

HUNTERDON COUNTY PLANNING BOARD

Minutes – April 1, 2021

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

ABSENT: Marc Saluk, Commissioner Van Doren, Commissioner Holt

STAFF PRESENT: Bill Millette, Bob Hornby, Carrie Fellows, Frank Bell, Katherine Fullerton, Rebecca Deakin and 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 December 15th, 2020 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 telephonically. Dial in number: 720-399-1558 or 877-658-5107 Passcode: 444103

MINUTES OF THE MARCH 4, 2020 MEETING:

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

COUNTY COMMISSIONER UPDATE:

No Commissioner were present to give report.

STAFF UPDATES:

GIS: Rebecca Deakin for Patty Leidner

We received updated tax maps as CAD files for four municipalities that we were expecting, and based on a preliminary review it looks like this data will be useful to update our parcels; we are working on formatting issues with the surveyor. FEMA released new Flood Zone delineations for Clinton Town, Clinton Township, Franklin Township, and Raritan Township. There is some confusion as to whether it is Franklin Township or Union Township, Patty is checking with FEMA on this. The preliminary flood maps for these municipalities as well as several municipalities in Somerset County were released on March 26 and a Community Officials virtual meeting will be held on April 12. A virtual public meeting is being planned for the end of April. We are creating a survey for East Amwell's farm project; our plan is to create a public-facing web application to display the survey responses. We will be mapping the fireboxes in the county. Patty attended the bi-monthly fire chief association meeting on Monday, March 29 to discuss the data needs of the local fire companies. There are a few things that they would like to add to our current fireboxes data (helicopter landings, weight restrictions, width/height restrictions for underpasses).

Farmland Update: Bob Hornby

There are 30 active applications, should be some closing in the next couple months. Still following PSE&G easements as they replace the lattice towers with monopoles across many preserved farms. State Agriculture Development Committee (SADC) released the FY 2020 Monitoring Report, there were some communication issues that are being looked into, otherwise a positive result in a difficult year. Items of interest from SADC: Utility Scale Solar siting across New Jersey, Special Occasion events on Preserved Farms, Soil Disturbance Standards. Jeff Everett, SADC Deputy Director, will be at the April 8 CADB meeting to make a presentation. Under Right to Farm, the Beneduce Winery (Alexandria) had a Special Hearing on March 29, will be continued, Hoffman (Tewksbury) had a hearing March 11, to be memorialized April 8.

Open Space: Bill Millette

POSAC held its first meeting of the year last week. We entertained a municipal grant application for High Bridge to use their balance toward debt service for Lake Solitude; 2021 will be their final payment on that purchase. POSAC also entertained a memorial bench request. POSAC is tasked with reviewing memorial benches, plaques, and

plantings to be placed in County parks. Their recommendations are then forwarded to the County Commissioners for approval. We are still waiting for Green Acres funding on a few purchases. The County's Project Agreement with Green Acres needs to be executed and is on the County Commissioners' meeting for next week. It memorializes the County's commitment to the Green Acres program and rules, and allows us access to our latest funding appropriation of \$700,000.00. The 2021 round of the Historic Preservation Grant Program closed; we received a full slate of applications, some new applicants, some applicants familiar to the program. Staff will review the applications and then forward to the Culture and Heritage Commission for their review panel to assess.

Projects: Frank Bell

Frank reported that the Burn Building is in the process of construction and will replace the current outdated building that we have. The County received a \$1.5M New Jersey Historic Trust grant with an equal County match, for a 2-phase project on the Historic Courthouse. Construction documents and the contractor prequalification package are under review. The Justice Center's cast stone will be refurbished and new HVAC installation, a \$4M project will begin soon. The Impound Lot on Route 12 and the Bridge Shop addition will be coming up in 2-3 years.

Department Head: Carrie Fellows

Carrie reported that, Highlands Conformance Plan Petition has been reviewed by Highlands Council staff, who prepared a highly positive draft Consistency Review and Recommendations Report (CRRR). The County reviewed it favorably and will take necessary steps to incorporate two new items noted during Highlands Council review. These items include a Stormwater Management Plan, required for Highlands Conformance and is complementary to the work already taking place in municipalities as required by NJDEP, and by the County in its Hazard Mitigation Plan; Highlands proposes to add \$100K funding for this in FY2022. The second item, a Water Use and Conservation Management Plan is also required for Conformance and is also complementary to the work taking place in municipalities as required by NJDEP, and by the County in its Hazard Mitigation Plan. Highlands proposes to add \$100K funding for it in FY2023.

Highlands Council will post the CRRR to their website for the required 30-day public comment period. Upon receipt of comments and close of the comment period, Highlands Council staff will prepare a comment/response section for the CRRR and present it to the Highlands Council Plan Conformance Committee for their consideration. Upon approval by the Committee, the Petition will be scheduled for a public hearing at a following Highlands Council meeting.

COMMITTEE REPORTS

Executive Committee:

Carol reported that the committee has not met this past month.

DRC Committee Report:

Carol said that the DRC meeting today, Page and Carol volunteered. The April 15 meeting, Andy and Gabrielle volunteered with Phil as a backup. Katherine said that the DRC dashboard and report file have been updated. As of January 2021, we have 27 applications that are in.

Stormwater Ordinances for Approval: – Katherine Fullerton

Katherine reported that 6 are approved to date, with 9 to vote on today. There are 4 that are waiting for their 2nd reading and approval.

Delaware Township, Ordinance #2021-01

Conditional Approval: Moved: Richard Dodds Seconded: Page Stiger All in Favor

Flemington Borough, Ordinance #2021-5

Conditional Approval: Moved Richard Dodds Seconded: Page Stiger All in Favor

Franklin Township, Ordinance #2021-02

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

High Bridge, Ordinance #2021-008

Full Approval: Moved Page Stiger Seconded Andy Borkin All in Favor

Holland Township, Ordinance #2021-02

Full Approval: Moved Page Stiger Seconded Dana Desiderio All in Favor

Kingwood Township, Ordinance #21-05-2021

Full Approval: Moved Page Stiger Seconded Phil Greiner Abstained Richard Dodds All in Favor

Milford Borough, Ordinance #925-2021

Full Approval: Moved Page Stiger Seconded Dana Desiderio All in Favor

Tewksbury Township, Ordinance #12-2020

Conditional Approval: Moved Richard Dodds Seconded Page Stiger Abstained Dana Desiderio All in Favor

West Amwell Township, Ordinance #03,2021

Full Approval: Moved Richard Dodds Seconded Andy Borkin All in Favor

Transportation: Tom Mathews

Tom reported:

- CR 616 - Under construction for repair, it's the Quakertown to Cherryville Roadway.
- Rt 16 Bridge - Unicom Area is a 3 phase 3-year project that is in its 2nd year of ongoing bridge & road work
- C32 Bridge - Clinton Township is a truss bridge that is being replaced with a concrete bridge. Expected closure to start in June.
- CR 513 Roadway – Resurfacing project from 31 to Main Street in High Bridge
- River Road – Stone Arch Bridge is closed until Spring, waiting for the water to recede to look at the structure under the bridge to make needed repairs.
- 5C80- Pine Hill Trust Bridge is permanently closed has priority repairs and design. We are in the process of determining if it will remain a vehicle bridge or make it a pedestrian crossing bridge since park lands are on both sides.
- The Rockfall Mitigation Project that involves Warren County will continue discussion next Tuesday.

Old Business/New Business:

Richard reported that the PennEast Pipeline project is now before the Supreme Court. Andy asked about the sign on the Flemington Circle. No one could speak to it as it is on a state road and out of the County's jurisdiction. Richard pointed members to an August 2020 TAPinto News article about it.

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, Dana seconded. Meeting was adjourned at 9:20AM.

NEXT MEETING DATE: Thursday May 6, 2021 at 8:15 AM

Susan Pena for Secretary, Phil Greiner