

**MINUTES OF THE JANUARY 15, 2019 REORGANIZATIONAL MEETING OF THE SOMERSET
COUNTY PLANNING BOARD
HELD AT 6:00 P.M.
FREEHOLDERS MEETING ROOM
COUNTY ADMINISTRATION BUILDING**

Following the Pledge of Allegiance, the January 24, 2018 meeting of the Somerset County Planning Board convened at 6:00pm in the Freeholders Meeting Room. The meeting was held in compliance with the Open Public Meetings Act.

Pledge of Allegiance

Open Public Meetings Statement

Swearing in of Reappointed Members

Deputy County Counsel for Planning John Lore swore in John Lindner as a full member and Dennis Quinlan as the 1st Alternate Member.

The Roll was called and the following were in Attendance:

Bernard V. Navatto, Jr., Chairman
Marian Fenwick, Member
Al Ellis, Member
John Lindner, Member
John Schneider, Member
Dennis Quinlan, 1st Alternate
Matthew Loper, Secretary/County Engineer
Brian Gallagher, Freeholder Liaison

John Lore, Esq., Deputy County Counsel

Due to Chris Kelly being absent, 1st Alternate, Dennis Quinlan, will be voting at tonight's meeting.

Absent:

Christopher Kelly, Co-Chair
Director Levine

Also Present:

Walter Lane, Director of Planning
Anthony McCracken Sr. Asst. Planning Director
Thomas D'Amico, Supervising Planner
Laurette Kratina, Chief of Strategic Planning
Ken Wedeen, Supervising Transportation Planner
Andras Holzmann, Senior Planner
James Ruggieri, Principal Community Planner
Patrice Thomas, Administrative Assistant

Approval of December 18, 2018 Regular Meeting Minutes

Chairman Navatto, Jr. asked for a motion to approve the Minutes of December 18, 2018 Planning Board Meeting. The motion was made by Al Ellis and seconded by Marion Fenwick. The roll was called and the motion passed unanimously with the exception of Bernie Navatto, Jr. and Freeholder Gallagher who abstained.

ACTION ITEMS

Selection of Chair Pro-Tem

Bernard Navatto made a motion to appoint Matthew Loper as Chair Pro-Tem. The motion was made by John Lindner and seconded by Marion Fenwick. The motion was approved unanimously by Voice Vote.

Election of Officers for 2018

Chair Pro-Tem Matt Loper asked for nominations for the entire 2019 Officers for Chairman, Vice-Chair and Secretary. Al Ellis nominated Bernard Navatto as Chair and was seconded by John Schneider. Marian Fenwick nominated Chris Kelly as Vice Chair and was seconded by John Schneider. Freeholder Gallagher nominated Matthew Loper as Secretary and was seconded by John Lindner. Chair Pro-Tem Matt Loper closed the nominations and a roll call was taken. The motion passed unanimously.

Chair Pro-Tem Matt Loper turned the meeting back to Chairman Navatto congratulating him on his nomination.

Chair's Comments

Chairman Navatto stated that he looked forward to keeping up the momentum for the coming year.

Resolution Designating 2019-2010 Meetings

Director of Planning Walter Lane informed the Board that this is the standard resolution that designated the meeting dates for 2019 and the first meeting of 2020. He reminded the Board that the Annual Reorganization Meeting and the Land Development and Planning Awards Ceremony will now be separate events.

Chairman Navatto asked for a motion to approve this resolution for the designated Planning Board meeting dates. The motion was made by Matt Loper and seconded by John Lindner. A Voice Vote was called and the motion passed unanimously.

Resolution Designating Non-voting Member to Agriculture Development Board

Director of Planning Walter Lane stated this is the standard resolution which appoints the Chair of the Environment and Utilities Committee or their designee as the Non-voting member of the

County Agriculture Development Board. Chairman Navatto asked for a motion to approve this resolution, which appoints the Chairman of the Environmental & Utilities Committee or the Chair's Designee as the representative to the Agriculture Development Board. The motion was made by Freeholder Gallagher and seconded by John Lindner. A Roll Call Vote was called and the motion passed unanimously.

Resolution Authorizing Certain Somerset County Planning Board and Planning Division Members the Responsibility of Signing All Subdivision Plats to be Filed with the County Clerk for 2019

Director of Planning Walter Lane stated this is the standard resolution which authorizes various members of the Planning Board and Planning Division Staff to sign subdivision plats to be filed with the County Clerk.

Chairman Navatto asked for a motion to approve this resolution designating those that can sign subdivision plats. The motion was made by Matt Loper and seconded by Marion Fenwick. A Roll Call Vote was called and the motion passed unanimously.

Approval of Meeting Dates for 2019 Land Development Committee Meetings

Director of Planning Walter Lane reviewed the meeting dates for the Land Development Committee of the County Planning Board. Chairman Navatto asked for a motion to set the meeting dates for the Land Development Committee Meetings. A motion was made by John Lindner and seconded by Matt Loper. A Voice Vote was called and the motion passed unanimously.

Preliminary 2019 Committee Assignments

Planning Director Walter Lane reviewed the preliminary Committee Assignments for 2019. He mentioned a document included in the Board's meeting packet which lists of all of the Planning Board Meetings and all of the Committee Meetings for 2019. Director Lane stated if any member wanted to discuss changes to their committee assignments they should contact him or Chairman Navatto.

Approval of the January 2019 Land Development Report

Thomas D'Amico, Supervising Planner, referred to the report in the Planning Board Packets. The Committee acted upon all first time submissions for the month of January 2019 as follows:

At the January 9, 2018 meeting of the County Planning Board Land Development Committee the Committee reviewed the 2018 Land Development and Planning Award nominations as well as the first time submissions for the month of December 2018.

The applications include three land development nominations and four "Excellence in Planning" nominations. After considerable discussion the Committee agreed that the following projects should be recognized for outstanding Land Development and Excellence in Planning:

Land Development

Residential

- Gramercy Townhomes, South Bound Brook

Commercial/Adaptive Reuse

- 28 Mountain Boulevard, Warren

Excellence in Planning

- *The Bound Brook and South Bound Brook Pedestrian and Bicycle Travel Plan*
- *Lost Valley Nature Park Concept Plan, Manville*
- *Somerville Green Seam Reconstruction, Route 206, Somerville*
- *Bound Brook Plaza, A Vision for a Revitalized Station Square and Hamilton Street, Main Street and Hamilton Street, Bound Brook*

First Time Submissions

The Committee reviewed all first time submissions for the month of December 2018. During the month, the County Planning Board reviewed a total of 25 submissions. There were three new lots proposed and one new lot created. Of the site plans proposed during the month there was 105,436 square feet of non-residential building space proposed and 191 multi-family units proposed. There was no improvement value paid. There was \$5,615 in development review fees paid to the County Planning Board.

Chairman Navatto asked for a motion to approve the January 2019 Land Development Report. The motion was made by John Schneider and seconded by Matt Loper. A Roll was called and the motion passed unanimously.

Submission of the Updated Hazard Mitigation Plane to NJDEM/FEMA

Laurette Kratina, Chief of Strategic Planning, informed the Board that no substantive comments were received concerning changes to the draft Updated Hazard Mitigation Plan since it was released for public review in mid-October. So far, the only change requested was an update of the individual named as the municipal hazard mitigation point-of-contact in Franklin. A public hearing was held as part of the November County Planning Board Meeting, as well as on December 6th at the Emergency Training Academy in Hillsborough at which no comments involving changes to the draft plan were received. She noted that the project management team is prepared to submit the plan to the review agencies, which are comprised of FEMA and the State Office of Emergency Management by Friday, January 18th and requested the Board's authorization to proceed.

The Board approved the submission of the draft plan to the review agencies.

Resolution Concerning an Amendment to the Somerset County Wastewater Management Plan for 343 Bunker Hill Road (Satchell), Township of Franklin, Somerset County

Director of Planning Walter Lane provided a brief overview of the Wastewater Management Plan (WMP) Amendment for the Satchel Property in Franklin Township. This amendment has been discussed with the Board several times over the past year. The draft resolution under consideration consents to an amendment to the WMP to allow the addition of several structures served by a failing septic system to the sewer service area.

Director Lane reported this property is in the Priority Preservation Investment Area (PPIA) of the County Master Plan and extending sewers into the PPIA would be inconsistent with the intent of the County Investment Framework, but the failing septic system of the existing structure is a public health and safety issue.

Due to the health and public safety issues, the Environment and Utilities Committee had previously recommended the extension of the sewer service area be limited to a small envelope around the existing structures on the subject property. NJDEP has initiated the public comment period for this amendment and since the Planning Board is the designated WMP entity for Somerset County, the Board must submit a resolution for this amendment.

A motion was made by Al Ellis and seconded by Marion Fenwick. A Roll Call Vote was called and the motion passed unanimously.

Grow NJ Program/Suburban Disadvantage Report Update

Director Lane provided a brief summary of the Suburban Disadvantage Report that John Maddocks from the Somerset County Business Partnership gave to the Board a few months ago.

This report was a review of the Grow NJ Economic Development Incentive Program which highlighted several provisions of the program which severely limit the amount of incentives business located in or relocating to Somerset County can receive. The report has been distributed and several presentations have been made to many of the Legislators who represent Somerset County. At the end of November 2018, a bill was introduced that authorized the renewal of the Grow NJ Program as it is currently structured.

Director Lane stated that he had intended to ask the Board to authorize a letter be sent to the Somerset County Legislative Delegation highlighting the need for changes to the Grow NJ Program. However several developments have occurred over the last week including the release of a report by the State Comptroller's Office that was highly critical of the program and NJ Economic Development Authority and the Governor's State of the State address where the Governor was also highly critical of the program.

The Governor has also asked the State Attorney General to review this program as well. Director Lane suggested that the County reconsider how to proceed based upon these recent developments.

Director Lane asked the Board to authorize the Board Chairman to send a letter outlining the County's recommendations to improve the Grow NJ Program prior to the next Board meeting if there was a need to act in a timely manner. The Board authorized the Chair to approve and send a letter prior to the next Board Meeting.

NJ Highlands Council Procedures for Highlands Redevelopment Area Designations

Director of Planning Walter Lane reported in late December the NJ Highlands Council released draft procedures regarding the designation of Highlands Redevelopment Areas. Director Lane reported that Tom and James and himself had reviewed the draft procedures and did not identify any major concerns.

A draft letter was prepared which outlined a few minor revisions such as clarifying the process once a request for redevelopment area designation is submitted to the Council and how long the Council has to respond to the request.

Director Lane asked the Board to authorize submission of the letter to the Highlands Council. The Board approved the submission of the letter.

Public Comment

Chairman Navatto opened the meeting to the Public. There being no comments, the meeting was closed to the Public.

Committee Report: Included in the Packet.

Director Lane reported the State Planning Commission is scheduled to discuss the extension of Center Designation at their regular monthly meeting which is being held on January 16th.

Originally there was to be a discussion of a public comment period being set to receive comments on center designation extension but that has changed to just a general discussion on center designation extensions.

Director Lane reported that he and Laurette Kratina drafted a letter which was approved by the Chairman that highlighted the County's long standing support of the State Plan and asking the State to consider the permanent extension of designated centers or a ten year extension for all currently designated centers. The letter will be included in next month's Board Packet.

Next Meeting Date: February 19, 2019 @4:45pm

Adjournment:

There being no further business before the Board, Chairman Navatto asked for a motion to Adjourn. The motion was made by Freeholder Gallagher and seconded by Matt Loper. A Voice Vote was called and the motion moved unanimously.

Respectfully submitted,



Matthew D. Loper, Secretary