

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – May 2, 2019

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

**ABSENT:** Freeholder Soloway, Tom Matthews, Dana Desiderio, Gabrielle Bolarakis

**STAFF PRESENT:** Ken Bogen, Bill Millette, Bob Hornby, Adam Bradford, Carrie Fellows  
Susan Pena, Marc Saluk, 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 Soloway, Dana Desiderio, Tom Matthews, and Gabrielle Bolarakis

#### **MINUTES OF THE APRIL 4 MEETING:**

Motion to approve minutes, Richard Dodds, Andy Borkin second, motion carried.

#### **FREEHOLDER UPDATE:**

Freeholder Suzanne Lagay reported that the County is working on the 10-year Farmland Plan update. Bob Hornby said that they are waiting for the new SADC PIG rules to be approved in order to move forward. Freeholder Lagay attended last night's County Board of Agriculture meeting at Copper Creek Farm. Issues addressed at the meeting included insurance for small farms and worker safety. She expressed concern about pending changes to the C1 stream classification which may significantly impact Hunterdon County. The DEP has shared insufficient information concerning this issue, and there is a lot of misinformation out there which is causing a lot of anxiety. The budget was introduced and if it is approved by Trenton it will be on the agenda for the next Freeholder meeting, May 6. She noted that the County tax rate is flat again this year.

#### **STAFF UPDATES:**

##### Economic Development Update: Marc Saluk, Executive Director

Marc reported that the Division has been receiving a lot of calls about site locations, and staff are assisting and following up with these calls. Mary Evers runs the new online property locator, working with potential incoming business, existing business expansions, and the realtor/developer community. The Highlands RMP now has economic development helping with it. EcDev has provided much needed feedback for the Highlands Sustainability grant. Highlands wants to create opportunities. Raritan Township, Frenchtown, and Alexandria will receive funding through the new Economic Development Grant. Clinton Township hopefully will receive funding on May 21st. The Hackathon will be on June 8 & 9<sup>th</sup> this year, there are 30 registrants so far. This will be the last one held at its location of Hunterdon Central High School before it evolves to focus on launching businesses. Next year the groups will be split, 18 years old and under and over 18 with two separate locations. The Hunterdon Film Commission's RFP went out last week for the photo and video selection. After a photographer is hired, the Film Commission's website can roll out; the Commission will be working with the towns to gather the needed images for possible locations. Destinations in Hunterdon are asking for TODS (Tourist Oriented Directional Signage) signs, they are tourist friendly, providing direction and distance to locations. Marc also addressed the C1 stream issue. The DEP is proposing new guidelines, this could cause companies to locate elsewhere since they cannot expand, which in turn could severely limit economic growth here. Raritan, Flemington Borough, Clinton and High Bridge would be affected the greatest by the new guidelines. The 30-day public comment period ends on June 3<sup>rd</sup>, but so far no data or GIS mapping have been released. Patty Liedner in Hunterdon's GIS department is working on putting together our own file for the C1 tributaries, but with limited data it's difficult to address.

##### Farmland Update:

Bob reported that there are 25 active applications. The Woodmeier Farm in West Amwell was a direct easement that closed on April 3, 2019 with 66 acres. The farmland preservation plan subcommittee was formed; Liz Schmid and Dave Kyle have volunteered. On May 9<sup>th</sup> the CADB will be voting on 6 potential farms for preservation. (2) Franklin Township, (1) East Amwell Township, and (3) Raritan Township. Currently there are 2 Right to Farm Issues in Tewksbury, one is riding ring construction permitting and the other is a Silo construction that was without permitting. The Readington Township Agriculture Advisory Board and Open Space had a meeting on May 1<sup>st</sup>. Their plan calls for 50% preservation/Open Space. The NJRC&D awarded Buffalo River Farm in Readington and Cotton Cattle in Bethlehem Township certifications in River Friendly Farming

##### Planning Issues:

Adam said he continues to work on the update to the Land Development Standards and Wastewater Management Plan mapping with Ken. He is currently working with Raritan Township to finish updating their Farmland Plan which is the last step before the SADC certifies it. A preliminary plan will be sent out soon and hopefully a certification will be coming in June or July this year.

Open Space:

Bill said that they have finalized the acceptance of the 26 acre East Amwell landlocked parcels in the Sourlands and will be opening that area to hunting. The Freeholders approved a grant to the D&R Greenway to enable the purchase of 60 acres next to Plum Brook Preserve. The Historic Preservation Grant Round has 7 applicants with a couple of new applicants. We are in the process of reviewing those.

Cultural & Heritage:

Carrie said that the 2020-22 CHPP Grant has been filed and the NJ Historic Trust Grant is due to be filed by the end of today. The estimated cost for repairs and upgrades to the Historic Courthouse is substantially higher than expected, so we are filing the grant request as a phased project. The THAT (The Hunterdon Art Tour) tour is a grassroots project by Hunterdon County artists who will open their studios May 4&5. The Hunterdon Art Museum will host the kickoff celebration on Friday, May 3. The Special Projects Grants will be reviewed next week. The June 1<sup>st</sup> Community Day will include history and arts organizations holding interactive activities for the kids. The Crossroads of the American Revolution Association is gearing up for the 250<sup>th</sup> anniversary of the American Revolution.

COMMITTEE REPORTS:

Executive Committee:

Carol said that the Committee will be meeting after the PB meeting to discuss the May 15<sup>th</sup> Breakfast Talk. Ken discussed the event presenters: Kevin Kearns is a Cyber Security Specialist from the NJ Office of Homeland Security, Peter Bray is from the NJ Risk Management Bureau and Lt. Gary Brandt is from the NJ State Police.

DRC Committee: Ken said that Andy and Carol will represent the Planning Board at today's DRC meeting. Phil and Richard volunteered for the next DRC meeting on May 16<sup>th</sup>. Ken said at there are 2 Site Plans on today's Agenda for review.

Supervisors Report: There were no questions or comments regarding the April staff activity report. Ken said that he attended a Raritan Valley Rail Coalition meeting on April 29 where issues discussed included the Gateway Tunnel Project and the "One Seat" ride program which was suspended in September 2018 and will hopefully be starting up again soon. Ken reported the average boardings per week in 2017-2018 at the 4 RVL train stations in Hunterdon: Whitehouse Station (95), Annandale (65), High Bridge (47) and Lebanon (24). The Raritan Valley Line had 23,000 average weekly boardings for the same time period. The NJTPA FY2020 STP Grant budget and staffing plan grant will be submitted today or tomorrow. Septic and Sewer Buildouts and Capacity Analysis for the County WMP for all participating municipalities have been submitted to the DEP.

Transportation: Adam said that he has been working with the NJTPA and Together North Jersey regarding sustainability in urban and suburban areas. Looking at access to mass transit. This is currently a year long study in the process.

Adam mentioned that the C1 streams issue could be turning into a zoning issue with the municipalities. The USDA just published a report about the use of broad band connections in rural areas for farming purposes. USDA reported that using GPS data with farming equipment could increase crop production by \$43 million.

Old Business/New Business: Richard reported that there are historic structures in the path of the proposed PennEast Pipeline. Freeholder Lagay reported that the County Transportation task force was created in January 2019 for analysis and management of the County's infrastructure. By the end of the year the County will have data on ridership for all the County's bus routes and the basis for these routes. A consultant has just reported on what next steps need to be taken for the IT department's strategic plan. The Enterprise Management Committee has recently been created to look at County infrastructure Just held a meeting yesterday to address records management including the digitization of Health Department records.

Public Comments:

None at this time.

There was no further business to be brought before the Board. Richard Dodds made a motion to adjourn the Planning Board meeting, Phil seconded. Meeting was adjourned at 9:50 AM

**NEXT MEETING DATE:** June 6<sup>th</sup>, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner