

HUNTERDON COUNTY PLANNING BOARD

Minutes – March 7, 2019

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

ABSENT: Freeholder Lagay

STAFF PRESENT: Ken Bogen, Bill Millette, Bob Hornby, Adam Bradford, Carrie Fellows
Susan Pena, 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

MINUTES OF THE FEBRUARY 7th. MEETING:

Motion to approve Page Stiger, Andy Borkin second, motion carried.

FREEHOLDER UPDATE:

Carol introduced Freeholder Susan Soloway to the Board. Freeholder Soloway reported that the Board approved the Grow-a-Row and Michisk farmland preservation applications. Freeholder Holt thanked the Board for their support of the reorganization of the County Open Space Plan. Matt also thanked Bill Millette for the work he put into the plan including his proactive Municipal outreach efforts. The Freeholder Board is very appreciative of all the work that went into the Plan

STAFF UPDATES:

Farmland Update:

Bob reported that The Grochowicz farm will have final County approvals by the end of March, SADC will be May 23rd. This is the first time in Hunterdon County that a farmland preservation application has been funded by Highlands Open Space Funds. They contributed \$4.5 million for the entire grant round. April 1st is the deadline for applications for the next preservation round. The CADB will review them at their April 11th meeting, then site visits will be made and they will vote on the applications at their May meeting. Two Applications have been received so far from Franklin and East Amwell. There are potential applications from Franklin, West Amwell and Delaware townships.

Transportation / Planning Issues:

Adam said he continues to work on the update to the Land Development Standards. He is currently updating Section 300 which includes the site plan and subdivision application process. Adam continues to work on the US Census participant statistical area study which is due in June. The Census has a completion deadline of June 2019. He is also helping Ken with mapping for the Wastewater Management Plan.

Open Space:

Bill reported that he is working on contracts with a few different properties and should be able to give an update at the next PB meeting. He has finalized the formalities around the Green Acres award of \$700k so that the award can be used by the County. The County has finally gotten the signed easements in place for the Crossroads camp. We now have a 25-foot trail easement across that property which connects the recently acquired Pelio property with Crystal Springs. This connection has been 15 years in the making.

Cultural and Heritage:

Carrie reported that she has been working on the County History partnership program with the NJ Historical Commission. The grant for the next 3 year round is due in April. Gayle Maher & Carol Cronheim from the Cultural & Heritage Commission have been working on the strategic plan and should have a draft ready for the Commission by the end of April. Carrie also reported that Commission decided at their last meeting to discontinue World Music Day. The Commission felt they needed to more effectively use their limited resources to benefit a wider Hunterdon audience. This was a difficult decision for the Commission and there was a lot of discussion concerning whether they should discontinue the event. Holding this event takes a lot of time, money and staffing. Carrie will be holding a site meeting next month with the State Art Council to discuss where they can

redistribute the \$6k which was dedicated for World Music Day. Also, the Hunterdon ESC will once again bring be starting a "Teen Arts" program again in Hunterdon County.

Economic Development update:

Page reported that the Freeholders have offered grant money for our Municipalities for Economic Development. One application has been received and 8 other municipalities have expressed interest. The UNICON site (old Merck property) has a lot of activity going on at their site. Crown Castle recently built a fiber network for Hunterdon Healthcare. The County's first Economic Development Summit will be taking place on October 11. Heron Glen is a potential site for the event. Page attended the last 7822 Coalition meeting which has created an Advisory Board (Janice Kovacs, John Higgins and Paul Muir) who will run the meetings. Channel PBS39 of Lehigh Valley shot a short video on the 78/22 Coalition's economic development initiative. The Film Commission should become a formal entity by the second half of the year.

COMMITTEE REPORTS:

Executive Committee: Ken mentioned the talking points that he distributed to the Board members. He requested that Board members contact him if they have any questions or requested revisions. Carol said that she asked Ken to send an email out to all municipalities requesting potential topics for our next Breakfast Talk. Ken said there has been a minimal response so far. Ken mentioned some of the potential topics that were discussed at the last PB Executive Committee meeting as well as some additional topics. including the proposed NJDEP Stormwater rules and the C1 stream reclassification and the municipal stormwater utilities (waiting for Governor's signature). There was a discussion by the Board of potential presentation topics including the zoning, land use and financial impacts to our Municipalities concerning the expansion of marijuana growing facilities The Board felt that this was not an issue that was ready to be presented at this time. Andy said that a presentation on Cyber Security issues for municipalities would be a popular topic and could be presented at the next event. Richard mentioned that the State police have representatives that provide information on this issue.

DRC Committee: Ken said that the DRC meeting today has been cancelled. There was only one application received and that has received a 30-day extension. The next meeting will be on March 21 which Dana and Phil volunteered for.

Supervisors Report: There were no questions or comments regarding the February staff activity report. Ken reported on the special January 30th Shared Services meeting which was a presentation by the Concord Energy Services group concerning a potential County shared service for an energy aggregate cooperative purchasing program with our municipalities for electric power. After the presentation the Shared Services Committee voted to recommend to the BOCF that they sign an agreement with Concord Services to create an energy purchasing cooperative. The BOCF passed the resolution at their last meeting. Next steps - Concord Energy will give an informational presentation to municipalities who will have to fill out a participation form if they are interested in joining. There will be a reverse energy auction where Concord will purchase the power package they feel is the best for our municipalities and then the contract will start. Ken also mentioned that we have received a grant from the Highlands Council for \$30k for the preparation off Highlands Plan Conformance documents. Ken is also working with a consultant on a RTMUA capacity analysis study which is being funded through a \$50k Economic Development grant. Ken will be teaching a class on County Planning for new municipal Planning Board members this weekend at Voorhees High School.

Transportation Update: Adam will be participating in the final TAC webinar concerning Map-21 performance enhancement issues. Counties will be providing their final comments.

Old Business/New Business: Richard asked if there were any combination County/State properties that have received condemnation notices. Kingwood has not received any notices for properties purchased with County and Green Acres funding. Bill said that he has not seen any notices. Freeholder Soloway said that the BOCF adopted a Resolution concerning a potential financial conflict of interest on the State level and that this potential conflict should be looked at. Also, the BOCF sent a letter to the State Attorney General addressing their concerns. Richard said that Penn East just submitted an updated Environmental Impact Study. Deadline is March 8th for individuals interested in (re)applying to be an intervenor.

Tom gave a summary of road closures and detours due to paving or reconstruction of bridges and culverts for the following:

- 519 Warren Glen, L-25 -W Bridge, CR523 Sergeantsville to Stockton (repaving starts April 1), Culvert on CR639 – Cokebury- Culvert (replacement starting Mid-March).

Public Comments: None

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

NEXT MEETING DATE: April 4th, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner