

HUNTERDON COUNTY PLANNING BOARD

Minutes – October 1, 2020

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

ABSENT: Freeholder Lanza, Marc Saluk

STAFF PRESENT: Ken Bogen, Bill Millette, Adam Bradford, Bob Hornby, Carrie Fellows, Frank Bell
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."

MINUTES OF THE SEPTEMBER 4, 2020 MEETING:

Motion to approve minutes, Richard Dodds, Page Stiger seconded, motion carried. Dana Desiderio, Shaun Van Doren & Page Stiger Abstained

FREEHOLDER UPDATE:

Freeholder Director Van Doren announced that the that the Board of Chosen Freeholders (BOCF) will be returning to in-person meetings starting October 6, held in the Historic Courthouse. Public may attend in person or via telephone conference call. The Board is also unveiling a \$50,000.00 municipal grant program to help with the reimbursement of COVID related expenses. The minimum grant award will be \$1000.00, the maximum will be \$5,000.00. Director Van Doren also wished Ken Bogen best wishes in his retirement, thanking him for his service and commitment to Hunterdon County over the past 15 years. Chair Hoffman asked if all other County meetings will be going public, Freeholder Van Doren replied that it is up to the board and staff. There is no requirement or standard at present.

STAFF UPDATES:

Land Development Standards (LDS): Adam Bradford

Adam reported that he sent out an email to the board for input on the LDS preliminary draft for final review as we are nearing completion and the board will soon vote on the document. He plans to have the LDS on the County website for the 30-day public review and comment period. The next meeting to review the plan is on November 5. Richard stated that he has read the LDS and the only issue that he has seen is Table 6; he would like the rain table more defined, but in all it looks good. Carol stated that everyone involved needs to have their review and comments in by November 15. Ken said that he would like to see a public hearing scheduled for December.

Farmland Update: Bob Hornby

Bob reported that there is a new Direct Easement (State funded preservation) that's now in process and 2 new county applications from Franklin/Alexandria and Raritan under review. There are 3 projects pending to close by the end of the year: one in Delaware, one in Holland, and the Peacefield project encompassing 4 separate easements in Alexandria. PSE&G filed a Notice of Intent to replace lattice structures with monopole construction along the roughly 20-mile powerline easement from Three Bridges to Lambertville to the Mercer County border. The additional request for Right of Way (ROW) access across 3 preserved farms using existing farm lanes has been withdrawn. The County Agriculture Development Board (CADB) approved the application during their September 9 meeting. The State Agriculture Development Board (SADC) mirrored the approval at their September 24 meeting. Soil Conservation reported inspections on 35 farms since June. The next CADB meeting will be a dual live or by phone on October 8 at 8pm for discussion of an Ag Labor housing unit on a Readington Township property and a Right to Farm in Franklin. The Beneduce (Alexandria) Right to Farm Hearing will be held during a special meeting on October 29 at 7pm.

Open Space: Bill Millette

Bill reported about the Parks and Open Space Advisory Committee (POSAC) meeting where they discussed two new grants. One to Alexandria Township to replace the park barn roof, and the other to Hunterdon Land Trust for

the preservation of the GenOn Property, about 70 acres on the hillside of the Delaware River and across from the Pennsylvania Bluffs. We are going forward with the preservation of Higgins property in the Sourlands. We did a Phase One purchase a few years ago that consisted of 150 acres, this is the Phase 2 of that, and 250 more acres preserved. New Jersey Conservation Foundation (NJCF) has been spearheading this, about 450 acres in Hunterdon and about 600 in Somerset preserved cohesive property. The Brownstein property in Raritan was slated to close today or yesterday, it's 35 acres along the Plum Brook River. This was another 50% grant that was provided by the County. The 60-acre Pine Brook property in Kingwood is about to be closed on. It is adjacent to Horseshoe Bend Park and another 50 acres Green Acres is purchasing also adjacent to the park. That makes 110 acres added to Horseshoe Bend Park. The Milford and Stanton Station projects are moving along as we expand our holdings near the Arboretum. We are currently exploring a lot of leads. Richard thanked Bill for helping get Pine Brook over the top to get it preserved.

Department Head: Carrie Fellows

Parks has continued to provide online learning for the public, there are currently a lot of activities available on the website. Currently the fenced in area by the Arboretum is closed due to dangerous tree conditions, and tree work is underway. The last live drive in program at the South County Park will be *Chitty Chitty Bang Bang* on Saturday October 10 from 7- 9pm. Programs are limited to 500 people, who are expected to remain in their cars. These and the outdoor concert series have been really well received. Vector Control Division staff announced a resident survey about the Spotted Lantern Fly to try and track their locations, impact, and to assist reporting to NJ and US Departments of Agriculture. Cultural & Heritage is holding virtual workshops for the County History Partnership Program (CHPP) and Local Arts Program (LAP) grants. Links to these presentations will be on the website. Grant applications are due on November 2. County Architect Frank Bell will be assisting with Development Review applications until the Supervising Planner position may be backfilled. Carrie said that it has been a distinct pleasure to work with Ken through the years, he will be greatly missed. Carol asked Carrie about different jobs people will be taking once Ken leaves, Carrie replied that she will be taking over the board duties and other administrative roles. Discussions are ongoing about distribution of other responsibilities. Moving forward, we have been preparing and everyone knows their roles. Some things we know realistically we cannot do until more staff is on board, such as breakfast talks.

Carol asked if there is a plan in place to use Route 12 for in-person meetings. Carrie said we can certainly check availability. Carol then requested a roll call on whether or not Board and staff members felt comfortable attending an in-person meeting, with the option for audio participation available.

Roll Call Vote: Ayes Nays Abstained Absent

D.Desiderio	X			
C. Hoffman	X			
P. Stiger	X			
G. Bolarakis	X			
P. Greiner	X			
A. Borkin	X			
R. Dodds	X			
T. Mathews	X			
S. VanDoren	X			
A.Culton	X			
F. Bell	X			
C.Fellows		X		
K.Bogen			X	
A.Bradford	X			
S.Pena		X		
B. Hornby	X			
B.Millette	X			

Carol replied that we will set up an Executive Meeting now that we have a general feeling of the board and hopefully next month, we can obtain a platform to have an in-person meeting.

COMMITTEE REPORTS

Executive Committee:

Carol reported that the Executive Committee did not meet, but we will be meeting to discuss how to proceed with the meetings in the future.

DRC Committee Report:

Carol said that there was nothing on the DRC agenda for today. Carol and Phil volunteered for the October 15 meeting with Dana as a backup. Ken summarized the DRC applications that were reviewed since the last Planning Board meeting. There were a few lot line adjustment applications and a large site plan application for 110 residential units in Clinton Township. There were no questions by the Board concerning the reviewed applications.

Supervisors Report: Ken Bogen

There were no questions or comments regarding the September staff activity report. Ken discussed the second Highlands Conformance public meeting which was held virtually on September 29 to discuss the draft Highlands Plan Element. The meeting was hosted by our project consultant Heyer-Gruel. Freeholder Van Doren gave a summary of the conformance process in his welcoming remarks. Elena Gable gave an excellent 30-minute presentation on the Highlands Conformance process and the Plan Element. There was not a large turnout for the meeting with a total of 15 people at the meeting. The next steps in the Conformance process is to finalize the Plan Element and then the Planning Board will either adopt the Element and submit it to the Highlands Council for their review or we will submit the Element and the Implementation Agenda to the Council before adoption. We want to obtain Plan Conformance designation from the Council and then there will be funding available for the recommended implementation action items.

Ken told the Board that it was a great pleasure working with them over the past 15 years. Carol wished Ken the best of luck in his retirement.

Transportation: Adam Bradford/ Tom Mathews

Adam reported that the North Jersey Transportation Planning Authority sent planning board staff their 2020-2050 regional forecasts for their upcoming long-range transportation plan. Comments are due October 9th. Adam said he is also participating in the NJTPA 2050 Symposium Plan, and the STP Program. Adam thanked Ken for working with him over the years and helping him earn his AICP certification and working to get his PP license. Thanked Ken for mentoring him the last 6 years.

Tom said that CR513 from Everittstown to Pittstown is being resurfaced as well as the entire length of CR628 from Route 31 up to CR513 at Voorhees High School. On October 5 the annual resurfacing project will start, bits and pieces of work throughout the county resurfacing. CR616 will start having curb work on 10/13 and bridge A52 will be closed starting on Monday for about 3 months for a complete reconstruction. CR513 is now open at the L6 bridge. Richard expressed his appreciation and thanked Tom for meeting with a homeowner from Kingwood Township.

Old Business/New Business:

Richard reported that the pipeline news remains quiet.

Public Comments:

No public comment.

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 9:25 AM.

NEXT MEETING DATE: Thursday November 5th, 2020 at 8:15 AM

Susan Pena for Secretary, Phil Greiner