics that were discussed at the meeting such as the proposed NJDEP Stormwater and C1 reclassification regulations as well as the new COAH obligations but these are not ready to be presented

to the public yet. Ken said that the Breakfast Talk will be held on May 15. Kevin Kerns is a Cyber Security Specialist from the State's Office of Homeland Security and will be the main presenter at the event. It is expected that someone from the County IT division will be part of the presentation. Carol said there will not be an Executive Committee or LDS Committee meeting held today.

DRC Committee: Andy and Carol volunteered to participate at today's DRC meeting. The next meeting will be on April 18th which Phil and Gabrielle volunteered for. Ken mentioned that the last two DRC meetings were cancelled. The Frenchtown Care Home application was carried over to today's DRC agenda.

Supervisors Report: There were no questions or comments regarding the March staff activity report. Ken mentioned that on March 9<sup>th</sup> at Voorhees High School he taught 2 classes concerning County Planning for new Municipal Planning Board members. He also attended a HC Transportation Advisory Committee meeting on March 13. There was a Shared Service meeting on March 26. Ken reported that Concord Energy gave an informational presentation to municipalities on March 28<sup>th</sup>. Six municipalities representatives attended. Concord Energy will reach out to those other municipalities that did not attend the meeting in order to get as many municipalities as possible to participate in this Energy Aggregate program. Ken also mentioned that the County Highlands Plan Conformance process is moving forward. Ken will be attending a "RTMUA Study" project meeting on April 10. NJTPA committee meetings - Adam will be attending a RTAC committee meeting on April 8 and Ken will be attending a Project Prioritization committee meeting on April 11.

#### Cultural and Heritage:

Carrie reported that the Freeholders approved 11 Local Arts Program (LAP) grants. The County History Partnership Program grant (CHPP) funded 6 applicants this round. She also said that she is currently applying for the next 3-year grant round, 2020-2022 which is due April 15, 2019. Frank Bell and the architectural firm Clarke Caton Hintz are preparing a \$750,000 grant application to the NJ Historic Trust Fund for preservation repairs and upgrades to the Historic Courthouse. It has been at least 20 years for outside restoration repairs, and 10 years for the inside. CCH is using thermal imaging technology to determine how water is entering the building. The application is due May 4<sup>th</sup>.

Transportation: Adam said that he continues to participate as a member of the technical advisory committee (TAC) in the New Jersey Transportation Plan Authority: Regional Performance Measures, which is a set of Federally Mandated requirements under MAP-21. The NJTPA is currently developing reporting templates as part of the project's interactive website. The website will serve the public and stakeholders using performance journalism and enabling analysis. Performance journalism is a combo of quantitative reporting using charts, tables and measurements with narrative storytelling. Enabling analysis provides data that the public and stakeholders can use to dig deep into the data, to understand performance at various scales and timeframes.

Tom gave a local transportation update: County Route 519 Warren Glen Road is closed and will be closed all year for a reconstruction project for safety improvements. This project is being paid for with Federal Funds. County Route 639 is also closed for a culvert replacement on David Post road. Just had an emergency closing of Culvert L-12 on East Hill Road because the stone arch needs work. The Point Mountain Bridge that has been closed for about a year is 95% done. Should be opened up within the next 10 days. County Route 523, from Stockton up to Sergeantsville is being resurfaced. The County is looking at putting a Roundabout at the intersection of 523 & 629 in Readington Township. This is an NJTPA fully funded federal project. There have been 47 accidents at this location in the last 6 years and is considered one of the most dangerous intersections that the County is responsible for. Roundabouts have been a proven counter safety measure. A public informational meeting was held at Readington Township last night with a mixed public response. If this project goes through, it will cost approximately \$2.5-million and would start in 2022 – 2023. This is the best solution for preventing accidents at this intersection.

Old Business/New Business: Carol mentioned that Mary Melfi has emailed out the financial disclosure forms to Board members. There were no reports by Board members concerning municipal outreach efforts. Andy reported on a suspicious survey call that he received recently about natural gas and that County residents should be aware of this "survey". Phil asked the Board members if they were having problems with their recycling contracts. Phil discussed the global recycling market which has been drying up and said that Flemington had to renegotiate with their trash hauler because the price keeps increasing. Phil said at the last council meeting they were considering contacting the State about possibly eliminating their program if it is not economically feasible. Tom said that statutorily the County has to offer recycling which is why we have a transfer station. He recommended that Phil contact the County Solid Waste coordinator and Franklin Township which has eliminated their recycling program. Carol said that she went to the Community Action Group meeting concerning the Curtis Paper mill cleanup in Milford. The Crown Vantage site in Alexandria has been taken off the Superfund list and it will be inspected every 5 years – it is now a clean site. They just approved a contract with Envirocon for the demolition of the Curtis Paper mill. This cleanup process has moved quickly for a Superfund site.

#### Public Comments:

Barbara Sachau suggested that the Board hold public comments at the beginning and the end of meetings. She also requested that that the Board take up subjects concerning toxic chemicals that impact wildlife as well as addressing solar

issues. The County should not be purchasing any polluted land for preservation. Trails can have a negative impact on wildlife which should be addressed. What did the public have to say concerning the Route 523 project?

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 9:32 AM.

**NEXT MEETING DATE:** May 2<sup>nd</sup>, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner