

HUNTERDON COUNTY PLANNING BOARD

Minutes – July 1, 2021

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Andy Borkin, Richard Dodds-call in, Dana Desiderio-call in, Tom Mathews- call in, Page Stiger- call in

ABSENT: Commissioner Holt, Commissioner Van Doren, Marc Saluk, Gabrielle Bolarakis

STAFF PRESENT: Bob Hornby, Carrie Fellows, Frank Bell, Katherine Fullerton, Patricia Leidner, Susan Pena, Rebecca Deakin Aaron Culton - County Counsel

Chair, Carol Hoffmann read the Open Public Meetings Act notice and called the meeting to order at 8:15

"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 January 7, 2021 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."

This meeting was held in person

MINUTES OF THE June 3, 2020 MEETING:

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

Stormwater Ordinances for Approval: – Katherine Fullerton

- Calfon Borough, Ordinance #2021-07

Full Approval: Moved: Richard Dodds; Seconded: Phil Greiner. All in Favor

COUNTY COMMISSIONER UPDATE:

County Commissioners were not available to provide an update.

STAFF UPDATES:

Farmland Update: Bob Hornby

There were several farmland preservation closings at the end of June; the Thomas farm in East Amwell and three separate easements on the Bowlby farm in Raritan. The Curtis farm in Delaware Township closed using an Open Space grant, the County will hold the standard farmland easement. These closings put the total preserved farm acreage in Hunterdon County in excess of 35,000 acres. The fiscal year monitoring period ended June 30th; staff is working with the Soil Conservation District to finalize data for submission to the State Agriculture Development Committee (SADC). The Special Occasion Event legislation has expired in the legislature without a vote, it was crafted in response to a multi-year pilot program and report by the SADC to hold special events on preserved farms. The Beneduce Vineyards (Alexandria) Right to Farm hearings continue; at the July 8 County Agriculture Development Board (CADB) meeting a date will be set for a third round of testimony to be heard. The Round Valley Ranch (Clinton Township) application for Commercial Farm Certification will be considered by the CADB in July.

Open Space: Bill Millette

Staff is working on the acceptance of two properties to be transferred into the County park system by nonprofit partners. These properties, one located in Bethlehem Township and one in Tewksbury Township, are being purchased by nonprofit organizations with grant funding that the County does not have access to. Upon closing, the properties will be transferred to the County for inclusion in the County park system. Staff continues to work on the Milford Waterfront acquisition, working through environmental due diligence and reconfiguration of the site to address access and rail crossing needs. The Parks and Open Space Advisory Committee (POSAC) will meet on July 26th to review new open space grants, park issues, and the review panel recommendations for 2021 historic preservation grants.

Planning: Katherine Fullerton

Staff continues to track the cannabis ordinances; each municipality must prepare their own ordinance indicating if they will or will not permit cannabis-related businesses. Of the nine ordinances received to date, Flemington is the only one to permit; we will be watching to see how that goes. There are two municipalities that have not submitted final stormwater ordinances: Readington and Stockton Borough. Staff have been very busy with DOT; the New Jersey Transportation Improvement Plan (NJ TIP) program is up for review and staff has been reviewing those documents. The North Jersey Transportation Planning Authority (NJTPA) released their draft Plan 2050; staff is reviewing it for County impact.

GIS: Patty Leidner

GIS is in the process of updating our ArcGIS server software products, which will bring ArcGIS server up to date; staff have been updating their ArcGIS desktop software and will begin rolling [it] out to county staff. Staff also continues to work on the farm project app, now in its final stages. She will go before the Board of Agriculture and answer any questions they might have about the app. Staff are also working on the app for historic markers, and have closed out the Cicada Tracing Survey app.

Projects: Frank Bell

Historic Courthouse: The contractor prequalification package was approved by the Commissioners. Once we receive approvals for the package from the NJ Historic Trust, this project will then go out to bid. The prequalification documents may then be drawn up for the potential contractors. We are hopeful that renovations will begin this fall.

Burn Building and Training Center: We are continuing with the shop drawings; they are in review and waiting for approvals. This is the burn building that continues the training for our Fire Fighters. I have been also working with Administrator Kevin Davis and Chief of Staff Brad Myhre on reviewing the funding through the American Rescue Plan for needed projects. Hunterdon County has \$24M in funding.

Department Head: Carrie Fellows

Highlands Council – The County Commissioners are anticipated to approve the 2021 Grant Amendment to the 2017 Grant Agreement. The 2021 implementation task schedule includes (\$100,000) funding for a new Historic Preservation Master Plan element and \$75,000 for a Growth Management Plan. Staff have provided the Highlands Council a draft scope of work for those projects; the next step is to develop the RFPs.

NJTPA – FY2021 ended 6/30; staff are now focused on completing and submitting those grant reports and entering data in the new cost tracking system for FY2022. It is also the season for NJTPA staff to solicit and for us to provide comments to them on the 2022-2025 Transportation Improvement Program (TIP) and the draft FY2022-2031 STIP. The STIP is the federally required compilation of TIPs from the NJTPA and the state's two other metropolitan planning organizations. Operations - county staff will resume a full on-site schedule the week of July 13. Staff has risen to the occasion and stepped up to make the transition back to the workplace easy. They were incredibly productive during the COVID schedule of rotating/remote operations. HR, the administrative boards, and the County Commissioners have been extremely complimentary and supportive of our staff.

COMMITTEE REPORTS

Executive Committee:

Carol reported that the committee met telephonically and discussed the recycling presentation that will be our next Breakfast Talk. Proposed dates are at the end of September. The presentation will be recorded and on the County website for viewing.

DRC Committee Report:

Today's meeting – Andy Borkin, Carol Hoffmann. If the July 15 meeting is needed, we will request volunteers.

Katherine reported that we received 3 site plan applications all were returns. More than 9 applications have come in for administrative reviews from previous DRC reviews. One of those applications was from the Ryland Inn in Readington Township. The Union Hotel in Flemington has also returned for administrative review, as they have reduced parking, reduced a building; but the traffic study on Walter Foran Blvd has not been done as requested.

Today's DRC meeting

- Raritan Township – Warehouse site plan
- Simple non-County subdivision

Transportation: Tom Mathews

Tom reported: We have some road resurfacing projects that have begun or will begin this month:

- County Route 513 in Lebanon Township and Califon Borough
- County Route 607 - the entire Route in East Amwell
- County Route 519 in Delaware Township, going from Rosemont to Route 651
- County Route 517 going from Oldwick, north to the Morris County line

Bridge Projects:

- G63 Bridge in Glen Gardner is going to be closed for a few more weeks
- C32 Bridge – in Clinton Township is a truss bridge being replaced with a concrete bridge. Expected this to be closed through Thanksgiving

Tom responded to a question about chip-sealing, that it is used as a preservation application to extend the life of the roadway. It is not a replacement.

Old Business/New Business:

Richard reported that the Supreme Court decided in favor of the PennEast Pipeline project. Although, they still need DRBC and DEP approvals to move forward. It's a 50% chance that they can gain approval from these organizations.

Public Comment:

No public comment.

Carol reminded everyone that there is no meeting in August.

There was no further business to be brought before the Board. Page Stiger made a motion to adjourn the Planning Board meeting, Richard Dodds seconded. Meeting was adjourned at 8:58AM.

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

Susan Pena for Secretary, Phil Greiner