

HUNTERDON COUNTY PLANNING BOARD
Minutes – October 3, 2019

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

MINUTES OF THE SEPTEMBER 5, MEETING:

Motion to approve minutes, Richard Dodds, Page Stiger second, Andy and Dana Abstained, motion carried.

FREEHOLDER UPDATE:

Freeholder Lagay reported that the PENNEAST Pipeline cannot use eminent domain on state owned properties as per the 3rd circuit court. There are 10-15 of our preserved properties that were automatically released from eminent domain action by PENNEAST. At this point of time it doesn't appear that this matter will make it to the Supreme Court. This case is still being watched closely since this is not a final decision on the Pipeline project. Freeholder Lagay said that last week she and the County Administrator met recently with Kerry Pflugh from the NJDEP to discuss the C1 stream reclassification and black fly spraying issues. The County had agreed to the reclassifications of 14 out of the 19 streams to C1 status but the remaining 5 proposed reclassifications will negatively impact the viability of our municipalities. Kerry will report the County's concerns to upper management at the NJDEP. She is also working with Pennsylvania regarding the funding for the continuation of the Black Fly spraying along the Delaware River in 2020. Andy said that he has noticed a significant difference since the spraying was completed earlier this year. Carol said that she wanted to thank the Freeholders for funding the black fly spraying along the river this year.

STAFF UPDATES:

Farmland Update:

Bob reported that the Dubrow Farm in Franklin Township accepted the offer. They received a final approval from the CADB on 9/12 and it was on the BOCF agenda on October 1st. We are now waiting for the final from the SADC on December 6th. Three preservation applications were received in the Harvest Round to review at the October 10th CADB meeting. Applications include the Herrman Farm, Delaware Township, 54 acres w/2-acre non-severable exception; the Saums Farm, Readington Township, 54 acres w/ 4-acre non-severable; and the Hoyer Farm, West Amwell Township, 50 acres w/ 3-acre non-severable exception. These farms will be on the November 14 CADB agenda for vote. Soil Protection Standards are up for discussion after draft guidelines were released from the SADC. There is a need to educate land owners on how much disturbance is allowable. SADC is also looking at Special Occasion Events to make the pilot program permanent and possibly extend it to all preserved farms. The Attorney General's office has advised not to pursue any farms that are in the path of PENNEAST, so applications are on hold from the Kohler Farm in Delaware and the DeSapio (Brown) farm in Kingwood Township.

Planning Issues:

Adam reported that he continues to work on updates to the LDS (Land Development Standards). There was a very productive internal staff meeting on September 12th that was held with the Engineering, Surveying, GIS, and Planning Departments. He is waiting for additional feedback from the meeting attendees. He is working on updating the site and subdivision review sections and addressing redundancy issues throughout the document. Adam is also working with the GIS division to update our municipal zoning files. The County has met all the requirements for the 2019 Census and the State Data Center.

Open Space:

Bill reported that there are 4 active projects going on in various stages. Milford is in the appraisal process, which is taking some time to complete due to changes in the scope of the project. We still have funding for the Open Space grants, and to let the municipalities know. This money does not go away year after year. The next Parks & Open Space Advisory Committee meeting is on September 16 where we will be talking about the 2019 historic grants and specifics.

Cultural & Heritage:

Carrie reported that the 4th grade essay contest guidelines have been revised and released on the website; they comply with state learning standards. The historic marker policy conforms to a state study reviewing national and local best practices for rigor and historic accuracy. We are reaching to other municipalities that also have historic marker programs, for their input. The parks schedule for the fall is out; the LINK bus will now carry groups to their programs if they are in the state of NJ. Rutgers Master Gardners received recognition for their sensory garden and were featured on PBS television, and received an international award for the sensory garden which highlights taste, touch, smell, and visual senses.

Economic Development:

Marc Saluk was not present to report.

COMMITTEE REPORTS:

Executive Committee:

Ken said that the September 18th 2020 Census Breakfast talk was very successful. We had over 35 attendees present at the event. The press release, event agenda and presentations have been posted on the County website.

Land Development Standards Committee: Carol said that the Committee has not met recently. We are still reviewing maps and appendences. Andy asked if we are on target for completion. Carrie responded that there should be a draft document available for review by the end of the year.

DRC Committee: There is only one issue on today's DRC agenda – a waiver request for a previously reviewed solar farm application. Andy and Dana will represent the Planning Board at today's DRC meeting. The next DRC meeting is on October 17th. Andy and Dana volunteered for that meeting.

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

Highlands Plan Conformance - Ken reported that staff has been providing the project consultant (Heyer-Gruel) with County plans, GIS data and documents for review to determine which County documents may need to be modified to be in conformance with the Highlands Regional Master Plan. There are 14 municipalities in Hunterdon that are conforming. A tentative date of October 28th has been set for the first Public Informational Session. Ken said he will want as much public participation as possible so the session date may be moved to early November. It may be a challenge to create municipal stakeholder interest in the event since many municipalities have already been through the plan conformance process. This session will be used to present baseline information to the public. The consultant will not be offering any recommendations.

Transportation:

Ken reported that the LINK will now be managed by Easton Coach for approximately \$2.4 million a year. He was a member of the proposal review committee which reviewed and scored all the submitted proposals for future management of the LINK. Ken attended a Together North Jersey (TNJ) Competitive Task Force meeting on September 17th. This group will be pursuing a regional marketing effort. Ken will be attending a NJTPA RTAC meeting on October 15 and Adam will be attending a PPC/PEDC meeting on October 21. There is a NJDOT concept plan public meeting at the Raritan Township municipal building on October 10 to discuss the Route 31 widening project

Tom discussed some County road projects. The CR 519 Warren Glen Hill project in Holland Township is still under construction. Truss bridge T73 in Tewksbury is being rehabilitated. The CR 519 drainage project in Rosemont is 95% completed. The two remaining resurfacing projects this year will be the repaving of Walter Foran Blvd (Flemington / Raritan) and CR 579 from Route 31 to the Mercer County border. Currently in the planning stages of an intersection improvement (roundabout) project at the intersection of CR 523 and CR 629 in Readington Township. This intersection has about 15 accidents per year. Tom discussed the safety advantages of replacing intersection signal lights with roundabouts as well as the important differences between traffic circles and roundabouts.

Freeholder Lagay discussed the role of the County Transportation Committee. The Committee is now looking at the size of LINK vehicles that we need and the best way to move people from place to place in a timely fashion.

Carol mentioned said that the imploding/demolition of the remaining two mill stacks in Milford will occur this Friday. There will be an opportunity for the public to view the demolition remotely. The water monitoring at the site will take another 5-7 years. Carol

inquired as to when the Route 12 repaving will be completed. Richard said the project is half completed and will probably be completed next week.,

Old Business/New Business: Richard wanted to thank the approximately 140 volunteers and County workers that came to the Delaware River clean up from Frenchtown Borough to Bulls Island. There were also 15 canoes in the river picking up trash. The Delaware River Tubing case appears to be moving to Superior Court. They are still being fined every day for zoning violations. NJDEP found 6 areas in the PENNEAST application that they found incomplete. This was before the 3rd circuit court decision. The CD referenced in the application is missing and the maps are inaccurate. If PENNEAST doesn't comply within 30 days, the NJDEP deems the application to be incomplete. The NJDEP application fee for submission was \$500k . Despite the court decision, PENNEAST will continue to persevere with their application . This is a minor setback for them. On Saturday, the annual Fall Festival will take place at Horseshoe Bend Park which will include HippoCross Cyclocross bike racing and various other activities. Last year about 1000 people turned out for the event.

Public Comments:

Barbara Sachau introduced herself and congratulated the board for using reusable containers to drink out of. She expressed her concern with the overproduction and overuse of plastic within the country.

There was no further business to be brought before the Board. Page made a motion to adjourn the Planning Board meeting, Richard seconded. Meeting was adjourned at 9:35 AM

NEXT MEETING DATE: November 7th, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner