

HUNTERDON COUNTY PLANNING BOARD

DRAFT Minutes – December 5, 2019

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Page Stiger, Andy Borkin, Tom Matthews, Dana Desiderio, Gabrielle Bolarakis, Richard Dodds

ABSENT: Freeholder Lagay, Freeholder Soloway

STAFF PRESENT: Ken Bogen, Bill Millette, Adam Bradford, Carrie Fellows
Aaron Culton - County Counsel

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 11th, 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, Freeholder Soloway

MINUTES OF THE NOVEMBER 7, MEETING:

Motion to approve minute with revisions as stated, Richard Dodds, Andy Borkin second, Richard Dodds abstained, motion carried.

FREEHOLDER UPDATE:

There were no Freeholders present to give an update. Carrie Fellows paraphrased the email she received from Freeholder Lagay: "I'm sorry to miss it since it will be my last opportunity to express my appreciation for that team and the seriousness and commitment with which they conduct themselves and taxpayer interests. It has been my considerable pleasure to be associated with the Hunterdon County Planning Board throughout my 6 years as Freeholder." Carol Hoffmann replied that Freeholder Lagay has been an excellent Freeholder and liaison to the Planning Board.

STAFF UPDATES:

Farmland Update:

Adam reported that the Janssen Farm in Alexandria is in the SADC closing review phase. The Martin Farm in Delaware is in the SADC survey/closing review phase. The DuBrow Farm in Franklin is on the SADC December 6th agenda for final approval. The Onuschak Farm in Franklin is undergoing appraisal review at the SADC. Final review of the survey for the Grochowicz Farm is at the SADC and the County waiting for approvals. Year to date we have preserved 848.9 acres at a total cost of \$6.8 million - \$6.1million funded by SADC, and \$216k by the County. . The 2019 Harvest Round applications were presented at the November 14th CADB meeting. The CADB voted to pursue the Herrman Farm (Delaware Township, 54.3 acres), the Saums Farm (Readington Township, 55 acres), the Schwab Farm (Tewksbury Township, 38 acres) and the Hoyer Farm (West Amwell, 50 acres). The annual PIG applications/target farms are due by the County and municipalities by December 16th. We are waiting to hear back from the SADC for final comments on the Special Occasion Events on Preserved Farms events procedure. Currently we have 2 Right to Farm issues, Beneduce in Alexandria Township and Mellick's Oldwick Farm, Tewksbury Township.

Planning Issues:

Adam reported that he continues to work on updates to the LDS (Land Development Standards), and is putting together a timeline for the LDS Subcommittee. He is wrapping up the mapping portion of the WMP which will be submitted to the NJDEP.

Open Space:

Bill reported that POSAC had 6 applications for 2019: Kingwood, Readington, Delaware, Bethlehem and 2 from Raritan. They were very happy with all 6 applications. We awarded \$1.7 million in County funds, which is a 50% grant, to preserve these properties. With the new rules set in place for 2020, \$1.6 million in funds will roll over, with over 3 million dollars of funding to use in 2020.

Cultural & Heritage:

Carrie reported that the 2020 Capital budget is due December 13th. She has been meeting with directors of other departments, anything Open Space-related capital requests must be reviewed and approved by the Planning Department. Program planning for Parks and Cultural & Heritage in 2020 is in process. Final grant reports for grants and 2020 operating budgets are due in January.

COMMITTEE REPORTS:

Executive Committee:

Carol said that there will be a Committee meeting today after the DRC meeting on the topic of Breakfast Talks.

Land Development Standards Committee: Carol said that the Committee has not met recently as Adam discussed earlier. Adam has been working on the internal reviews.

DRC Committee: Ken said that there is one application for review on today's DRC agenda – A major subdivision for 12 new lots in Delaware Township that's in Phase II. Andy and Phil volunteered for today's DRC meeting. Dana, Andy or Gabrielle will all be available for the December 19th DRC meeting.

Supervisors Report: There were no questions or comments regarding the November staff activity report.

Highlands Plan Conformance - Ken discussed the "Public Informational Listening Session" that was rescheduled from November 12th due to tepid responses. This meeting has been rescheduled to February 4th, 2020 from 7:30-9:00AM in the Freeholder meeting room. Freeholders Holt and Lagay, Carrie and Ken plan on attending municipal council meetings to help stimulate interest in the County Conformance process. The consultant, Heyer-Greyer has put together a draft summary of County planning documents they reviewed and provided recommended revisions to be consistent with the Highlands Regional Master Plan.

Transportation:

Adam reported that he attended a RTAC meeting on December 2nd. There was a presentation given at the meeting - "Driving Towards Zero Deaths". The federal government is focused on decreasing the percentage rate of highway deaths. The NJDOT "Strategic Highway Safety Plan Update" has also been moving along to meet the new standards to decrease highway traffic deaths set by the Feds. Richard said that there will be a "Rock Fall Mitigation Project" along 29. He asked if there are any statistics on that. Adam replied that he would have to look that up on the NJDOT website. Page asked about FRIO. Adam replied that the only time he is involved is with phase changes to specific NJDOT lead projects occurring within the County, NJTPA and subregional conference calls or municipal involvement with FRIO projects.

Tom said that there were no new updates concerning County road and bridge projects.

Old Business/New Business:

Ken mentioned that the draft 2020 PB and DRC meeting dates were included in the packet. The Board discussed changing the July 2nd date to July 1st. The Board will need to vote on these dates at the January Re-org meeting. Page made a motion to set the 2020 Reorg Meeting date for Thursday, January 9th at 8:15 AM. Richard seconded. Motion approved.

Ken asked for volunteers for the 2020 Nominating Committee. Tom and Richard volunteered.

Page summarized the meeting he had yesterday with Marc Saluk and the Advisory Group. The FilmHunterdon.com website is now live. Hunterdon County is now marketed as "film ready". There are 8 municipalities that have already adopted film ordinances. Nine people met with the DEP recently to discuss their concerns with the County streams that have been reclassified to C1 status. The DEP said this issue would be wrapped up by in February 2020. The Milford project is slowly moving along. The 78/22 Group recently took a train from High Bridge to Newark to raise awareness about the need for expanded services on the Raritan Valley Line.

Richard relayed that the PENNEAST Pipeline case may be going to the Supreme Court, but that most likely won't happen for a few years.

Public Comments:

Barbara Sachau stated that the Planning Board dates had not been posted at the Sheriff's office for the year and on the 3rd floor of the administration building. She also said that the Fish & Game Council have been "purposely growing deer", by altering their habitat, growing them for slaughter. She also discussed that the roundabout in Readington was in violation of federal government grade standards. She stated that the grade approaching the roundabout should be no more than 3%, not 6%, and that the federal government is not upholding their own regulations.

There was no further business to be brought before the Board. Richard made a motion to adjourn the Planning Board meeting, Page seconded. Meeting was adjourned at 9:08 AM

NEXT MEETING DATE: January 9, 2020 at 8:15 AM

Susan Pena for Secretary, Phil Greiner