

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – March 5, 2020

**MEMBERS PRESENT:** Carol Hoffmann, Phil Greiner, Page Stiger, Andy Borkin, Tom Mathews, Dana Desiderio, Gabrielle Bolarakis, Richard Dodds, Freeholder Lanza

**ABSENT:** Freeholder Van Doren

**STAFF PRESENT:** Ken Bogen, Bill Millette, Adam Bradford, Carrie Fellows  
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 17<sup>th</sup>, 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 FEBRUARY 6, MEETING:**

Motion to approve minutes, Richard Dodds, Andy Borkin seconded, Freeholder Lanza, abstained, motion carried.

### **FREEHOLDER UPDATE:**

Freeholder Lanza reported that the major focus has been on the County Budget process. There is potential legislation that is being discussed for the creation of an Enterprise zone within the Highlands area. This area has experienced a negative economic impact due to restricted development. The State has already identified enterprise areas in urban areas and this would be an opportunity to include rural areas. The legislation would cut the sales tax by 2 cents in these zones, but an additional 1 cent would go to the Counties That additional revenue would go exclusively for property tax reduction. It has been the goal of the BOCF for years to relieve the property tax burden on our homeowners. We are not changing the Highlands area, just designating enterprise zones so businesses can benefit by having their sales taxes reduced which will also benefit the County's residents.

### **STAFF UPDATES:**

#### Farmland Update:

Bob reported that 2 direct SADC easements closed, both in Franklin Township; Hope Hill and the Feeley properties. Two new applications came in, but unfortunately had to be turned away due to those properties being in the PENNEAST Pipeline. The SADC had a long session during their regular meeting about Special Events, no report was released. Several Non-Profit agencies are opposed to recommendations due to easement issues. NJCF has been very vocal. We have 2 Right to Farm issues that are ongoing; Beneduce Vineyards in Tewksbury (Special occasion/direct marketing events) has been continued without testimony and Melick's Oldwick Farm in Tewksbury (they are looking for setbacks to construct a farm building) will be memorialized on the March 12 CADB meeting.

#### Planning Issues:

Adam reported that he sent out the Land Development Standards timeline to the subcommittee. GIS updates to Section 300 are near completion. Interdepartmental staff is preparing to work on the Rural Classification map, with GIS dedicating one person to update this map located in the Appendices Section. The Grochowicz Farm, Glen Gardner, Hampton Borough and Bethlehem Township continues to be funded by 2 grant programs, the County PIG and the Highlands Open Space Grant. Adam said that he has applied for a 6-month extension due to the Highland Council and the SADC continued efforts regarding the grant program requirements and deed of easement language. The Boundary annex survey has been completed for the US Census. The Boundary Verification Program that administration had to sign off on has been completed. The Participant Survey Application Annexation Program, (PSAP) is due May 15<sup>th</sup>. There are about half a dozen development review applications at the CAD disc phase and under GIS review. Ryland Developers, LLC, has received our preliminary and Final approval letters, and will need to provide a letter asking to withdraw the current senior living center application if the project is to move forward. Adam said he continues working with Raritan Township on their farmland plan. The Bowlby farm is nearing closure, although it is a direct easement, Raritan's farmland plan needs to be certified by the SADC before closing. Carol asked if there was ballpark date as to when the committee can look at the Land Development Standards (LDS), Adam replied that he thought by the end of the month.

#### Open Space:

Bill reported that he is wrapping up 2 applications at this time. There are currently no applications for review at the March

POSAC meeting. There are a couple of construction projects proceeding in our Parks - 2 pavilions, - one at Hoffman Park and the other at Teetertown. We are also looking at some new prospects that have come up.

#### Department Head:

Carrie reported that they have been catching up with things since the budget paperwork has been submitted. The Parks Summer Programs are now on the web and they are also hiring for seasonal positions. Rutgers Master Gardeners are in full swing. They also have a hotline to ask gardening questions.

#### Cultural & Heritage:

The Freeholders announced (NJSCA) Local Arts Program and (NJHC) County History Partnership Program grants in February. These grants are entirely funded by the New Jersey Hotel Motel Occupancy Fees, they are not funded through property, sales or income tax. The \$747,000 capital grant through the NJ Historic Trust was approved and we just signed the contracts. Hopefully we will start work in the fall after bids and contracts have been approved. For Phase One of the two-phased project, the main projects on the exterior of the building will be to remove the failing stucco and address roof drainage issues and moisture migration inside the building. Upgrades to lighting, security and accessibility to the building are also being done. On March 14 at 1:30pm at the Courthouse, Ann Gordon will do a presentation on the 19<sup>th</sup> Amendment, granting NJ women the right to vote. Our essay contest is now open until April 3<sup>rd</sup>, focusing on voting rights and universal suffrage. Also had a meeting with OEM in regard to the coronavirus.

#### COMMITTEE REPORTS:

##### Executive Committee:

Carol said that the Committee will be meeting after today's DRC meeting to discuss the next scheduled breakfast talk which will be focused on Recycling. Ken said that we will be working with Rebecca Lunger, the Division Head for Solid Waste. There is a potential for a very large turnout since there is much public confusion about recycling. The event is scheduled for May 12<sup>th</sup>.

DRC Committee Report: Carol asked for volunteers for today's meeting. Andy and Phil volunteered for today's meeting and Dana, Gabrielle and Andy said they were available for the March 19<sup>th</sup> meeting. Ken mentioned the applications being reviewed at today's meeting - a waiver request for vegetation clearing in Delaware Township and a non-residential site plan for Tabby's Place on Route 202 in East Amwell Township. The Oasis Realty Apartments application has been moved to the March 19<sup>th</sup> meeting.

##### Supervisors Report:

There were no questions or comments regarding the February staff activity report. Ken summarized the status of the Highlands Conformance process. We are now trying to finalize the draft of the self-assessment report. The report has been reviewed by staff and our comments have been integrated into the report by our consultant John Baree. The next step is to obtain review comments from Highlands Council staff so the report can be finalized.

Ken discussed the meeting he recently attended with other County Planners and NJDEP staff to discuss the ongoing work on the completion of County Wastewater management plans. One major problem that Counties are facing is that NJDEP has not been able to review all of the WMP's that have been submitted by the Counties because of the backlog of site-specific amendments that have been submitted. Also, there is potentially additional funding available to the Counties to complete their WMPS chapters.

##### Transportation:

Adam said that he recently attended the NJTAP RTAC meeting and Ken said that he attended the NJTPA Project Prioritization Committee meeting. Tom said that he has 3 projects starting this month - CR513 from Everitstown to Pittstown, the entire length of CR628 from Glen Gardner up to CR513 by Voorhees High School. The construction project for the RT16 Bridge by Halls Mill Road on CR523 will start this month. Major construction will begin in April There is a demolition project starting this month, mostly involved with razing buildings on County park properties.

##### Old Business/New Business:

Richard said that yesterday was the deadline to register as an intervenor with FERC. The docket has changed because the process has been bifurcated between the two states. This is no longer a two state project. The Supreme Court has not decided yet if they will take up this case which would determine if the states have sovereign immunity to prevent a pipeline being built on their land. The comment period on the new docket ends in a month.

Page mentioned that there are 2 buildings in Hoffman Park that the township is paying to have removed and entered into a new joint agreement with the County. They also cleared about 44 acres in the park and removed invasive plants in other parts of the park. On April 16<sup>th</sup> there will be presentations from Colorado State Troopers to discuss their experiences with Cannabis over the past 10 years. Page will give Ken a flyer concerning the presentation to send out.

##### Public Comments:

Barbara Sachau said that the County should not be supporting the Highlands enterprise zones. She also mentioned her support for increased ride sharing opportunities in the County. Carol mentioned that GoHunterdon has been very active with ride sharing programs for many years. Also, she does not think the entire County is receiving enough information concerning the impact of the roundabout being constructed in Readington Township

Freeholder Lanza addressed the comments concerning the Highlands Enterprise Zones. There are not any changes that would be made to the requirements in the Highlands Plan. This has nothing to do with expanding or contracting anything in regard to the use of this land. This is strictly about how much sales tax you pay in the area.

There was no further business to be brought before the Board. Richard made a motion to adjourn the Planning Board meeting, Andy seconded. Meeting was adjourned at 8:59 AM

**NEXT MEETING DATE:** April 2, 2020 at 8:15 AM

Susan Pena for Secretary, Phil Greiner