

**HUNTERDON COUNTY PLANNING BOARD**  
**DRAFT Minutes – February 7, 2019**

**MEMBERS PRESENT:** Carol Hoffmann, Andy Borkin, Phil Greiner, Dana Desiderio, Page Stiger, Richard Dodds, Tom Matthews, Freeholder Lagay,

**ABSENT:** Gabrielle Bolarakis

**STAFF PRESENT:** Ken Bogen, Bill Millette, Bob Hornby, Adam Bradford, Marc Saluk, Carrie Fellows  
Susan Pena, Aaron Culton - County Counsel, Shana Taylor – 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 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 Soloway, Gabrielle Bolarakis

**MINUTES OF THE JANUARY 10<sup>TH</sup>. MEETING:**

Motion to approve Page Stiger, Richard Dodds second, motion carried.

**FREEHOLDER UPDATE:**

Freeholder Lagay reported that Barbara Vogel resigned as the Division Head of Planning at the end of January. The County is now in the process of filling that vacant position. The BOCF is currently working through the salary and wage budget which is the most labor intensive part of the budget process. Freeholder Lagay also stated that she will not be running for a 3<sup>rd</sup> term as Freeholder after her term expires this year.

**STAFF UPDATES:**

Economic Development update:

Marc reported that the Economic Development office is now located in the County Chamber of Commerce Building in downtown Flemington. Working with the Chamber on projects is a lot easier now that both are in the same office. All public and private entities are working towards the same goal. The move has worked out very well. Economic Development is no longer part of the Planning Department. They are now fully staffed with 3 people and the Chamber also is fully staffed which will help with upcoming projects. There is a fully active ED grant program which is available to municipalities on an annual basis that are executing programs that are aligned with the County's ED initiatives and goals. There was a \$50k grant for the RTMUA study and a \$6k grant for an ordinance review of Frenchtown Borough's downtown area. Have received 1 official and 6 unofficial applications that are being considered for grant money. Phase 2 of the tourism study (funded by the Highlands Council) has been completed. On March 14, Stockton University will be at the County to discuss the results of the visitor survey. Phase 3 will help to structure a County wide comprehensive sustainable tourism initiative. Economic Development will announce their new website and brand within the next month.

Marc mentioned that there is a Hunterdon County Film Commission which is comprised of himself, Chris Phelan, Clinton Mayor Janice Kovich and Carrie. They have met with the NJ Film Commission. There are many desirable places in the County for filming.

Cultural and Heritage:

Carrie reported that she has a new part time Program Development Specialist - Chris Spangler. He will be responsible for setting up speakers and planning events. Strategic planning will start in earnest later this month. Current Grant programs – Local Arts program has 12 applicants this year. The County History partnership program has 6 applicants this year. Special program grants are due on February 22. On February 9, Dr. James Pegotino will give a talk concerning his new book on Governor Livingston who was the first NJ governor. Senator Thomas Kean Jr. will be introducing him. Carrie discussed the creative assets inventory survey which was created by a volunteer Frenchtown organization. Currently working with County IT on how we can host this inventory for possible marketing in the future. The Cultural and Heritage website is going to be redesigned this year.

Farmland Update:

Bob reported that there are 35 active farm applications. The Michisk farm (Franklin Twp) closed in January. The Feeley Farm is now 100% State Funded. We received a resolution of Cost share from Franklin for the Dubrow farm. The Grochowicz farm is being funded by the Highlands and the SADC. The SADC recently closed on the Mckee farm (Lebanon Twp). The CADB will

be holding their next meeting on February 14. The 2008 Farmland plan needs to be updated. There are new SADC rules that require Counties to update their Plan every 10 years. Bob said he will be working with Adam and Bill on the updated Plan and will hopefully complete it by the end of this year. There will be a decision soon finalizing the application deadline date for the planting round.

Transportation / Planning Issues:

Adam said he is working on 2020 Census issues. He is confirming that the Federal and County population numbers for census tracts agree. He is also confirming that their County boundary delineations are accurate. Adam reported that he attended the NJAPA Conference with Ken on January 24<sup>th</sup> & 25<sup>th</sup> where he attended various seminars that covered issues such as the NJ State Plan, municipal land development, affordable housing and stormwater.

Open Space:

Bill reported that at their last meeting the BOCF approved a management and maintenance agreement with 2 properties that are owned by the Water Supply Authority. The Authority purchases properties without having any stewardship programs or enforcement mechanisms in place. These properties will now be part of the County Parks system. One is a 65 acre property next to the County's Union Forge nature preserve. The other property is 115 acres and will connect Tower Hill and Jug Town Mountain which will create 675 contiguous acres. Bill also reported on a 100 acre property in Bethlehem Township on the Musconetcong Ridge which was deeded to the County by the Township and HLT.

**COMMITTEE REPORTS:**

Executive Committee: Carol said the Committee met last week and discussed the municipal assignments for PB members. Ken asked the Board members if the assigned munis as shown on the distributed map was satisfactory. Carol mentioned that Board members were previously asked to reach out to Municipalities by attending Council and/or Planning Board meetings. At the Committee meeting there was a discussion of what outreach methods should be the most effective as we move forward. Options could be just contacting the munis instead of going to the meeting and letting them know that PB members are there liaisons for County planning issues. Ken said that creating relationships with muni officials and requesting feedback from them is very helpful. PB members can create that relationship through the outreach method they think is best. Dana said there is interest from our munis but that phone calls are an ineffective outreach method. You can show up at Muni meetings even if you are not on the meeting agenda There should be a summary of County planning issues that members can access. Richard asked if board members could be supplied with talking points from staff. Ken replied that he would write up some talking points for the members to use. Carol mentioned that The Land Development Standards Committee meeting would be brief today. Some changes were made, mainly with the Definition of Terms section.

DRC Committee: Richard and Andy volunteered for today's DRC meeting. Dana and Phil volunteered for the February 21<sup>st</sup> meeting. Ken summarized the DRC applications that will be reviewed today.

Supervisors Report: There were no questions or comments regarding the January staff activity report. Ken said that the State Planning Commission is trying to move forward with initiatives. The RTMUA study kickoff meeting was held on which was attended by the Consultant project manager, the RTMUA and Flemington Borough engineers. The study will look at future redevelopment projects in Flemington to determine future sewer capacity needs. Ken mentioned that the hope is to hold the next Breakfast Talk in April or May. Possible topics that were discussed at the last Executive Committee meeting included Redevelopment issues, Storm water rules, state planning and Echo housing. Ken said that bringing in NJ Future for a presentation was another possibility.

Transportation Update: Adam summarized the NJTPA Freight Rail Initiative (FRIO) webinar that he attended with Ken, Bob & Marc.

Old Business/New Business: Shana updated the Board about the Penn East Pipeline project. She said that the state filed an appeal to the 3<sup>rd</sup> circuit court. They filed a motion of reconsideration in the lower court which was denied and were then denied a motion for a stay of the decision. The state will probably file a motion for a stay with the 3<sup>rd</sup> circuit. The courts are reluctant to modify the decision they made initially. The case is moving along slowly.

Public Comments: None

There was no further business to be brought before the Board. Richard Dodds made a motion to adjourn the Planning Board meeting, Page seconded. Meeting was adjourned at 9:30 AM.

**NEXT MEETING DATE:** March 7, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner