

HUNTERDON COUNTY PLANNING BOARD

Minutes – June 2, 2022

MEMBERS PRESENT: Carol Hoffmann, Phil Greiner, Andy Borkin, Gabrielle Bolarakis, Tom Mathews, Richard Dodds, Commissioner Van Doren (Phone in)

ABSENT: Dana Desiderio, Page Stiger, Commissioner Rich, Marc Saluk, Commissioner Soloway, Commissioner Van Doren,

STAFF PRESENT: Bill Millette, Bob Hornby, Carrie Fellows, Katherine Fullerton, Patty Liedner, Derek Swanson, Frank Bell, Asst. County Counsel Aaron Culton, Rebecca Deakin, Kris Melchers.

"This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided by prominently posting copies of this notice on the first and second floor of the Main Street County Complex, 71 Main Street, Building #1, Flemington, New Jersey, and filed in the Office of the County Clerk on or about January 7, 2022. This notice was faxed/mailed to the following newspapers on or about January 7, 2022: The Hunterdon Democrat, The Star Ledger, Trenton Times, Courier News and Express Times, newspapers designated to receive such notices. It was also posted online at the Hunterdon County News and on the Hunterdon County website."

MINUTES OF THE MAY 5, 2022, MEETING

Motion to approve minutes with corrections as discussed, Andy Borkin. Richard Dodds seconded; Tom Mathews Abstained. Motion carried.

COUNTY COMMISSIONER UPDATE

Commissioner Van Doren called in to give an update. Commissioner Van Doren reported that a replacement Commissioner has been selected, Jeff Kuhl. He was sworn in during the public meeting Tuesday. Commissioner Van Doren will be stepping down from the Planning Board and Commissioner Kuhl will take his seat, as he has the background in planning and zoning from years of involvement in Raritan Township.

STAFF UPDATES

Farmland: Bob Hornby

There are 17 active preservation applications in 9 municipalities: 5 in the County Planning Incentive Grant Program, 5 in the Municipal Planning Incentive Grant Program, and 7 in the State Direct Easement Program. The Hunterdon County Agriculture Development Board (CADB) will be meeting on June 9, agenda items include a continued discussion on draft Soil Protection Standards on preserved farms released by the State Agriculture Development Committee (SADC) for comment by June 10. The Board is considering a nomination for the Cervenka Farm on Klinesville Rd. in Raritan for a Century Farm Award from the NJ Agricultural Society. There is a new Right to Farm application for Commercial Farm Certification for a small farm in Raritan looking to construct a pad for ag usage in an agricultural zone. CADB Staff is monitoring state guidance on siting for grid scale solar installations on prime soils. Special Occasion Events on preserved farms bills continue to circulate in the legislature. The Ag community is watching the spread of avian flu and the potential for damage on chicken flocks. High fuel and input costs are an area of special concern for Hunterdon farmers. The CADB will be hosting a lunchtime zoom on June 8 at noon to gather public input on the Comprehensive Farmland Development Plan, a prior public meeting was held the evening of April 14. First adopted in 2008, this plan is required to be updated every 10 years to qualify for continuing SADC preservation funding.

Open Space: Bill Millette

Hunterdon Land Trust, Raritan Township, and the County are still working on preserving two properties in Raritan since last month. We are aiming to close on both of those projects this month. The County is preparing the closing documents for the Lauber property in Holland Township. Staff will be discussing two potential county acquisitions with the Commissioners in executive session at their upcoming meeting, one in Readington and one in Bethlehem

Twp. The County recently took possession of a 75-acre property along 523 in Tewksbury that we now call Rockaway Creek Preserve. The property was purchased by New Jersey Conservation Foundation utilizing the Highlands Council's open space grant. That grant is made available with funding provided by the US Fish and Wildlife Service (USF&W). Representatives from USF&W came to New Jersey last month to tour properties purchased with their funding and were impressed with the Rockaway Creek Preserve. They hope to use our success story to promote the use of their funding.

GIS: Patricia Liedner

We continue to develop mental health and prescription service apps for Human Services. There have been a few requests on the Hunterdon Harvest app. Unfortunately, they didn't meet the requirements. We were asked to do a presentation on the new parcel viewer app for the County in August to its showcase capabilities. Updating the Wastewater Service Area map for the County will take time due to the amendments over the years and the new criteria. We are also creating a new elevation set for the County, it has a huge data set and module. We are also getting familiar with the new ArcGIS software program that has recently been installed.

Projects: Frank Bell

Frank reported that the contract to Tele-Measurements for installation of the hearing loops in the Rt. 12 Library Conference Room, Historic Courthouse Courtroom, and Commissioners Meeting Room will be awarded on June 21st. The Emergency Services Training Center (ESTC) foundations are complete, the steel frame is being erected, and Phase II for the Administration Building beginning redesign for a new back-up EOC/911 center. The back-up generator to be installed at the North Branch Library is under permit review. The Rt 12 Main Library construction began for new Maker Space and meeting rooms. This grant funded project came in well under budget, so we can add additional items.

Planning Issues: Katherine Fullerton

The next public meeting for the Farmland Plan will be held on June 8. This will be a lunch ZOOM session. We are updating the Wastewater Management Plan map. DEP would like the mapping to be completed by July 3rd, but it is not a requirement. We are working with Heyer Gruel & Associates for our Growth Management Plan. On June 11th at Community Day, we will have a flyer to announce a project website. The subcommittee meeting for the Growth Management Plan will be on June 23rd. We are also working with goHunterdon on the EV ordinance follow-up meeting. We are focusing in on how to write an EV ordinance. The DOT has submitted more updates on the Route 31 widening by the hospital. This project is progressing to the next step of engineering review. The Sustainability Committee has determined that the Sustainability Plan will be a twofold operation; one is what the County can do internally and the second is how land use within the County can be more sustainable. The DEP is working on emergency flood hazard regulations that will eventually become permanent due to revised rainfall calculations. Application reviews have been steady, but a lot have been returns. The May 5th Development Review Committee (DRC) had an application for a subdivision and site plan in Alexandria Township with several conditions of approval.

Department Head: Carrie Fellows

- Carrie reported that we received regular notices from the DOT about projected and ongoing projects
 - o The Rockfall Mitigation project in Bethlehem Twp along I-78 continues with a closure tomorrow.
 - o The Rt 179 Slurry Seal project from Rt. 29 in Lambertville, to 202/31 in East & West Amwell has begun.

Budget Process

- The 2022 County budget was approved on May 17. Anticipated to be introduced in June.

Cultural & Heritage Commission

- The 2022 Interim report for the County History Partnership Program (CHPP) is due on June 17th
- The Commission will have a presence at the June 11th is Community Day at South County Park
- We had been notified by the New Jersey Historical Commission that The Lindsey White house will be nominated for Historic Placement Consideration

Parks & Recreation

They have summer programs on their website, including the Music Under the Stars Concert series in July and August, and two movies. The Show-Mobile stage has been repaired and is now available for use for the season.

Rutgers Cooperative Extension

The Master Gardner's program now has an email for submitting questions or pictures: gardeners@co.hunterdon.nj.us.

COMMITTEE REPORTS

Executive Committee:

Carol reported that the Committee will meet today after DRC and discuss more about topics for "breakfast talks".

Development Review Committee (DRC) Report:

Phil and Andy volunteered for today's DRC meeting. Katherine will send an email requesting volunteers if needed for the June 16th meeting. If any applications come up, Frank Bell will be running the DRC meeting as Katherine and Kris are in a conference that day.

Transportation: Tom Mathews

Tom reported that there are still 9 major repairs going on due to Tropical Storm Ida.

- Truss Bridge R24 on Mill Street in Readington Township. In July the truss bridge structure should be in place and open for use.
- Route 635 paving is underway

Old Business/New Business:

No new business to report.

Public Comment:

Barbara Sachau (Raritan Township): comment topics included:

- Concern over the use of the auditorium and that the acoustics are horrible. The public should be able to hear the meeting.
- She is also very concerned about the flooding in the County and is glad that the State is stepping in to help.
- She also still cares very much about the animals and nature and feels that they are still very important.

There was no further business to be brought before the Board. Andy Borkin made a motion to adjourn the Planning Board meeting, Richard Dodds seconded. Meeting was adjourned at 8:55AM.

NEXT MEETING DATE: Thursday July 7, 2022, at 8:15 AM

Susan Pena for Secretary, Phil Greiner