

**HUNTERDON COUNTY PLANNING BOARD**  
**Minutes - October 3, 2013**

**MEMBERS PRESENT:** Dana Desiderio, Carol Hoffmann, Tom Kacedon, Elaine Niemann, Ken Novak, Phil Greiner, Jim Martin, John King

**ABSENT:** Page Stiger, Gregg Rackin, Rob Walton, Matt Holt

**OTHERS PRESENT:** Michelle Nodes, Assistant County Counsel  
Tara Shepherd, HART

**STAFF PRESENT:** Sue Dziamara, Ken Bogen, Bill Millette, Rick Steffey, Josie Glynn

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Chair Dana Desiderio read the Open Public Meetings Act notice and called the meeting to order at 8:33 A.M.

*"This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided by prominently posting and maintaining so posted throughout the year in the Office of the County Clerk, Hall of Records, Main Street, Flemington, New Jersey, a public place reserved for such announcements, and by mailing on or before December 31, 2012 to the Hunterdon County Democrat, The Beacon, The Express-Times, Courier News, The Times, and Star Ledger, newspapers designated by the Hunterdon County Planning Board to receive such notices. Notice has also been posted on-line in the Hunterdon County News"*

**MINUTES OF THE September 5, 2013 MEETING:**

Approved by Ken Novak, seconded by Phil Greiner; Motion Carried  
Tom Kacedon, Abstained

**DEVELOPMENT REVIEW COMMITTEE MEETINGS:**

October 3, 2013: Carol Hoffmann, Tom Kacedon  
October 17, 2013: Phil Greiner, Ken Novak

**DIRECTOR'S REPORT:**

Staff Activity Reports: Staff Activity Report for September was included in packet.

Complete Streets: We continued the discussion on Complete Streets from September's meeting. Tara spoke of the concerns that the Board had at the last meeting. She explained that Complete Streets means that you take in consideration all users of the transportation system when you are designing the roads to the extent possible; pedestrians, bicyclists, public transit users, etc. It is not the same as the ADA requirement on federally funded road projects. There is no authoritative jurisdiction that oversees and decides whether a street is a complete street or not. After much discussion, it was decided that staff will work with Jim Martin and come up with a recommendation for the freeholder board to consider.

OSAC / Parks Advisory Board Joint Meeting: Joint meeting was held in September. There were 6 Co-operative applications and 5 non profit applications for funding for open space acquisitions that were recommended to the Freeholder Board and approved by the Board on October 1<sup>st</sup>.

Other Planning: We have a DRC application for Costco, on Route 523 and 31. DRC and staff decided we need to bring in an outside traffic consultant to review the application. Engineering will prepare an RFP to advertise so we can get started on the work that needs to be done. This is an escrow approved activity and there is no expense to the county. Freeholder King suggested that we try to coordinate and partner our review with the Raritan Township traffic engineer that is already working on the traffic study for this site. Jim Martin agreed that this might be a possibility; he will pursue this option and forward our concerns to Raritan Twp to see how this can be handled.

Tom Kacedon asked about the meeting with Merck which was included on the Staff Report. Freeholder King told the Board that on Sept 18<sup>th</sup> representatives from the County and Readington Township, along with representatives from the State Business Action Center (BAC) and Office of Planning Advocacy (OPA), and Merck representatives met and discussed what the plan or strategy was going to be for marketing and reuse of the Merck property. Merck outlined their strategy, first would be for world wide single users - headquarters for a large US or global presence, after that, split use of the existing facility and thirdly would be redesigning the facility for mixed use. The focus of the meeting was to initiate communication and be sure Merck and Readington understand what is necessary in order to market the property for its highest value for Merck and the best use for the property for Readington. Possible uses for the facility which were discussed were a hospital, university, mixed use facilities, multiple corporate tenants, and a potential mixed use of apartments and commercial.

Sue reminded the Board that the 300th Committee is having all kinds of events going on. We will be informing every one of all the events as they come up.

Also, Parks is having their 40<sup>th</sup> anniversary celebration on Saturday, October 5<sup>th</sup>. Bill Millette has been helping them prepare maps so we could see the progression of the county park system over the four decades.

### **NJTPA UPDATE:**

TNJ Pilot, Together 202: Sue asked Ken to hold off on his update of this project until the final report is received, it is expected next month. We received the draft of the final report and offered some comments; staff would like to see more detail of the report and will bring it back to the Board next month.

### **Hunterdon County CEDS**

On September 30<sup>th</sup> Freeholders King and Holt toured the southern part of the county with staff and the CEDS consultant, in order to give the consultants an introduction to Hunterdon. October 2<sup>nd</sup> Ken and Sue went with the consultant and an NJTPA representative to tour the northern part of the county. So far we have had our Kick off Meeting, the tours and the next step is to put together the Executive and Steering Committees and start the meetings. The Chair asked for 2 volunteers for the Executive Committee and would also like to have a steering committee to be involved with the CEDS. Elaine Niemann and Dana volunteered to be on the Executive Committee, with Phil Greiner and Tom Kacedon being alternates. Sue wants all to be part of the steering committee to go over the information we are gathering. We need to get all the municipalities involved and need to share the information we are gathering; getting to our business leaders and talking to them about what is going on with the economy in Hunterdon is critical so that we can make the County more economically viable and stable.

### **FREEHOLDER COMMENTS**

Freeholder King wanted to thank everyone for supporting the county. There will be a lot of important things going on in the next 2-5 years.

### **OLD BUSINESS / NEW BUSINESS**

There was no further business to be brought before the Board - Ken Novak made a motion to adjourn the meeting; Tom Kacedon second. Meeting was adjourned at 9:45.

**NEXT MEETING DATE:** Wednesday, November 6.

Josie Glynn for Secretary, Page Stiger