

**MINUTES OF THE NOVEMBER 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 November 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
Marian Fenwick, Member
John Schneider, Member
John Lindner, Member
Adam Slutsky, Alternate to County Engineer
John Lore, Esq., Deputy County Counsel

Absent

Christopher Kelly, Vice Chairman
Al Ellis, Member
Dennis Quinlan, 1st Alternate
William Zeigler, 2nd Alternate
Matthew Loper, Secretary/County Engineer
Brian Gallagher, Freeholder Liaison
Director Freeholder Levine

Also Present:

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

Adam Slutsky, Alternate to the County Engineer, will be voting in place of Matt Loper in tonight's meeting.

Approval of October 15, 2019 Meeting Minutes

Chairman Navatto, Jr. asked for the motion to approve the minutes of the October 15, 2019 Planning Board Meeting. The motion was made by John Lindner and seconded by Marian Fenwick. A Voice Vote was called and the motion moved unanimously.

ACTION ITEMS/ITEMS INFORMATION ITEMS:

Resolution Conceptually Approving a Development Agreement between Village Shoppes at Montgomery, LLC and the County of Somerset

Nora Fekete, Planner, stated that the developer, Shoppes at Montgomery, LLC, has submitted an application for a project known as Village Walk at Montgomery which consists of the redevelopment of a site that currently consists of two buildings with 31,000 square feet of mixed-use office/retail development known as the Village Shopper II. The buildings are to be removed, and the Village Walk at Montgomery development will be constructed which consists of a 56,000 square foot shopping center and 52 apartments. The site is located on southbound Route 206, north of the intersection of County Route 518 in Montgomery Township

The project is located within the 518 Corridor Improvement Area which location triggers a pro-rata monetary contribution obligation for improvements in this project area. The developer's fair share obligation toward 518 Corridor traffic improvement project has been determined to be \$99,868. A development agreement has been drafted formalizing the assessment. The developer has paid the contribution. Deputy County Counsel for Planning has reviewed and approved the form of the agreement and the applicant has executed the agreement. The Committee recommended that the full County Planning Board conceptually approve the agreement and transmit it to the Freeholders for their approval.

Chairman Navatto, Jr., asked for a motion to approve the resolution conceptually approving an agreement between Village Shoppes at Montgomery, LLC and the County of Somerset. The motion was made by John Schnieder and seconded by Marian Fenwick. The Roll was called and the motion passed unanimously.

Resolution Conceptually approving a Development Agreement Between American Properties at Mount Bethel, LLC (Heritage at Warren) and the County of Somerset County

Thomas D'Amico, Supervising Planner, presented the resolution conceptually approving the development agreement between the American Properties at Mount Bethel, LLC and Somerset County. The developer is constructing a 150 unit multi-family development in 25 buildings located on Mount Bethel Road (County Route 619). Twenty-five units will be affordable.

The project, known as Heritage at Warren, is located within the limits of the King George Road Corridor Improvement Area. Pursuant to the provisions of the aforesaid corridor study, the total required contribution is \$94,623. The applicant has paid the required contribution. Deputy County Counsel for Planning has reviewed and approved the form of the agreement and the applicant has executed the agreement. The Committee recommended that the agreement

be conceptually approved by the full Planning Board and then transmitted to the Board of Chosen Freeholders for its action.

Chairman Navatto, Jr., asked for a motion to approve the resolution conceptually approving a development agreement between American Properties at Mount Bethel, LLC (Heritage at Warren) and the County of Somerset. The motion was made by Marian Fenwick and seconded by John Schnieder. The Roll was called and the motion passed unanimously.

November 2019 Land Development Report and Approval of the October 2019 First Time Submissions

Thomas D'Amico, Supervising Planner, referred to the report in the Planning Board Packets. The November 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 October.

Village Walk at Montgomery, Montgomery

Nora Fekete stated that the developer, Shoppes at Montgomery, LLC, has submitted an application for a project known as Village Walk at Montgomery which consists of the redevelopment of a site that currently consists of two buildings with 31,000 square feet of mixed-use office/retail development known as the Village Shopper II. The buildings are to be removed, and the Village Walk at Montgomery development will be constructed which consists of a 56,000 square foot shopping center and 52 apartments. The site is located on southbound Route 206, north of the intersection of County Route 518 in Montgomery Township

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Heritage at Warren, Warren

Thomas D'Amico presented the resolution conceptually approving the development agreement between the American Properties at Mount Bethel, LLC and Somerset County. The developer is constructing a 150 unit multi-family development in 25 buildings located on Mount Bethel Road (County Route 619). Twenty-five units will be affordable.

The project, known as Heritage at Warren, is located within the limits of the King George Road Corridor Improvement Area. Pursuant to the provisions of the aforesaid corridor study, the total required contribution is \$94,623. The applicant has paid the required contribution. Deputy County Counsel for Planning has reviewed and approved the form of the agreement and

the applicant has executed the agreement. The Committee recommended that the agreement be conceptually approved by the full Planning Board and then transmitted to the Board of Chosen Freeholders for its action.

First Time Submissions

The Committee reviewed all first time submissions for the month of October. During the month, the County Planning Board reviewed a total of 39 submissions. There were eight new lots proposed and seven new lots created. Of the site plans proposed during the month there was 80,151 square feet of non-residential building space proposed and 261 multi-family units proposed. There was \$490,861 in improvement value paid and there was \$4,150 in development review fees paid to the County Planning Board.

Chairman Navatto asked for a motion to approve the 2019 November Land Development Report. The motion was made by John Schnieder and seconded by John Lindner. A Roll was called and the motion passed unanimously.

Preservation Plan Update

Tom D'Amico, Supervising Planner, stated 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 Heritage 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.

Mr. D'Amico stated that the consultants continue to make progress from our last meeting. The Consultants have transmitted to us seven chapters of the Farmland Preservation Plan, six revised chapters of the Historic Preservation Plan and five chapters Open Space Plan. Staff continues reviewing the various chapters of the plan. Staff is also working on the greenway mapping and the current amount of total open space preserved. The Staff has coordinated this project with the completed Walk, Bike, Hike Somerset County Connecting Vibrant Communities Plan and the completed County Hazard Mitigation Plan.

2020 Census Update

Ken Wedeen, Supervising Transportation Planner, stated on October 31st Somerset County submitted a NJ Complete Count Commission County Census 2020 grant to promote census 2020 in nine hard to count municipalities in Somerset County.

The state grant will provide New Jersey counties funding to promote the importance of the filling out the 2020 census form in all 21 New Jersey counties. Somerset County decided to work with its own departments/divisions and utilize existing communication methods to outreach to the general public.

The grant includes twelve different activities Somerset County and its departments/divisions would partner to outreach to hard to count populations in nine municipalities. The total grant request is for \$59,750 dollars. Every dollar received from the grant will be directly applied to communicating the importance of census 2020 to hard to count areas within the county. No funding will be used to pay for any labor. The 12 activities include: the development of electronic and hard copy messaging content supporting census 2020. This includes developing posters, brochures press releases and social media messaging promoting the importance of census 2020. The social media efforts will focus on social media messaging targeted in hard to count areas.

The County Public Information Office, Planning Board, Cultural and Heritage, Graphics and Print shop will develop social media messaging including Facebook boosts monthly from January – May 2020. Somerset County will partner with the Community Development Block Grant office to host 4 community fairs and up to 50 micro events. These will include free games, activities and refreshments for families and children. Each event will be hosted locally free open to the public where representatives from the Census Bureau and other government services will discuss the importance of filling out the 2020 census form. Other activities include partnering with libraries, senior centers, medical facilities, group quarters housing and RVCC to provide information as part of or standalone workshops on the importance of filling out the census form and how it impacts government services. He reported we hope to find out whether it was awarded a grant by early December 2019.

Hazard Mitigation Plan Update

Ms. Kratina, Chief of Strategic Planning, noted that the County continues to receive municipal resolutions adopting the County's Multi-jurisdictional Hazard Mitigation Plan. To date, resolutions have been received from Bedminster, Bernards, Branchburg, Peapack & Gladstone, Somerville and South Bound Brook. Staff anticipates additional resolutions will be submitted by municipalities in the coming weeks.

Ms. Kratina provided an overview of the November 1st Hazard Mitigation Plan Implementation Kick-off Meeting. The purpose of this meeting was to encourage municipalities to commence implementation of the projects and initiatives included in their annexes and provide guidance on moving forward. Freeholder Gallagher provided welcoming remarks and staff from the County Office of Emergency Management and the County Planning Board served as speakers. Douglas Vornlocker, the County OEM Director summarized the results of a recent survey his office conducted to measure municipal interest in pursuing grant resources from FEMA for the purpose of acquiring repetitive loss properties.

Due to limited interest in this mitigation strategy at this time as determined through the survey, the County OEM is re-prioritizing the countywide list of mitigation projects and initiatives it has compiled. He also described a new initiative to advance the use of raingardens as a green infrastructure solution for reducing flooding.

Ms. Kratina noted that a new annual monitoring report tool was rolled out at this meeting for use by all local jurisdictions with HMP annexes. The County Graphic Department created writeable PDF versions of FEMA's annual monitoring worksheets which have been e-mailed to

Municipal Hazard Mitigation Officers. The completed forms are due back in June 2020, and will be compiled by the County for submission to the NJ Office of Emergency Management and Region II FEMA Office.

Ms. Kratina provided information about the upcoming December 9th "Game of Extremes" workshop for municipal hazard mitigation committees as well as FEMA workshops on Flood and Winter Storm Hazards to be hosted by the County OEM on December 2nd and 3rd.

Resolution Concerning an Amendment to the Somerset County Wastewater Management Plan for the Islamic society of Basking Ridge, Bernards Township (NJDEP Program Interest No. 435442 AMD190003)

Director of Planning Walter Lane provided a brief overview of a proposed amendment to the sewer service area of the County Wastewater Management Plan. The proposed amendment would add 3.3 acres to the existing sewer service area to accommodate the construction of a house of worship on the subject property. The land development application has been previously approved by Somerset County and the applicant is now going through the process of obtaining additional permits and approvals to construct the project.

The amendment was review by staff, the Master Plan Committee and the Environment and Utility Committee. Based upon the findings of the review staff and both Committees recommend the County consent to the proposed amendment. Similar to the recent Satchel Sewer Service Amendment, this amendment is adding land that is designated as part of the Priority Preservation Area in the County Investment Framework and is adjacent to the existing sewer service area. There are environmental features on this property which will require NJDEP permits. There is a Federal Consent Order that had approved this project. Based upon these findings, Staff recommends approving the proposed amendment. This action is consistent with past actions of the Board and will not allow the continued growth of the sewer service area as well as many of the surrounding properties are permanently preserved.

Chairman Navatto asked for a motion to consent to the proposed sewer service amendment. The motion to consent was made by Marian Fenwick and seconded by John Lindner. A Roll was called and the motion passed unanimously.

Wastewater Management Plan Update

Director Lane reported the NJ Department of Environmental Protection (NJDEP) had requested changes to the proposed methodology for the County's buildout Analysis. NJDEP had requested the County use the actual unit size of any proposed affordable housing to determine future wastewater flows for buildout instead of the standard 300gpd per residential unit figure. The County methodology had been revised to accommodate this requested change and was submitted to NJDEP for approval. NJDEP has now requested the County revised our methodology again to use the original 300gpd figure. In an attempt to advance this project in a timely manner, Director Lane spoke to Chairman Navatto to receive approval to revise the methodology and submit the revised to NJDEP without discussing the change with the full Board since the Board had previously approved the original methodology. Chairman Navatto approved of this course of action. Director Lane reported that NJDEP has not provided any comments on

the newly revised methodology. At the November Master Plan Committee, based upon the recent experience with NDEP regarding the the proposed buildout methodology, the Board consider moving forward with the buildout analysis even if NJDEP does not approve the revised methodology in a timely a manner. This course of action was acceptable to the Master Plan Committee. Chairman Navatto asked the Board to approve this course of action. The Board agreed to move forward with the buildout analysis if NJDEP does not respond in a timely manner. Director Lane reported Staff continues to make progress on completing additional data sets need for the buildout analysis. A draft of the Septic Management Plan (SMP) will be distributed to the municipalities for their review in the coming weeks. After a two week review period the SMP will be formally submitted to NJDEP.

State Plan Update

Director Lane reported there have been continued discussions with the Executive Director of the Office for Planning Advocacy about Plan Endorsement. He reported there is a pre-proposal meeting scheduled with Bernardsville scheduled for the following week. Manville and Rocky Hill have recently expressed interest in pursuing Plan Endorsement. Work continues to assist Millstone achieve Plan Endorsement. Director Lane has had several discussions with Millstone and State officials in a effort to secure Plan Endorsement for the Borough. He also detailed how potential decisions in Millstone could impact the Count Investment Framework. Director Lane will be on a panel at the League of Municipalities about the State Plan and highlight how Somerset County has used the State Plan to support local and regional planning efforts in the County.

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: December 17, 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 John Lindner and seconded by John Schnieder. A Voice Vote was called and the motion moved unanimously.

Respectfully submitted,



Matthew D. Loper, Secretary