

HUNTERDON COUNTY PLANNING BOARD
DRAFT Minutes – September 5, 2019

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Page Stiger, Richard Dodds, Tom Matthews, Gabrielle Bolarakis

ABSENT: Freeholder Lagay, Freeholder Soloway, 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 Lagay, Freeholder Soloway, Andy Borkin, Dana Desiderio

MINUTES OF THE JUNE 6th. MEETING:

Motion to approve minutes, Richard Dodds, Page Stiger second, motion carried.

FREEHOLDER UPDATE:

There was no Freeholder update. Carol Hoffman, for the record, wanted to thank the Freeholder board for approving a resolution to spend \$8k for spraying to help alleviate the black fly problem on the Delaware River.

STAFF UPDATES:

Farmland Update:

Bob reported that 3 farms had closed since June, the Haring Farm (SADC Direct Easement, Kingwood Township), the Case Farm (SADC Direct Easement, Raritan Township) and the Goeckeler Farm (Municipal PIG with ALE (Federal) funding, Kingwood Township). Year to date Farmland Preservation is 636 acres costing \$4.6 million, \$4 million from the SADC (87%), \$156k Hunterdon (3%). Violations and Monitoring of farms: of 309 farms under county easement, 244 had been inspected from July 1, 2018 – June 29, 2019, about 79%.

Planning Issues:

Adam reported that the LDS (Land Development Standards) was submitted to the committee. The Subcommittee approved all 15 Sections. The Subcommittee agreed that Sections 300 and 400 were complete, however the technical aspects of those sections are taking longer than expected due to changes in GIS, and surveying technology, and civil engineering standards in road safety, construction, and maintenance. All 4 departments (Planning, GIS, Engineering, Surveying) are actively engaged in the necessary updates. The LDS (Land Development Standards) have not been updated for a long time and there are a lot of updates that still must be made. The WMP (Waste Management Plan) is 70 to 80% complete. About 50% of the maps have been created, which accounts for roughly 25 to 30 maps. We are moving in the direction to be finishing up the mapping part of the WMP that began in January 2019. Gabriella inquired if the plan included gray water from spray parks, Ken replied that the WMP rules do not specifically include them into this plan. Adam reported the NJTPA PRIME cloud data base project now contains Hunterdon County's NJTPA/NJDOT – Flemington Route 202 corridor subregional study. One of the main uses for PRIME is to house all the subregional studies conducted within the Northern NJ transportation area.

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. There is still funding available for the Open Space grants 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 NJ History Fair will be held on 9/14 at Monmouth Battlefield. Rutgers Cooperative Extension's Tomato Tasting event was at Snyder Farm on 8/28; Master Gardeners recently held an open house in the Sensory Garden at Building 2. Cultural & Heritage grant applications are online; regrantee workshops were held in July. The Division of Parks & Recreation had a busy summer with programs and are reviewing needs for next year. GIS is now in the Department of Planning, and have filled two positions, Dan Bitters started in July as GIS Specialist 3 and Rebecca Deakin started in August as GIS Specialist 2.

Economic Development:

Marc said that one of the reasons the Economic Development Grant program was started last year was to make it easier to tackle economic development issues. Clinton and Clinton Township were the first Municipalities to take advantage of this grant by starting a procedural review process. Frenchtown Borough finished reviewing their Land Use Ordinance and their Village Center plan. They made changes to ensure that their economy was more welcoming for business investment. Frenchtown also has hired a consulting firm to help reconfigure their parking ordinances. There is grant money still available to do these sorts of projects. Marc asked the Board to spread the word to our municipalities that grant money is still available. Marc discussed the Distillery project which will probably close soon in Clinton Township. This process took over 2 years to complete. There will be approximately 15-20 employees working at the Distillery. This group chose Hunterdon County because we are easy to work with. His office has received more calls this year from entities that are looking for locations to grow medical marijuana. There are currently 5-6 municipalities in Hunterdon that are open to these types of operations.

COMMITTEE REPORTS:

Executive Committee:

Carol said that the committee will meet after the Planning Board meeting to discuss the upcoming September 18 Breakfast Talk event which will focus on the upcoming 2020 Census. Ken said that on June 25th he attended a 2020 Census kick-off meeting with Freeholder Lagay, Carrie, Adam and 2020 Census representatives - Dr. Allison Jackson, 2020 Census Partnership Specialist for Hunterdon & Somerset Counties and Bonnie Dunkin, the Chair of the County Census Complete Count Committee to discuss the upcoming Census and what the County's role will be to ensure as complete and accurate a count as possible. Planning staff will provide support for the Census by hosting events such as the upcoming Breakfast Talk and disseminating information.

There have been 12 RSVP's received to date for the event, so a good turnout is expected. Another "Save the Date" will be emailed out with an Agenda before the event. Primary attendees will be Municipal mayors, clerks and School Administrators. A draft Agenda is currently being reviewed. Carrie said that the main purpose of the event is to introduce Dr. Jackson and the other Census representatives to the Municipalities. They want to know where they will need to send Census takers in each Municipality. The Freeholders have adopted a Resolution creating the County Complete Count Committee.

Land Development Standards Committee: Adam said he has been working on the LDS. Still needs to complete the Appendices and some technical issues. Ken said that the tentative date for completion of the LDS will be postponed so that staff can meet with the GIS and Engineering divisions to obtain feedback on their relevant sections. We need to ensure that all necessary updates are included in the LDS since it hasn't been updated in a very long time.

DRC Committee: Phil and Carol will represent the Planning Board at today's DRC meeting. The next meeting is on September 19. Ken will send out a notice for members to volunteer.

Supervisors Report: There were no questions or comments regarding the June, July and August staff activity report.

Transportation: Ken summarized the \$42,000 Highlands Conformance Grant that was recently approved by the Freeholders. The Grant funding will be used to hire a consultant (Heyer-Gruel) to develop plan conformance petition documents. Currently 14 municipalities in Hunterdon are conforming to the Highlands Regional Master Plan. We are going through the plan conformance process on the County level. The consultants will be putting together a County self-assessment report, an implementation agenda and a master plan amendment. Initially they will be reviewing County planning documents to determine how consistent they are with the Regional Master Plan. The contract is for 12 months but the consultants are hoping to complete the petition documents within 8 months by Spring 2020. A kick-off meeting was held recently with the Consultants, Freeholder Lagay, Freeholder Holt and Carrie. The first public outreach meeting should be taking place in mid-October. Ken said staff will be attending a GoHunterdon annual meeting on September 13th (Ken/Adam), a Together North Jersey meeting on September 13th (Ken) and a Shared Service meeting on September 24th (Ken)

Tom said that the Route 519 drainage project in Delaware Township is about 70% completed. The Route 523 project in Whitehouse Station has about 4-5 more days for completion. The next phases of the Route 523 project will be from the municipal building to Route 620 and then Walter Foran from Route 31 to Flemington. Route 519 (Warren Glen Hill) is still closed. This is a 2 year construction project. There is a lot of road line striping going on in the northwest section of the County. Currently painting

historic County Bridge G63 in Glen Gardner which is 50% completed. In response to a question from Richard, Tom said that he did not know when the State Route 12 project will be completed. Page asked if bridge projects are typically staged ahead of time. Tom said that a bridge will normally remain open for planned bridge reconstruction projects during the inspection and design process. Richard discussed his experience with the NJDEP concerning the high cost to obtain a permit to mitigate a recent flooding incident.

Old Business/New Business: Richard reported that PennEast recently submitted their application of 24,000 pages to the NJDEP. The application is incomplete and is missing whole sections. The Threatened and Endangered study has huge omissions inaccuracies. The CD referenced in the application is missing. The maps are inaccurate. The NJDEP application fee for the study was \$500,000. The spotted lantern fly is now in several of Kingwoods' parks. There will be a Delaware River cleanup from Frenchtown to Lambertville on September 21st. There was a meeting on August 1st concerning the Route 29 Rock Fall mitigation project in the Devil's Tea Table area which the state has been working on since 2015. Residents in the area are not happy with the project. There was no discussion at the meeting concerning how the blasting will impact the wells in the area.

Public Comments:

Barbara Sachau introduced herself and expressed concern about plastics in the air and water that we drink, causing major health issues; about the assault on our forests, trees, and wildlife habitat, and climate change, and that we need to address these issues before it is too late. Ms. Sachau also expressed concerns about the Cultural & Heritage Commission membership expense for Americans for the Arts as a burden to the Hunterdon County taxpayers. Ms. Fellows informed Ms. Sachau that the membership was covered by the NJ State Council of the Arts Local Arts Program grant.

There was no further business to be brought before the Board. Richard made a motion to adjourn the Planning Board meeting, Page seconded. Meeting was adjourned at 9:40 AM

NEXT MEETING DATE: October 3rd, 2019 at 8:15 AM

Susan Pena for Secretary, Phil Greiner