

**MINUTES OF THE FEBRUARY 19, 2019
MEETING OF THE SOMERSET COUNTY PLANNING BOARD
HELD AT 4:45PM
FREEHOLDERS MEETING ROOM
COUNTY ADMINISTRATION BUILDING**

Following the Pledge of Allegiance, the February 19, 2019 meeting of the Somerset County Planning Board convened at 4:45pm in the Freeholders Meeting Room. The meeting was held in compliance with the Open Public Meetings Act.

Pledge of Allegiance

Open Public Meetings Statement

The Roll was called and the following were in Attendance:

Bernie Navatto, Jr, Chairman
Christopher Kelly, Vice Chairman
Marian Fenwick, Member
John Schneider, Member
John Lindner, Member
Brian Gallagher, Freeholder Liaison
Matthew Loper, Secretary/County Engineer

John Lore, Esq., Deputy County Counsel

Absent

Al Ellis, Member
Dennis Quinlan, 1st Alternate
Freeholder Director Levine

Also Present:

Walter Lane, Director of Planning
Anthony McCracken, Assistant Director
Thomas D'Amico, Supervising Planner
Laurette Kratina, Chief of Strategic Planning
Ken Wedeen, Supervising Transportation Planner
James Ruggieri, Principal Community Planner
Nora Fekete, Planner
Kate Katzer, Principal Planner
Andras Holzmann, Senior Planner
Cynthia Mellusi, Office Manager

William Ziegler, 2nd Alternate, voting in the absence of Al Ellis in tonight's meeting.

Approval of January 15, 2019 Regular Meeting Minutes

Chairman Navatto, Jr. asked for the motion to approve the minutes of the January 15, 2019 Planning Board Meeting. The motion was made by Chris Kelly and seconded by Freeholder Gallagher. A Voice Vote was called and the motion moved unanimously.

Discussion/Presentation Items:

State Development and Redevelopment Plan Update

Director of Planning Walter Lane provided an update on the current status of the State Development and Redevelopment Plan and the State Planning process. He reported he had sent a letter to the State Planning Commission prior to their January 16, 2019 meeting expressing the County's long term support for regional and state planning efforts. The letter described how the County has implemented the goals of the State Plan at the County and local levels via the County Investment Framework and the Supporting Priority Investment in Somerset County Initiative. Director Lane also reported that he attended the January 30, 2019 State Planning Commission to provide testimony consistent with the letter that he had recently sent. The State Planning Commission was very thankful of the County's past and current support and the County Planning Board is the model planning agency for the state and a true leader in regional planning.

At the January 30th State Planning Commission Meeting, the Commission approved the initiating a 60 day review period for a proposed rule change that would extend center designation for over seventy designated centers until June of 2020. The Commission reported that they would also begin reaching out to various stakeholders to discuss potential changes to plan endorsement requirements and how to restart the state planning process. The Commission asked Director Lane if the Somerset County Planning Board would partner with the Commission to host a workshop on how the State Plan could be implemented at the County and local levels. Director Lane informed the Commission the County would be happy to assist with a workshop as well as to help relaunch the State Planning process. Director Lane also reported he has been working with task force consisting of NJ Future, the NJ Chapter of the American Planning Association and the County Planners Association to support the restart of the State Planning process. He also reported that he will be on a panel at the NJ Future Redevelopment Forum regarding the future of the State Plan. He stated he will keep the Board updated as this effort advances.

NJ Assembly Bill Number 2005: Establishes an Expedited Processes Related to Approval of Development Projects at the State and Local Level

Director of Planning Walter Lane provided a brief overview of NJ Assembly Bill Number 2005 which provides for expedited processes related to approval of development projects at the State and local level. As currently proposed, this Bill allows an applicant the option of paying a fee to expedite the review of a land development application. By paying this fee, a project must be reviewed within 10 days and requires review agency to mandate overtime to provide the expedited reviews since the Bill calls for the expedited review to be done outside of normal work hours. The expedited review fee is set by the review agency and must not exceed the actual cost of the review incurred by the review agency. The NJ County Planners Association sent a detailed letter, included in the Board's Packet, which outlined numerous concerns regarding the proposed legislation. Director Lane reported that the proposed Bill is currently on hold and a new Bill will be proposed that focus on a better concept review process instead of the proposed expedited review process. Director Lane suggested that there was not a need now to send a comment letter regarding this Bill but asked for approval to send a letter similar to the letter similar to NJ County Planners Association at future date if said Bill begins to

advance again. The Board approved Director Lane to send a letter if it was deemed necessary to do so.

ACTION ITEMS/ITEMS INFORMATION ITEMS:

Resolution Conceptually approving a Development Agreement Between Mark Manville, LLC and the County of Somerset

James Ruggieri, Principal Community Planner, reported to the Board, that developer Marc Manville, LLC has submitted a site plan to demolish certain existing buildings to construct a 4,166 square foot Royal Farms convenience store and gasoline station with six fuel pumps for 12 fueling positions and 49 parking spaces. The site is located in the Borough of Manville on the southwest corner of North Main Street (County Route 533) and Brooks Boulevard, a local road. The site currently occupied by a mixed-use building known as The Chester House.

The project is located within the Somerset Regional Center Traffic Study area. Utilizing the formula in the study, the developer's obligation has been calculated to be \$30,558. The developer has paid the contribution. A development agreement has been drafted formalizing the assessment and has been signed by the applicant. Mr. Ruggieri requested the Board conceptually approve the agreement and send it to the Freeholders for execution.

Chairman Navatto, Jr. asked for a motion to approve the Resolution Approving a Development Agreement Between Mark Manville, LLC and the County of Somerset. The motion was made by Matt Loper and seconded by Marian Fenwick. The Roll was called and the motion passed unanimously.

Resolution Conceptually Approving a Development Amendment to the Development Agreement Between Douglas Friedrich and James R Weill Successor co-Trustees for Branchburg property and the County of Somerset.

Senior Planner Andras Holzmann stated that the developer Murray Construction has received a previous approval for a four building industrial subdivision located at intersection of Old York Road (County Route 567) and Millennium Way. According to the 1990 Development Agreement for this project upon completion and occupancy of fourth building, Millennium Way was to be redirected to West County Drive and access to Old York Road would be for emergency access.

The Developer has applied for occupancy of the fourth building which is why this amendment is needed at this time. Since West County Drive is not currently an improved road a traffic report was completed to identify if the intersection of Old York Road and Millennium Way will operate at acceptable levels upon occupancy of all four buildings on the site. The traffic report found that the intersection will operate at acceptable levels. The County has agreed with the traffic study and Millennium Way will continue to be open to Old York Road until West County Drive is fully opened. The remainder of the original agreement will remain in effect. Senior Planner Holzmann requested the Board conceptually approve the agreement and send it to the Freeholders for execution.

Chairman Navatto, Jr. asked for a motion to approve the Resolution Approving a Development Agreement between Douglas Friedrich and James R Weill successor Co-trustees for Branchburg

Property and the County of Somerset. The motion was made by Matt Loper and seconded by Marian Fenwick. The Roll was called and the motion passed unanimously.

Approval of 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 as follows:

The February 13, 2019 meeting of the County Planning Board Land Development Committee was held in the Engineering Conference Room, County Administration Building in Somerville. The Committee reviewed a number of projects as well as the first time submissions for the month of January 2019.

Meridia Downtown Urban Renewal, Bound Brook

Tom D'Amico presented the development agreement for the Meridia Downtown Urban Renewal project which is a site plan to construct 172 residential units and 3,010 square feet of commercial space. The site is located on south side of Main Street (County Route 533) in Bound Brook Borough.

The project is located within the Somerset Regional Center Traffic Study area. Utilizing the formula in the study, the developer's obligation has been calculated to be \$14,999. The developer, Meridia Downtown Urban Renewal, LLC, has paid the contribution and a development agreement has been drafted formalizing the assessment that has been signed by the applicant. Deputy County Counsel for Planning has reviewed and approved the development agreement.

The Committee conceptually approved the agreement and recommended that the full County Planning Board conceptually approve the agreement and transmit it to the Board of Chosen Freeholders for their action.

Murray Corporate Center, Branchburg

Andras Holzmann stated that the developer Murray Construction has received a previous approval for a four building industrial subdivision located at intersection of Old York Road (County Route 567) and Millennium Way. According to the 1990 Development Agreement for this project upon completion and occupancy of fourth building, Millennium Way was to be redirected to West County Drive and access to Old York Road would be for emergency access.

The Developer has applied for occupancy of the fourth building which is why this amendment is needed at this time. Since West County Drive is not currently an improved road a traffic report was completed to identify if the intersection of Old York Road and Millennium Way will operate at acceptable levels upon occupancy of all four buildings on the site. The traffic report found that the intersection will operate at acceptable levels. The County has agreed with the traffic study and Millennium Way will continue to be open to Old York Road until West County Drive is fully opened. The remainder of the original agreement will remain in effect.

The Committee conceptually approved the agreement and recommended that the full County Planning Board conceptually approve the agreement and transmit it to the Board of Chosen Freeholders for their action.

Royal Farms, Manville

James Ruggieri reported that developer Marc Manville, LLC has submitted a site plan to demolish certain existing buildings to construct a 4,166 square foot Royal Farms convenience store and gasoline station with six fuel pumps for 12 fueling positions and 49 parking spaces. The site is located in the Borough of Manville on the southwest corner of North Main Street (County Route 533) and Brooks Boulevard, a local road. The site currently occupied by a mixed-use building known as The Chester House.

The project is located within the Somerset Regional Center Traffic Study area. Utilizing the formula in the study, the developer's obligation has been calculated to be \$30,558. The developer has paid the contribution. A development agreement has been drafted formalizing the assessment and has been signed by the applicant.

The Committee conceptually approved the agreement and recommended that the full County Planning Board conceptually approve the agreement and transmit it to the Board of Chosen Freeholders for their action.

JSM at 154 Main Street, Somerville

James Ruggieri stated that this is an informational item concerning the JSM at 154 Main Somerville project. In August, 2017 applicant JSM at 154 Main Somerville, LLC submitted a site plan application located on West Main Street (New Jersey State Route 28) in Somerville.

The applicant proposed demolishing two existing buildings including a one-story commercial building and a three-story building used for retail and four apartments. In place of the demolished buildings the applicant proposed a new five story mixed-use building consisting of ground floor retail and 51 apartments

After completing the application review process the County Planning Board issued a review letter to the Somerville Planning Board dated September 26, 2017 advising the application was incomplete due to the plans not being designed to facilitate the collection of recyclable materials by the County as part of the Somerset County Solid Waste Management Program. The applicant was advised to either redesign the project accordingly or provide a written statement from the ultimate owner or property management company that recycling will be collected by a private hauler and that this complex will not participate in Somerset County's Solid Waste Management program. The applicant subsequently provided a written statement indicating that recycling will be collected by a private hauler and this project will not participate in the Somerset County Solid Waste Management program. Having now satisfied this one requirement, the Somerset County Planning Board issued a letter dated February 6, 2018 to the Somerville Planning Board approving the land development project.

Thereafter, after some months the County made a series of inquiries as to the status of the project whereupon the Borough advised the application had been on the Somerville Planning Board agenda in April and again in May and postponed each time until finally at the June 13,

2018 Somerville Planning Board meeting the Planning Board denied the applicant's request to carry the application to December 2018 and dismissed the application without prejudice for lack of prosecution as outlined in the Somerville Planning Board resolution memorialized June 27, 2018.

The County subsequently ascertained that the applicant has to date not reapplied to the Borough concerning this site. Thereupon, the County Planning Board issued to the Borough a letter dated February 11, 2019 advising that, in light of these facts, the County is placing the matter on the March 13 Land Development Committee meeting agenda whereupon the Committee will consider if the aforementioned County Planning Board approval should be rescinded and the pending application administratively dismissed without prejudice. The applicant was copied on the letter and advised that the applicant may attend the meeting or, in the alternative, provide written comments in advance of the meeting.

Bernard Navatto, Jr. did not take part in any discussion or action concerning this project.

Bridgewater Choice/Goddard School, Bridgewater

James Ruggieri reported that applicants Bridgewater Realty Corp. and Bridgewater Realty II, LLC are proposing a mixed-use project consisting of a proposed 10,934 square foot child care center (The Goddard School) and a four-story approximately 70,650 square foot Cambria Hotel which would provide 117 rooms. The 6.79 acre property is located on US Highway Route 22 East and Morgan Lane (a local road) in Bridgewater. It is located just east of proposed Bridgewater Center (consisting of two hotels, restaurant pads and medical office space).

The property is largely vacant except for the existing Houlihan's restaurant which will remain. The project will expand the existing parking by approximately 80 spaces to provide for a total of 298 spaces. The expanded parking areas will connect with existing Houlihan's restaurant. Primary access is from Route 22 with limited access to and from Morgan Lane. The applicant is seeking a variance to modify Morgan Lane to accommodate full access.

Since the stormwater outfalls from the existing and proposed basins will discharge toward Township maintained facilities in Morgan Lane and State maintained facilities in US Highway Route 22, we have requested that the Township review the stormwater management plans and perform the bonding and inspection of the stormwater management facility for this proposal.

Since this application does not adversely affect a County facility, and there being no County requirements, we have approved the project. Staff has recommended a vehicular cross-access easement and a pedestrian pathway to connect with the adjacent Bridgewater Center property.

First Time Submissions

The Committee reviewed all first time submissions for the month of January 2019. During the month, the County Planning Board reviewed a total of 33 submissions. There were four new lots proposed and 89 new lot created. Of the site plans proposed during the month there was 30,775 square feet of non-residential building space proposed and 70 multi-family units proposed. There were \$51,977 in improvement value paid and there was \$12,070 in development review fees paid to the County Planning Board.

Chairman Navatto, Jr. asked for a motion to approve the 2019 January Land Development Report. The motion was made by Chris Kelly and seconded by Freeholder Gallagher. A Roll was called and the motion passed unanimously.

Preservation Plan Updates

Tom D'Amico, Supervision Planner, mentioned that the County is undertaking an Update of the County Parks, Recreation and Open Space Master Plan, the Comprehensive Farmland Preservation Plan and the development of a new Historic Preservation Plan.

The County has contracted with Preservation Strategies to coordinate the report along with New Jersey Conservation Foundation to develop the Open Space plan, Land Stewardship Solutions to develop the Farmland Preservation Plan and Barton Ross and Partners to develop the Historic Preservation Plan. The GIS mapping is being handled by Washington College with assistance from the Planning Division's GIS section.

Mr. D'Amico stated that the consultants continue to make progress from our last meeting. The staff has reviewed all of the Chapters and maps have been submitted to the County. On December 17th, 19th and 20th, staff met with Elizabeth Watson to discuss our recommended changes to all three sections as well as tourism and mapping.

Staff have now received two revised chapters of the open space plan based on staff's review of the first draft. Subsequent to the three meeting in December we received revised maps for the open space and agricultural chapters and staff met with Elizabeth Watson to go over the maps in detail on February 8th.

A Preservation Plan Steering Committee meeting will be held on Friday, February 22 which will include Elizabeth Watson to discuss all of the progress that has been made up to this point. Staff continuing to coordinate this project with the Walk, Bike, Hike Somerset County Connecting Vibrant Communities Plan.

Walk, Bike, Hike Somerset County Study Update

Ken Wedeen, Supervising Transportation Planner, stated since our January 2019 Planning Board meeting county staff has been working closely with the consultant team and NJTPA on various study work products.

The consultant and county met on February 7th to review the draft proposed county bike and pedestrian network and identify 5-7 focus areas. County staff is hosting SAC meeting for early March 2019. The SAC meeting will include a review of the updated study work plan and timeline; a summary of the community engagement process; a technical assessment summary; and developing the framework plan to build the county wide network. County and consultant staff finalized the format of the design guide pattern book and will share it with the SAC at their early March SAC meeting.

County staff is planning with the consultant team to host the second public meeting on April 1st in the Somerset County Administration Building. The proposed county bike and pedestrian network will be on display to get public feedback. The consultants and county staff will be available to answer questions and to take comments regarding the proposed county bike and

pedestrian network and focus areas. On February 2nd, staff also attended a Saturday walking and bicycle workshop hosted by Raritan Borough to discuss the need for bike and pedestrian improvements to better connect Route 202 with the Raritan Train Station, Somerset Street, the Raritan River, the Nevius Street Bridge and Duke Farms.

Green Leadership HUB Update:

Planner Nora Fekete stated staff met with David Kois of Hillsborough. More collaboration and sharing of information between municipalities was discussed in much detail and Mr. Kois offered his assistance to the HUB. Staff has been in contact with Warren Township who are interested in an event, collaboration and/or information regarding Electric Vehicles. Sustainable Jersey will be hosting a workshop March 14th which staff members will attend. Warren Township will be in further contact when they have more information regarding what they need assistance with.

Ms. Fekete described a conference call that she and Director Lane had with Lauren Skowronski from Sustainable Jersey and discussed the following:

- Have agreed on a round-table event with the green teams
- Possibly the week of April 8th (i.e. April 8,10 or 11) depending on when is convenient for HB
- Have asked Hillsborough to host the meeting
- Waiting on response from David Kois
- Lauren from SJ will attend
- First meeting to discuss issues for towns and suggestions on assistance needed
- We will report back to HUB steering committee the results after the meeting

Ms. Fekete also reported that SC Planning Staff and Engineering Staff went to a workshop on Green Infrastructure at NJTPA (this month) – case studies in Newark, Philadelphia and New York and Hoboken. Ms. Fekete has begun updating contact lists of green team members for each municipality and also looking to update steering committee members.

Director Lane reported that Ms. Fekete has done a great job revamping and reorganizing the Hub and stated that he knows she will do a great job with the Hub in the coming years.

Wastewater Management Plan Update

Director Lane provided a brief update on the status of the Wastewater Management Plan (WMP). He reported that a Request for Proposals (RFP) has been prepared for consultant services to complete the remainder of the WMP with the goal of releasing the RFP in the next two weeks. Staff continues to coordinate with NJDEP and Montgomery Township for the review of the revised Montgomery/Rocky Hill Chapter of the WMP. Since NJDEP had not provided a feedback, Staff followed up and was successful in having NJDEP review the draft WMP Chapter in a more expeditious manner. Director Lane reported that the County will continue to assist Montgomery in regards to this effort.

In addition, a meeting is currently being set up with two municipalities to discuss the sewer service transfer provisions of the WMP rules. These provisions allow for the transfer of sewer service between sewer service areas without County or municipal review and approval. Director

Lane also reported that several potential WMP amendments may be proposed in the coming months and these proposed amendments will be reviewed using the procedures that the Board had approved last year.

Public Comments

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

Committee Reports

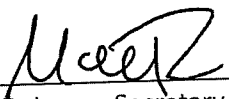
The Committee Reports were included in the meeting packet.

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

Adjournment:

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

Respectfully submitted,



Matthew D. Loper, Secretary