

**HUNTERDON COUNTY PLANNING BOARD**  
**Minutes – June 6th, 2019**

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

**ABSENT:** Freeholder Soloway, Dana Desiderio

**STAFF PRESENT:** Ken Bogen, Bill Millette, Bob Hornby, 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 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, Dana Desiderio

**MINUTES OF THE MAY 2 MEETING:**

Motion to approve minutes with revisions as stated, Page Stiger, Richard Dodds second, motion carried.

**FREEHOLDER UPDATE:**

Freeholder Suzanne Lagay asked the Board if they felt confident to discuss the C1 stream reclassification issues. The Freeholder said that a lot of research has been involved with this issue. Have received comments from the public, non-profits and municipalities The County has hired consultants who have done an excellent job educating the Board on this NJDEP rule proposal The DEP has proposed reclassifying 19 streams. The Freeholders are only opposed to 5 of those streams being reclassified. These C2 streams are already protected with 150-foot buffers. Reclassifications of these streams will adversely impact the social and economic viability of several municipalities (High Bridge, Town of Clinton, Clinton Township, Flemington and Raritan) The Board has agreed to the reclassification of the other 14 streams to a C1 status.

Ken said that one of the primary concern of these proposed stream reclassifications is the impact to the RTMUA treatment plant, the wet weather facility in Flemington and the Clinton treatment plant. In addition, this will also reduce the capacity available for proposed affordable housing. Ken thanked Patty Leidner for all the work she performed in producing maps for our municipalities displaying the proposed C1 stream segments. The maps produced by Patty are on the County website.

Freeholder Lagay said that the Board passed the ordinances that allow for Capital spending at their last meeting.

**STAFF UPDATES:**

**Farmland Update:**

Bob reported that there are 6 new farms that have accepted into the Spring grant round. 3 are in Raritan Township, 2 in Franklin Township, and one in East Amwell Township for a total of 270 acres. The Haring Farm in Kingwood Township closed June 5, it was a State direct easement with no County contribution. It was just shy of 60 acres. Farmland acquisition in Hunterdon has now exceeded \$285 million, \$35 million from county and close to \$200 million from the state. The SADC now has a policy for proceeding on farms that are in the PennEast proposed corridor. For any farm that has applied and not signed an agreement with PennEast and is in the condemnation zone, they are going to go on the assumption that the farm is not subject to taking and will proceed with the application. If a portion of the farm is condemned the SADC will file a motion, investigate, and re-appraise if necessary. Farms currently in the zone are the DeSapio/Brown Farm in Kingwood, Kohler Farm in Delaware Township, and the Gombosie Farm in Holland. Two farms have signed agreements with PennEast, the Slate Farm in Holland and the 2<sup>nd</sup> Kappus Farm in Alexandria, the SADC is holding those applications until the pipeline is finalized. The SADC is funding grants to update County Farmland Preservation Plans, Hunterdon last updated in 2008. Funding should be included in the July appropriation. The CADB meeting this month has on the agenda a farm that was preserved in East Amwell Township in 1998 with 152 acres. The owner of the farm is requesting to divide the farm into two 76-acre parcels. There is a potential buyer that can only afford half the farm. This division would divide it down Orchard Road that runs through it. Freeholder Lagay asked if we are setting a precedence, Bob replied no, it has been done before and with the intention to make the farm more viable. They still must go through the municipalities for approvals and they can't change the terms of the easement, it's still preserved farmland.

### Planning Issues:

Adam said that he had submitted the US Census Participant Statistical Areas Program (PSAP) 2020 Statistical Area Boundary report to the US Census Bureau. He said the US Census Bureau is tweaking 15 boundary areas within the County due to changes in population. He reviewed the existing census tract data provided by the US Census Bureau and corrected two County boundary and population tracts in West Amwell Township that had 2010 Census population counts, which included a Mercer County Group Quarters facility. He added that the Hunterdon County Group Quarters report will be submitted to the NJ State Data Center on Monday, June 10<sup>th</sup>, and mentioned that he is attending the NJ State Data Conference on June 19<sup>th</sup>. Carrie added that on June 25<sup>th</sup> there will be a meeting at the Planning Department with Dr. Allison Jackson, *US Census Regional Specialist, Hunterdon and Somerset Counties*, and Bonnie Duncan *NJ Census Commissioner, Nonprofit Community* to talk about the 2020 Census.

### Open Space:

Bill said that he has been churning through some technical stuff with the preservation projects on hand. We recently finalized management agreements with the Water Supply Authority and East Amwell Township, adding acreage to the Park System. The Rangers have gone out and started posting the properties with Park System signage. Staff has been working with Non-Profits and municipalities that are looking for County open space funding. The next POSAC meeting is in July, there are some new applications that will be coming in for funding to be reviewed.

### Cultural & Heritage:

Carrie said that she also wanted to give Patty Leidner credit for all the mapping that she worked on for the C1 reclassifications. The Citizens Institute of Rural Design are requesting grant applications for local design workshops that address specific community challenges including design for quality affordable housing, adaptive reuse of existing properties, streetscape design, wayfinding and integrating cultural identity into the built environment. The deadline for applications is July 22<sup>nd</sup>. This grant information will be sent out to our municipalities by the planning department.

It is almost interim report time for C&H. The re-grantees will be sending in their reports to be compiled by Carrie and then will be sent to our granting agencies by the end of June/early July. There are some also some workshops coming up for the FY2020 funding rounds in July. The ADA Disability Sensitivity Training is the first workshop that she would like all of our grantees to attend. The 4H fair runs from August 21<sup>st</sup> through August 25<sup>th</sup>. Invitations should be coming out soon. The County Parks system is gearing up for their summer camps. The summer camps are almost totally full. Freeholder Lagay said that a lot of trail maintenance will be worked on by newly hired seasonal staff this summer.

### COMMITTEE REPORTS:

#### Executive Committee:

Carol said that they had very good attendance for the May 15<sup>th</sup> Breakfast Talk on "CyberSecurity". Ken said that there were approximately 27 attendees. It was an interesting presentation and we received valuable feedback after the event. Freeholder Lagay mentioned that a lot of schools were represented at the event. Ken said that the event information, including handouts and the PowerPoint presentation, has been posted on the Planning Board website.

LDS Committee: Carol said that the Land Development Standards Committee will meet today after the DRC meeting. Adam has been busy working on updating the LDS and we will be reviewing the changes today – primarily Section 300.

DRC Committee: Ken said that Andy and Carol will represent the Planning Board at today's DRC meeting. Phil and Gabrielle volunteered for the next DRC meeting on June 20<sup>th</sup>. Ken summarized the applications on today's DRC Agenda.

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

Transportation: Ken said that he went to the Hunterdon County Technical Advisory meeting on May 8<sup>th</sup>. Adam will be attending the NJTPA RTAC Meeting on June 10<sup>th</sup>, and Ken will be attending the NJTPA PPC meeting on June 17<sup>th</sup> in Newark.

Tom said that the 519 Warren Glen Hill is still being reconstructed and is closed. County Route 523 from Stockton to Sergeantsville is being resurfaced and should be done by mid-July. The County just completed their inventory of the Emerald Ash trees along the county roads because they are suffering from blight. They are also inventorying other high-risk trees. There are over 3000 ash trees in the County Road ROW's. Within 3-5 years most of these trees will be dead and will need to be taken down. Every tree was GIS located. The next step is to come up with either a maintenance / removal plan for these trees.

Old Business/New Business: Richard reported that there has been no news on the proposed PennEast Pipeline. They just keep delaying everything. Carol mentioned that the annual Hackathon event is this weekend at Hunterdon Central High School.

### Public Comments:

Barbara Sachau (Raritan Twp) expressed her concerns about clean water testing not including certain toxic chemicals.

Also, the public should have been included in the consultants reporting to the BOCF concerning the C1 reclassifications. The County's Farmland Preservation program should prioritize organic farms.

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 9:20AM

**NEXT MEETING DATE:** July 3, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner