

## HUNTERDON COUNTY PLANNING BOARD

### Minutes – January 7, 2021

**MEMBERS PRESENT:** Carol Hoffmann, Phil Greiner, Andy Borkin, Gabrielle Bolarakis, Page Stiger Richard Dodds, Dana Desiderio, Tom Mathews, Commissioner Van Doren, Commissioner Soloway, Commissioner Holt

**ABSENT:**

**STAFF PRESENT:** Bill Millette, Adam Bradford, Bob Hornby, Carrie Fellows, Frank Bell, Marc Saluk 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 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 online 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)

### **REPORT OF THE NOMINATING COMMITTEE:**

Carrie Fellows opened the meeting and requested the report of the Nominating Committee. Tom Mathews presented to the Board the slate of the 2021 officers: Carol Hoffmann - Chair, Andy Borkin - Vice Chair, and Phil Greiner - Secretary. Moved by Richard Dodds, seconded by Andy Borkin. The motion was approved.

Carrie Fellows turned the meeting over to Chair Carol Hoffmann.

### **MINUTES OF THE DECEMBER 3, 2020 MEETING:**

Motion to approve minutes, Richard Dodds, Page Stiger seconded, motion carried. Abstain, Commissioner Holt

### **COUNTY COMMISSIONER UPDATE:**

Commissioner Van Doren wished everyone a Happy New Year and thanked everyone for their service in 2020. The BOCC had a very successful Re-org meeting using Facebook Live. Facebook live will not become the norm until more logistics can be worked out, so until then we will still be doing call-in meetings. Commissioner Holt and I are on the 2021 budget committee, we are working away on that now. Commissioner Holt replied that he is glad to be back, and it seems everything runs full circle.

### **DESIGNATION OF NEWSPAPERS AND CALENDAR DATE APPROVALS:**

Richard Dodds made a motion to set the designation of HC Democrat, Star Ledger, Courier News, Express-Times, Trenton Times and & TAPinto to carry Public Notices & Advertisements. Dana Desiderio seconded; motion carried. Carol Hoffmann asked for a motion to approve the 2021 Planning Board dates and the approval of the 2021 DRC meetings dates. Dana Desiderio moved, Phil Greiner seconded, motion carried.

### **STAFF UPDATES:**

Economic Development: Marc Saluk

Marc reported that lots of activity has been happening. Marc reported that discrepancies continue between what projects business and developers want to do here, versus what projects towns want. Towns have been having these conversations anyway which is a big step towards eventually getting the types of projects we want. There are projects we would like, such as breweries and tasting rooms. The state has also agreed on incentive programs. Holland zoning and radiance review, the interest continues to grow. Everything else is still moving forward: 78/22 Coalition; 579 Trail and the Hunterdon Main Streets programs.

#### Land Development Standards (LDS) and Stormwater: Adam Bradford

Adam mentioned the work he is doing with municipal stormwater plans: "The municipal stormwater ordinances are due by March 3, 2021. The County has sixty days to review each municipal ordinance. The County Planning Department is the review agency for the twenty-six municipalities in Hunterdon. Each ordinance will be reviewed by Planning Board staff and submitted to the Planning Board for approvals starting at the next meeting in February." Adam ended with an update about the County Land Development Standards (LDS). He said, "the amendment to the LDS was approved by the Planning Board last month and sent to the Board of County Commissioners for endorsement at their upcoming meeting on January 19, 2021."

#### Farmland Update: Bob Hornby

County Agriculture Development Board (CADB) reorganization meeting will be January 14 at 8pm via teleconference. 2020 wrap up: special thank you to Counsel. 8 closings for 508 acres, 5 PIG, 2 Direct Easements, 1 Municipal PIG covering 508 acres. 2 new applications. SADC Annual Application submitted with no changes. Farmland Preservation Plan to be refreshed in 2021, perfect timing with discussion of the future of agriculture on a local, statewide, and national basis. Farmers are getting older, farming is changing from row crop to specialty crops and tourist-based economies, warehouse pressure is increasing on I-78, and large-scale solar development on prime soils. Richard Dodds commented on Kingwood using grant funds, Commissioner Holt commented on the importance of agricultural tourism.

#### Open Space: Bill Millette

Bill reported that we wrapped up the end of the year with a couple property closings. The most notable one was the Turnquist property, a 68 acre parcel in Tewksbury that was a joint project through New Jersey Conservation Foundation and Tewksbury Land Trust. This is a major link in the chain of their 10-mile trail loop initiative that proposes to start and end at Cold Brook Preserve in Oldwick. We held our Green Acres required public hearing regarding the communications tower in Bethlehem Township. The hearing was held via phone and went well. The majority of the comments were not in opposition to the need for a tower to increase radio coverage but were not happy with the location. Communications is now looking at possible alternatives to see if relocation is possible. We had technical difficulties with our November POSAC meeting which caused us to postpone it and hold in December to wrap up the year with a few municipal open space grant applications. We will hold our first POSAC meeting of 2021 on January 25<sup>th</sup>, the fourth Monday of the year. The Committee meets the fourth Monday of every other month.

#### Department Head: Carrie Fellows

Carrie, with input from Marc Saluk, reported on the Highlands Conformance process, and that following two public meetings, in February and September 2020, that we have a draft Highlands Conformance Plan posted on the County website; a public hearing will be held during or after the next Planning Board meeting on February 4, format will likely be teleconference for ease of public access. She described the range of projects that staff and our consultant John Barree from Heyer-Greul, recommend for implementation, such as updating the Historic Preservation and Transportation Plans, a Growth Management Plan, and a Tourism Marketing plan. They stressed that working with the Highlands Council is now a collaborative process and the implementation projects recommended will trigger the Highlands Council to seek state funding for them. A full packet will be sent to Board members following the meeting. After the draft Conformance Plan is accepted, it will be forwarded to the County Commissioners for approval.

### **COMMITTEE REPORTS**

#### Executive Committee:

Carol reported that the committee agreed to change how documents are posted for DRC to make the process less labor intensive.

#### DRC Committee Report:

Carol said that the DRC meeting today, Carol and Page volunteered. The January 21<sup>st</sup> meeting, Dana and Andy have volunteered. Adam said that there are four site plan/subdivision applications for the Development Review Committee following the meeting. He did not have any Transportation Issues to report other than attending regular NJTPA meetings and that this would be his last Planning Board meeting.

#### Supervisor's Report: Carrie Fellows

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

Transportation: Adam Bradford/Tom Mathews

Tom reported that we have not had a winter weather shutdown or slow down on many of the road and bridge repairs. Adam reported that he did not have any transportation updates for the Board.

Old Business/New Business:

Richard reported that the pipeline news remains quiet. The Supreme Court has asked for review. Things are now on hold again.

Public Comments:

There was no public comment.

There was no further business to be brought before the Board. Richard made a motion to adjourn the Planning Board meeting, Phil seconded. Meeting was adjourned at 9:14AM.

**NEXT MEETING DATE:** Thursday February 2, 2021 at 8:15 AM

Susan Pena for Secretary, Phil Greiner