

HUNTERDON COUNTY PLANNING BOARD
DRAFT Minutes – November 7, 2019

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

ABSENT: Freeholder Lagay, Freeholder Soloway, Richard Dodds

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 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, Richard Dodds

MINUTES OF THE OCTOBER 3. MEETING:

Motion to approve minute with revisions as stated, Andy Borkin, Page Stiger second, Gabrielle abstained, motion carried.

FREEHOLDER UPDATE:

There were no Freeholders present to give an update at this time.

STAFF UPDATES:

Farmland Update:

Bob reported that the Kappus Farm in Alexandria received Freeholder final approval. The Martin Farm in Delaware and East Amwell had an update in the approval language and was granted a revised final approval. Both applications will be on the December 5th SADC meeting agenda. Grochowicz and Jannsen are proceeding, hoping for an early 2020 closing. Varela Farm (87 acres) in Kingwood and Bellsflower (88 acres, Delaware) closed in the Direct Easement program. Four farms applied for preservation in the Harvest Round from Delaware, Readington, Tewksbury, and West Amwell. All are around 50 acres. Planning has been working with Hunterdon Soil Conservation District about updating and modernizing the farm monitoring program. Special Occasion Event standards have been an ongoing discussion at the SADC. Their staff came to the last CADB meeting to present the draft SOE standards. Bob updated the Board on the history of the Winery Pilot Program and the intricacies of Special Events. The Beneduce (Alexandria) Right to Farm hearing is scheduled for November 14.

Planning Issues:

Adam reported that he continues to work on updates to the LDS (Land Development Standards). Interdepartmental staff comments and changes have been added to Sections 300 & 400 in the LDS. Next step is to review both sections and make sure there is consistency throughout. The language needs to be changed for Minor site plans. The Major subdivision section needs to be changed so that the general public can read it clearly. GIS continues to work on the functional road classification map and noted issues with the visual accuracy when presented on the web vs. a hard copy. The Grochowicz farm continues to move forward. There have been minor delays. The complexity of the County Planning Incentive Grant and Highlands Open Space Grant continue to present unexpected challenges. We cannot move forward until the final survey is completed and approved by the SADC. County Counsel and planning staff continue to work with the Highlands Council and SADC. Two different grants basically make this farmland preservation application a 2-step process instead of one.

Open Space:

Bill reported that 4 historic applications have been approved for funding by the board. The Dvoor Farm in Raritan, the Clawson House in East Amwell, The Lambertville City Jail and the John Prall House in Stockton. November 18th will be our last POSAC meeting of the year. We don't expect to see a flurry of new applications since we have changed our policy and we won't lose the money each year as it now rolls over for use next year. Also, we were a stop on the William Penn Foundation tour, they stopped at the Pelio property in Lebanon Township. The Milford Waterfront project is moving along, getting closer to getting properties under contract.

Cultural & Heritage:

Carrie reported that she received 12 applications for NJ State Council on the Arts Local Arts Program (LAP) re grants in 2020. We also have received 5 applications for the NJ Historical Commission County History Partnership Program (CHPP) re grants. We are scheduling reviewers for meetings in early December to rank and score the grants for funding. She has been working with Dan Bush, going over the 2020 Parks programs and transportation options. She has been working on 2020 budgets which are anticipated to be due in December. We are anticipating a flat budget in 2020.

COMMITTEE REPORTS:

Executive Committee:

Carol said that there has not been a Committee meeting recently. Ken mentioned that the Committee could meet after the December Board meeting to discuss topics for 2020 Breakfast Talks. He will put a list of potential topics together for the next Committee meeting.

Land Development Standards Committee: Carol said that the Committee has not met recently as Adam discussed earlier.

DRC Committee: Ken said that there are two applications for review on today's DRC agenda – A site plan review for an expansion to Fred Beans Hyundai dealership and a site plan review for a veterinary clinic in Glen Gardner. Dana and Gabrielle volunteered for today's DRC meeting, Phil and Dana volunteered for the November 21st meeting.

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

Highlands Plan Conformance - Ken discussed the Public Informational Listening Session" that is scheduled to take place next Tuesday from 6:00-7:30PM. Flyers designed by the consultant (Heyer-Gruel) and Carrie Fellows have been distributed to our municipalities. The consultant will be preparing the Highlands Regional Master Plan conformance petition documents for the County. There will be 2 scheduled public meetings. The first meeting will give the consultant the opportunity to discuss the current baseline of the County documents as well as the project's scope of work and completion timeline. A final Draft document will be presented at the second public meeting.

Transportation:

Ken reported that we are waiting for the approval of the NJTPA FY2020 STP grant from the NJTPA. Ken has received comments back from NJTPA staff concerning the previously submitted workplan and proposed budget for the FY2021 STP grant. He will revise the documents per NJTPA comments and submit back to them.

Tom discussed some County road projects. The CR 519 Warren Glen Hill project has been completed 7 months ahead of schedule. This was a Federally funded project, so it is all reimbursable. It also looks like all the County bridges will be open by the end of the year.

Old Business/New Business:

Tom mentioned that 2020 (Re)appointments and meeting dates should be submitted soon.

Public Comments:

Barbara Sachau discussed the impact of overdevelopment and climate change.

There was no further business to be brought before the Board. Page made a motion to adjourn the Planning Board meeting, Dana seconded. Meeting was adjourned at 9:15 AM

NEXT MEETING DATE: December 5th, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner