

HUNTERDON COUNTY PLANNING BOARD

Minutes – December 3, 2020

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Andy Borkin, Gabrielle Bolarakis, Page Stiger, Richard Dodds, Dana Desiderio, Tom Mathews, Freeholder Director Van Doren, Freeholder Deputy Director Soloway

ABSENT: Marc Saluk, Economic Development Director

STAFF PRESENT: Bill Millette, Adam Bradford, Bob Hornby, Carrie Fellows, Frank Bell Shana Taylor and 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 17th, 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."

The meeting was held via WebEx online meeting:

Online Meeting Number (access code): 180 377 8866 **Online Meeting Password:** HCPB
To join the meeting by phone, dial: 1-844-621-3956 US Toll Free (No password is needed to join by phone)

MINUTES OF THE NOVEMBER 5, 2020 MEETING:

Motion to approve minutes as corrected, to include addition of WebEx meeting information as recommended by County Counsel. Richard Dodds moved, Andy Borkin seconded, motion carried. Abstained: Dana Desiderio, Tom Mathews, Freeholder Director Van Doren, Freeholder Deputy Director Susan Soloway.

FREEHOLDER UPDATE:

Freeholder Director Van Doren reported that Dr. Todd G. Bonsall, Superintendent of Hunterdon County Polytech, presented a proposal to construct a new campus at the Voorhees/North Hunterdon School, and has applied for a \$20M grant to help fund it. The Bartles Campus will no longer exist after construction is completed and the lease of the property will be over. The Board of Chosen Freeholders endorse the project and have added an additional \$5M to the construction budget. Moving forward the Freeholder Board will be called the Board of County Commissioners as per the new regulations. Freeholder Soloway declined to comment, stating that Director Van Doren had covered it. The County Reorganization meeting will be held on January 5, 2021 at 4pm in the Historic County Court House.

STAFF UPDATES:

Land Development Standards (LDS): Adam Bradford
LDS presentation will be presented later in this morning's meeting.

Farmland Update: Bob Hornby

Bob reported that the County Agriculture Development Board (CADB) meetings will be held via Webex or conference call until further notice. They have several active Right to Farm inquiries, which the CADB tries to direct towards mediation for resolution. Beneduce's Right to Farm issues have been going on for over a year. There are 25 active applications for funding in the various preservation programs. CADB continues to accept applications on a rolling basis.

Open Space: Bill Millette

Bill reported that the last Parks and Open Space Advisory Committee (POSAC) meeting on November 23 had to be postponed due to technical issues when the meeting started. He is now in the process of scheduling another

date in December to discuss end of year issues and applications.

Department Head: Carrie Fellows

Carrie reported that the staff activity report is attached, with various projects that staff are following. Staff have been very busy with programs, projects, grants and budgets. I would like to give special kudos to Patty Leidner and her GIS department for working with Adam on the Land Development Standards and the updating of the County COVID website. Kudos also to Adam for taking on the additional workload since Ken's retirement. In January, Carol Hoffmann and Dana Desiderio are up for reappointment. Please have your paperwork in very soon if you wish to be reappointed as they need to go on the December 15th Board of Chosen Freeholders agenda.

COMMITTEE REPORTS:

Executive Committee:

Carol reported that we really haven't had any meeting in the past few months. We have not scheduled any breakfast talks due to COVID, but we are looking forward to having a recycling meeting in the near future. It appears that no in-person meetings will be had until next year at some point.

Development Review Committee (DRC) Report:

Carol said that the DRC meeting today, Carol and Gabrielle volunteered. The December 17th meeting, Dana and Carol have volunteered.

Supervisors Report: Carrie Fellows

There were no questions or comments regarding the November staff activity report.

Transportation: Adam Bradford/Tom Mathews

Tom gave a report on roads.

Public Hearing on Proposed Amendments to the Hunterdon County Land Development Standards was opened by Chair Carol Hoffmann at 8:45am with a roll call of members. (Full minutes from the public hearing are still being transcribed.)

The document is available on the County website:

<https://www.co.hunterdon.nj.us/planning/publications/lids2000.htm>

Assistant Planner Adam Bradford presented a powerpoint on the proposed amendments, including methodology, reasons for the proposed amendments, and summary of the project including proposed changes, revisions, updates, and additions. Mr. Bradford read the public comments received prior to the meeting, then Planning Board members, and members of the public present on the call were invited to comment. Public comments received during the hearing requested that the responsibilities of the County Engineer be clarified in LDS Section 800-1. No further amendments were recommended as a result of the comments received. Richard Dodds moved to accept the *Hunterdon County Land Development Standards Proposed Amendments* and forward to the Board of Chosen Freeholders for their review, approval and adoption. Andy Borkin seconded. All present voted in favor. (Dana Desiderio was not present at the end of the meeting to vote.) Chair Carol Hoffmann closed the public hearing and the Planning Board meeting continued.

Old Business/New Business:

Carol asked for a motion to approve the Planning Board's Reorganization meeting date proposed for January 7, 2021. Phil moved the motion, Richard seconded, All in Favor.

Carol asked that everyone look over the proposed 2021 HCPB and DRC meeting dates. The Nominating Committee for the 2021 HCPB Officers will be Freeholder Van Doren and Tom Mathews.

Public Comment:

Barbara Sachau commented that she had trouble dialing into the meeting for the second month in a row, that a password was needed to access the meeting by phone, and requested that this be clarified. She further commented that "I don't think you're making this available to the public."

The next proposed meeting will be on January 7, 2021, 8:15AM. Carol wished everyone safe and Happy Holidays, and stated that the January meeting would likely be a regular conference call meeting, not WebEx.

There being no further business to be brought before the Board, Carol requested a motion to adjourn. Page moved to adjourn the Planning Board meeting, Richard seconded. Meeting was adjourned at 10:05AM.

NEXT MEETING DATE: Thursday January 7, 2021 at 8:15 AM

Susan Pena for Secretary, Phil Greiner