

HUNTERDON COUNTY PLANNING BOARD

Minutes – July 1 2020

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Page Stiger, Andy Borkin, Tom Mathews, Dana Desiderio(joined at 8:30am), Gabrielle Bolarakis, Freeholder Holt

ABSENT: Freeholder Van Doren, Freeholder Lanza, Richard Dodds

STAFF PRESENT: Ken Bogen, Bill Millette, Bob Hornby, Carrie Fellows as
Aaron Culton - County Counsel

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"

MINUTES OF THE JUNE 4, 2020 MEETING:

Motion to approve minutes, Page Stiger, Phil Greiner seconded, motion carried.

FREEHOLDER UPDATE:

Freeholders Holt reported that the Milford acquisition is almost complete. The Freeholder board approved the purchase of the property. There will be a park, waterfront and possibility in the future for a rail line. Economic Development played a large part in making this happen as well as Open Space. Carol asked when the County will fully reopen. as the library is now at 25%. Freeholder Holt replied that it is a moving target at this point. County operations and delivery of services have been on schedule. We are making sure that the public gets what they need . We will have to see what the governor will do and what in the long run what things will look like, it's a work in progress, a few more weeks for sure. Being discussed on a weekly basis. On a positive note the County COVID, hospitalizations are almost nonexistent. The reopening will be done safely when it happens.

STAFF UPDATES:

Farmland Update:

Bob reported that he has 34 active applications. The Kollmer and Desapio properties in Kingwood are in final approvals. We are still accepting 2020 applications. The farmland monitoring by Soil Conservation for this year has been completed, all farms have been inspected as of June 30th. The SADC are meeting by teleconference. has been furloughing staff, doing one week alternating. Delays are expected. The Special Occasion Wineries pilot program for preserved wineries expired on 31st without being renewed. PSE&G gave notice that they are replacing the lattice structures on the high tension wires from Roseland switching station Branchburg all the way to Lamberville . Built in 1927. 102 poles stretched over 20 miles. Switching over to a monopole construction. This will run through East Amwell, West Amwell, Raritan and Readington Townships preserved properties.

Planning Issues:

Ken said that Adam has completed the all the draft section of the LDS and sections have been circulated to staff for review. Hopefully by the end of Summer the review will be completed.

Open Space:

Bill said that 2 properties closed this week, one with NJCF. The Echo property, about 40 acres on Route 12 and one with DNR Greenway a property in Delaware Township. We are closing on a few pending applications, just waiting on surveying and closing documents currently. Freeholders approved the contract for the Milford river front property as Freeholder Holt had said before, we are now going to be moving forward. We are hoping to move forward with a Green Acres trail connection, but it has been slow due to the State furloughs.

Department Head:

Carrie reported that she has been working on implementation of protocols that the governor implements, but it has become a

challenged when the notice lags about 10 days and they want implementation within 48 hours which is challenging. It effects the operations. Staff have been excellent with remote access and rotating schedules. Patty Liedner has been our gate keeper at the office. Rutgers has been doing a lot of virtual and online programs. I am impressed with the staff as they are doing a great job and the office is being completed and moving smoothly.

Cultural & Heritage:

Carrie said that there was nothing at this time.???

COMMITTEE REPORTS

Executive Committee:

Ken said he has spoke to Rebecca Lunger from the County health department about doing a virtual recycling Breakfast Talk. She that would work. We now need to have a meeting about a platform and logistics. Carol said that it good to get up and running using technology.

Committee Report:

Ken said that the DRC meeting for today will have Phil and Gabrielle virtually present. Phil and Carol volunteered to participate at the meeting which will be held virtually on July 16th. Ken said at today's meeting will be discussing 2 major subdivisions in Clinton, 2 lots, 74 units and Annandale has a ROW issue. Raritan Township has an office on a county road that wants to build a 9 mega watt phone tower on the Bronsman Site.

Supervisors Report:

There were no questions or comments regarding the June staff activity report. Ken summarized the status of the County Highlands Plan Conformance project comments went to Heyer-Gruel and are now in review. Ken also said that he has been working on the WMP template for the municipalities since the DEP only formulated a template for the county level.

Transportation:

Tom said that he had nothing to report at this time.

Old Business/New Business:

Andy asked if anyone has seen an influx of people moving into the County from Urban areas? Dana replied that one of her clients moved from Manhattan and is in Beaverbrook due to COVID. Dana also said that her realtor said that there has been a huge influx of people wanting to move. Freeholder Holt said the trend will tell us, will the increase and interest in our rural areas be there. He is also not sure of the long-term effects to get out of the urban areas. Remote work could become the standard. We have no idea of the long-term range and we have to monitor it. Dana asked are the municipalities being more lenient. Page replied that Union Township is being flexible. Freeholder Holt replied that we have to help these businesses, how can we help, how can we help them? Economic Development said that business are moving out, 30% may not reopen, but it depends on how quickly things recover and open. Long term, commercial office space and the hospitality and restaurants are hurting. Commuters aren't using TransBridge, car sales are up. So, very worried about our restaurants, they were geared up for the July 4th weekend, then the governor changed his mind. Page replied that it is very disappointing. Hunterdon, Warren & Sussex agreed that it should be a regional issue about opening, not up to the governor.

Public Comments:

No Public Comment currently.

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 9:00 AM.

NEXT MEETING DATE: Thursday September 3, 2020 at 8:15 AM

Susan Pena for Secretary, Phil Greiner