

HUNTERDON COUNTY PLANNING BOARD

Minutes – MARCH 4, 2021

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

ABSENT:

STAFF PRESENT: Bill Millette, Bob Hornby, Carrie Fellows, Frank Bell, Katherine Fullerton, Patty
Leidner, 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 FEBRUARY 4, 2020 MEETING:

Carol requested for a motion to approve February's meeting minutes. Page asked that the minutes from the Highlands Hearing not be included as the Highlands Public Hearing transcript is not yet available, and recommended that we include the Court Stenographer's minutes when they become available. Motion to approve the meeting minutes, minus the hearing portion of the meeting; Richard Dodds, Dana Desiderio seconded, all in favor, motion carried.

COUNTY COMMISSIONER UPDATE:

Commissioner Holt welcomed Katherine Fullerton, Supervising Planner, to the Department. He also noted that we are celebrating the one-year anniversary of the "2-week shut down." We made it work with no layoffs or furloughs, and no disruption of service. Commissioner Holt commended the staff and thanked everyone on the County team.

STAFF UPDATES:

Planning Issues: Katherine Fullerton

Katherine introduced herself to the Planning Board. She reported that she has been focusing on Stormwater ordinance reviews. Eleven municipalities have done their first reading and are now working toward their second reading. Three ordinances have already been adopted by their municipality but have not yet been approved by our Board. In all there may be 14 ordinances to review by April 1. She is also working on comments on the DEP's new Wastewater Management Revisions with the NJ County Planners Association. A meeting on March 5 with Walter Lane from Somerset County will be helpful.

Farmland Update: Bob Hornby

Bob reported that he was contacted about a book documenting farm outbuildings in Hunterdon County, please contact him for more information. Work continues to develop the 579 Trail with Economic Development, it has had a successful year and been a big help to the agricultural community. There are now 31 active Farmland Preservation applications; Franklin Township voted against preserving a property on the edge of Pittstown. PSE&G continues to replace the towers along the power easement across Hunterdon, from Three Bridges to Lambertville; staff has been involved with some of the farms along the way.

Bob attended a meeting of the State Agriculture Development Committee (SADC) at which a presentation was made regarding utility scale solar development in NJ. **S2605** develops the framework for solar siting and criteria to implement the NJ Energy Master plan with targets in 2035 and 2050, NJ Department of Agriculture has asked to be included in the process. **S3484** establishes dual use for solar that would keep the land in farm assessment. Soil disturbance standards will soon be released for public comment, with the basic idea of 6 acres or 8% disturbance allowed for agricultural development. The bill also recommends best management Practices for additional limits. The Beneduce Right to Farm hearing (Alexandria, Special Events) will likely be

held on March 29 or 31. The Hoffman Right to Farm hearing (Tewksbury, Ag construction) will be held March 11.

Open Space: Bill Millette

Bill reported that staff is working on open space grants that municipalities and nonprofits are hoping to use to close on properties within March. We are reviewing closing documents and surveys for completeness prior to closing. Historic Preservation Grant applications are due by the end of March so if any municipalities or nonprofits are interested in bricks and mortar historic preservation projects, now is the time to get those applications together; about \$220,000 is available. Staff is gearing up for the March 22 POSAC meeting. We hope to review new open space grant applications at that meeting. Staff has also received quite a few calls about new preservation opportunities and is evaluating those properties to determine if they are a good fit for the County. If they are not appropriate for County preservation, we look to other preservation entities for their interest. For instance, one property was referred to the state for preservation due to its proximity to the Clinton Wildlife Management Area.

GIS: Patty Leidner

Patty reported that her division has been steadily updating and creating digital tax maps for those municipalities as part of a shared service agreement. Also creating FEMA flood rate with 4 jurisdictions, Clinton Town, Clinton Township, Raritan and Franklin Township creating a digital platform. The creation of a Fire Box Layer for fire calls has also begun.

Department Head: Carrie Fellows

Carrie reported that Capital projects budgets, Operating budgets, and Salary/Wage budget packages for all Divisions were due and submitted to administration in February. Following acceptance of the Highlands Conformance Plan by the Board of County Commissioners on 2/16, she submitted the Highlands Conformance Petition to the Highlands Council for their review. The next step is for Highlands Council staff to review the Petition materials and prepare a draft Consistency Review and Recommendations Report (CRRR). They will then send that draft CRRR to the County for their review and comments. Once we have a mutually acceptable CRRR, Highlands Council will post the Report 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 where the Council will act on it. All of the actions of the Highlands Council are subject to a 10-day review period by the Governor's office. Once the 10 days has run, action by the Council is official.

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, Andy and Phil volunteered. Frank reported that there is one application to review in today's meeting, Creative Furniture in Readington Township.

Stormwater Ordinances for Approval

Alexandria Township, Ordinance #2021-02

Clinton Township, Ordinance #1146-2021

Lebanon Borough, Ordinance #2020-09

Ordinances were presented by Katherine Fullerton for acceptance by the Board. Moved: Page Stiger; Seconded: Phil Greiner. All in favor.

Transportation: Tom Mathews

Tom reported that that construction will be starting soon, as the snow is melting.

Bridge R216 - a 3-year project that is moving along

Bridge C32 - Due to be replaced next week

513 Road High Bridge resurfacing - will take bids starting on March 25th, hope to start in April.

Old Business/New Business:

Richard reported that the Supreme court has the PennEast Pipeline.

Public Comments:

There being no further business to be brought before the Board, Richard Dodds made a motion to adjourn the Planning Board meeting, Page Stiger seconded; all in favor. Meeting was adjourned.

NEXT MEETING DATE: Thursday April 1, 2021 at 8:15 AM

Susan Pena for Secretary, Phil Greiner