

**MINUTES OF THE OCTOBER 15, 2019
MEETING OF THE SOMERSET COUNTY PLANNING BOARD
HELD AT 4:45PM
FREEHOLDERS MEETING ROOM
COUNTY ADMINISTRATION BUILDING**

Following the Pledge of Allegiance, the October 15, 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
Matthew Loper, Secretary/County Engineer
Dennis Quinlan, 1st Alternate
William Zeigler, 2nd Alternate
Brian Gallagher, Freeholder Liaison
Adam Slutsky, Alternate to County Engineer
John Lore, Esq., Deputy County Counsel

Absent

Al Ellis, Member
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
Ken Wedeen, Supervising Transportation Planner
Aarthy Sabesan, Senior Planner - GIS
Cynthia Mellusi, Office Manager

Dennis Quinlan, 1st Alternate will be voting in place of Al Ellis at tonight's meeting.

Approval of September 17, 2019 Meeting Minutes

Chairman Navatto, Jr. asked for the motion to approve the minutes of the September 17, 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:

Healthier Somerset Update

Serena Collado, Director, Community Health, RWJ Somerset presented the update on Healthier Somerset. Healthier Somerset is a coalition created to improve the health and well-being of everyone who lives and works in Somerset County, New Jersey. Healthier Somerset promotes healthy lifestyles through collaboration among our partners

Ms. Collado stated since 2010, Healthier Somerset has been working to identify health needs in the community and to create collaborative partnership that will improve the physical and mental health of everyone who lives and works in Somerset County. Somerset Medical Center now Robert Wood Johnson University Hospital supported the initial research on community health needs and convened the meetings that led to the creation of Healthier Somerset. In 2011, Healthier Somerset began a community health needs assessment. The findings were presented in the Behavioral Risk Factor Surveillance System (BRFSS) Study. In May 2012, Healthier Somerset convened a planning session focused on prioritizing the key health opportunities for Somerset County. This meeting led to the development of the 2012-2015 Community Health Improvement Plan (CHIP).

In 2015, Robert Wood Johnson University Hospital Somerset, in partnership with Healthier Somerset, commissioned a Community Health Needs Assessment (CHNA) of Somerset County. The data collected led to the development of the 2016-2019 CHIP. The CHIP is the defining document for information on Somerset County's most pressing health issues and the plan used by the hospital and Somerset County public health officials to address these issues.

Ms. Collado went on to say how pleased she is to present the 2019-2021 Community Health Improvement Plan (CHIP) for Somerset County. The CHIP is a long-term strategic planning tool that identifies a community's priority health issues and outlines a recommended action plan to address those needs. The CHIP is a response to the Community Health Needs Assessment ((CHNA)), a process that uses quantitative and qualitative methods to systematically collect and analyze data to understand health within a specific community. Typically developed every three years, the CHIP is designed to guide community decision-making related to health improvement, by providing a vision for the health of the community and a framework for organizations to utilize in developing services and programs.

Development of the CHIP was led by Robert Wood Johnson University Hospital-Somerset (RWJUH-S) and RWJBarnabas Health, in collaboration with Healthier Somerset and members of the Strategic Planning and Internal Oversight Committee, a subcommittee of representatives from Healthier Somerset and RWJUH-S staff. We gratefully acknowledge the contributions and support of all our partners who assisted in this development. As Healthier Somerset continues

our efforts to make Somerset County the healthiest county in New Jersey, we embrace the CHIP in identifying our greatest health needs and setting forth an action plan to address these needs. She invited and encouraged all members of the Somerset County community to join us in our mission.

Ms. Collado highlighted how Director of Planning Walter Lane's involvement has helped advance Healthier Somerset goals. She detailed the numerous initiatives the Planning Division has supported in the implementation of the County Health Improvement Plan. Director Lane reported the Ms. Collado and Healthier Somerset have been a great partner and looks forward continuing to work together in the future.

ACTION ITEMS/ITEMS INFORMATION ITEMS:

Resolution Conceptually Approving a Development Agreement between Laboratory Corporation of America Holding and the County of Somerset

Thomas D'Amico, Supervising Planner, stated that the developer Laboratory Corporation of America Holdings submitted a site plan to the County Planning Board to construct a new two-story 95,886 square foot building and demolish an existing 52,560 square foot building to construct a new parking lot all in connection with the proposed expansion of the existing LabCorp facilities in Raritan Borough.

The site is located on approximately 32.85 acres of land along the north side of Johnson Drive (a local road) and west of its intersection with First Avenue (County Route 567). The project is located within the Somerset Regional Center Traffic Study. In lieu of a cash contribution to satisfy this development's obligation to the Somerset Regional Center Traffic Study area, the applicant will be reconstructing the existing curb return at the intersection of First Avenue and Johnson Drive to accommodate the turning radius of a WB-50 vehicle.

A development agreement has been prepared outlining the conditions of approval in regard to the Somerset Regional Center Traffic Study. The development agreement has been reviewed by County Counsel and the terms of said agreement have been deemed acceptable to the County. The development agreement has been signed and executed by the developer, and delivered to the County. The development agreement requires the developer to post a performance guarantee for all the work in the County right-of-way including the curb radius widening in the amount of \$107,836 (plus a 10% partially refundable inspection fee). The required performance surety has been posted with the County Planning Board. The Committee recommended that the full County Planning Board conceptually approve the agreement and transmit it to the Freeholders for their approval. Mr. D'Amico, requested the Board to conceptually approve the resolution approving a development agreement between Laboratory Corporation of America Holding and County of Somerset and send it to the Somerset County Board of Chosen Freeholders for execution.

Chairman Navatto, Jr., asked for a motion to approve the resolution conceptually approving an agreement between Laboratory Corporation of America Holding and the County of Somerset. The motion was made by Freeholder Gallagher and seconded by Chris Kelly. The Roll was called and the motion passed unanimously.

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

Thomas D'Amico, Supervising Planner, referred to the report in the Planning Board Packets. The October 9, 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 September.

Laboratory Corporation of America, Raritan

James Ruggeri stated that the developer Laboratory Corporation of America Holdings submitted a site plan to the County Planning Board to construct a new two-story 95,886 square foot building and demolish an existing 52,560 square foot building to construct a new parking lot all in connection with the proposed expansion of the existing LabCorp facilities in Raritan Borough.

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

First Time Submissions

The Committee reviewed all first time submissions for the month of September. During the month, the County Planning Board reviewed a total of 32 submissions. There were 26 new lots proposed and 58 new lots created. Of the site plans proposed during the month there was 73,768 square feet of non-residential building space proposed and 11 multi-family units proposed. There was \$625,024.85 in improvement value paid and there was \$24,310 in development review fees paid to the County Planning Board. Bernard V. Navatto, Jr did not participate in any discussion or take any action on the 75 Veterans Memorial Drive and 94-98 West Main Street site plans in Somerville.

Chairman Navatto asked for a motion to approve the 2019 October Land Development Report. The motion was made by Chris Kelly and seconded by Marian Fenwick. A Roll was called and the motion passed unanimously.

2020 Census Update

Ken Wedeen, Supervising Transportation Planner, reported that County Planning staff has been busy scheduling two key up-coming meetings for the Somerset County Complete Count Committee (SCCCC). The first meeting is scheduled for October 16th. A subcommittee has been formed from SCCC members that expressed an interest in focusing on hard to count areas that were identified at the September 19th SCCC kickoff meeting. This subcommittee will be meeting to brainstorm ideas for a NJ State Complete Commission Grant for counties to help promote census 2020 in hard to count areas of New Jersey. The committee will meet to develop ideas to promote census 2020 in the 22 hard to count census tracts in Somerset County. The grant is due to the State on October 31, 2019.

The second meeting of the SCCC will take place on Wednesday October 30th. At this meeting, SCCC members will split up into subcommittees and begin to identify ways to promote census 2020 in Somerset County.

Hazard Mitigation Plan Update

Ms. Kratina, Chief of Strategic Planning, noted that plans are underway for the Hazard Mitigation Plan Implementation and Maintenance Kick-off Meeting, which will be held in the afternoon on November 1st in the Freeholder Meeting Room.

Ms. Kratina reported the invitation to the event had been sent out. It included a request to all municipalities to adopt the updated Plan via resolution. This event is for municipal hazard mitigation officers and will describe their responsibilities during the next five years. County Planning and Emergency Management Staff are working with the County Graphics Department to create a write-able pdf version of FEMA's annual Monitoring Report to be used by local entities, which will be rolled-out at the meeting. It is comprised of 4 worksheets for recording any hazard events that may have occurred and changes that may be needed to the Plan in response to those events; as well as the progress being made with regard to implementation of local mitigation projects and initiatives. The agenda is currently being finalized and will be available in a few days for posting on the County's Hazard Mitigation Plan Website along with the Monitoring Report Template and other event information.

Wastewater Management Plan Update

Director Lane reviewed two letters contained in the Board's Packet regarding Wastewater Plan Amendments. The first letter was for the Residences at Mountainview Amendment in Bernards Township. This amendment was discussed at recent Master Plan and Environment and Utilities Committee Meetings and it was determined that this amendment was consistent with the County Master Plan since the project is located in a Local Priority Area. This letter was sent the NJ Department of Environmental Protection (NJDEP).

The second letter was for the Glen Gery Amendment in Hillsborough Township. This amendment was also discussed at recent Master Plan and Environment and Utilities Committee Meetings. It was determined that a portion of this project was inconsistent with the County Master Plan since the project is located in a Priority Preservation Priority Area. The other portion of the project located in the Local Priority Area was found to be consistent with the County Master Plan. A letter stating these findings was sent to the NJDEP as well. Director Lane reported he spoke with Hillsborough Township about the Board's findings. He also briefed Freeholder Gallagher about this project and will brief the entire Board of Chosen Freeholders as well.

The revised methodology for buildout for the Wastewater Management Plan was submitted to the NJDEP for their review. The methodology was presented at a recent Master Plan and Environment and Utilities Committee Meetings. Staff has not received a response from NJDEP. He explained Staff wanted to make sure NJDEP approved the methodology so it was clear that the building out analysis was done in a manner acceptable to NJDEP. Since NJDEP has not responded in an expeditious manner, Staff may need to begin the buildout analysis without approval of the methodology.

The draft Septic Management Plan (SMP) was discussed at the Environment and Utilities Committee Meeting prior to the Board Meeting. A draft of the SMP was submitted to NJDEP for an informal review and Staff addressed the initial comments. It was Staff's understanding additional comments would be provided but after several months, no additional comments were received. The Environment and Utilities Committee endorsed the submission of the SMP for a formal review in order to complete the entire Wastewater Management Plan in a timely manner. Director Lane asked for the Board's concurrence to submit the SMP for formal review by NJDEP. The Board unanimously approved the submission of the SMP for formal review by NJDEP.

Director Lane has reported the data development work continues to progress and Maser Consulting is making progress on the Buildout Analysis.

State Plan Update

Director Lane informed the Board that he is continuing to have ongoing discussions with the Executive Director of the Office for Planning Advocacy. He reported that he has been speaking to OPA Executive Director on a weekly basis. Director Lane provided OPA some informal suggestions regarding ways to improve the "Plan Endorsement Process". The ability for Counties to receive Plan Endorsement Status was discussed as a way to help our municipalities meet some of the Plan Endorsement requirements of OPA. The OPA Executive Director plans to present our recommendations to the full State Planning Commission and use Somerset County as a pilot project for the streamlined Plan Endorsement Process.

Public Comments

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

Committee Reports

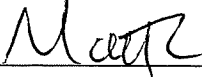
The Committee Reports were included in the meeting packet.

Next Meeting Date: November 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 Marian Fenwick and seconded by Freeholder Gallagher. A Voice Vote was called and the motion moved unanimously.

Respectfully submitted,



Matthew D. Loper, Secretary