

HUNTERDON COUNTY PLANNING BOARD
Minutes - January 9, 2014

MEMBERS PRESENT: Dana Desiderio, Carol Hoffmann, Page Stiger, Tom Kacedon, Elaine Niemann, Ken Novak, Phil Greiner, Andrew Borkin, Jim Martin, John King, Suzanne Lagay, John Lanza

OTHERS PRESENT: Michelle Nodes, Assistant County Counsel

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

Planning Director, Sue Dziamara, read the Open Public Meetings Act notice and called the meeting to order at 8:31 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 January 10, 2014 to the Star Ledger, The Trenton Times, The Express-Times, and The Courier News, newspapers designated by the Hunterdon County Planning Board to receive such notices. Notice has also been posted on-line in the Hunterdon County News"

REPORT OF THE NOMINATING COMMITTEE: Sue Dziamara requested the report of the Nominating Committee. Jim Martin presented the slate of officers: Dana Desiderio, Chairman, Carol Hoffmann, Vice Chair, Page Stiger, Secretary. Moved by Tom Kacedon and second by Ken Novak. The motion was approved.

Sue turned the meeting over to Chair Dana Desiderio.

Dana welcomed the new appointment to the Planning Board, Andrew Borkin and asked him to tell the Board about himself.

MINUTES OF THE December 5, 2013 MEETING:

Approved by Ken Novak, seconded by Page Stiger; Motion Carried

DEVELOPMENT REVIEW COMMITTEE MEETINGS:

January 9, 2014: Carol Hoffmann, Page Stiger
January 23, 2014: Ken Novak, Phil Greiner

DESIGNATION OF PAPERS & APPROVAL OF 2014 MEETING DATES:

A motion was made to approve the Democrat and Express Times to carry public notices & advertisements by Tom Kacedon second by Page Stiger, Freeholder King voted against. After discussion, a motion was made to rescind that motion, by Ken Novak and second by Page Stiger. Another motion was then made to amend the motion, to designate the Star Ledger, Trenton Times, Courier News and Express Times, as the designated papers so as to be in line with the County's Board of Chosen Freeholders. Motion made by Ken Novak and second by Jim Martin, motion carried.

A motion was made to approve the 2014 Meeting Dates by Ken Novak, second by Page Stiger, motion carried.

DIRECTOR'S REPORT:

Staff Activity Report: Staff Activity Report for December was included in packet - no questions. 2014 Staff Work Program and a 2013 staff yearend report was distributed.

Sue circulated Municipal Maps with Planning Board members' township assignments. Sue will make the initial contact to the municipalities to inform them that a County Planning Board member will contact them and ask to be put on their township's Planning Board agenda. Staff will be working on setting up talking points for the members to take to the Township meetings; efforts will be made to complete all municipal visits by April.

Together 202 Draft study: The draft study is finished, if anyone is interested and would like a copy, Sue will get you one. It will also be posted on the website.

CEDS UPDATE:

Ken and Sue have been working closely with the consultants, 4Ward Planning. A list of contacts has been put together and the consultants have already performed 8 individual interviews and a few more are scheduled. The next step is setting up focus groups. Eight focus groups have been identified and Sue is asking the board to be involved in this process. The first focus group met yesterday, Page was involved on the conference call. He felt there were problems with everyone being remote; difficulty with communicating, hearing and not being able to make comments. Freeholder King agreed and also said he expressed to the consultant afterwards that these meetings should be face to face. Ken Bogen said we will reach out to the consultant and see if we could change the strategy of the focus groups.

Freeholder Lagay felt they didn't go deep enough into what the people on the phone had to say. Overall she felt it was a positive first step; but felt the consultants need to be coached on how to "listen" to the group. Dana handed out the focus group CEDS assignment sheet for the board members to sign up for the focus groups.

The Socio-Economic Trends Analysis is ready; Sue will be posting it on the website. We have received the first draft of the Labor and Industry Trends analysis; it also will be posted online.

We are moving ahead and making headway with the consultants. We need to set up the municipal roundtables. Also, we need to share the information at a public meeting. Freeholder King suggested the Freeholder office should send out the invitations for the Roundtable.

One of the EDA requirements from the federal government is that you have a Governing Committee that oversees the development of the plan and who will be responsible to come back and look at what has been accomplished to ensure that it is moving forward. We will also set up an Executive Committee, a subcommittee of the Governing Committee.

PLANNING AWARDS DATE:

Sue handed out a spreadsheet about the Planning Awards. There was a question regarding the date of the Planning Awards - it is on **Monday, September 29, 2014**. The date on the spreadsheet said September 30th.

FREEHOLDER UPDATE:

Freeholder King reported that he and Freeholder Director Holt met with the department heads and Constitutional Officers to talk about 2014. The intent of the meeting was to start opening communications to understand what concerns and needs are in respect to the County. The Freeholders are trying to approach 2014 with a flat budget. They are looking at organization of priorities at the county level; new finance department, new human resources administrator, and new County Administrator. The Freeholder Board will be taking on more responsibilities. A question was brought up about layoffs; FH King responded what we will see is more of a restructuring, not necessarily layoffs, a more positive presentation of the county's capabilities.

OLD BUSINESS / NEW BUSINESS

Dana wanted feedback from the Board asking for some suggestions (3 topics) for our Breakfast Talks. She asked for everyone to write their suggestions down and leave them with Sue.

Ken Novak asked if Phil Greiner could comment on Hunter Hills Apartments. Phil said there are 7 apartment complexes in Flemington which represent 60% of the total rental units in Flemington. What triggered the interest were the crime statistics at Hunter Hills - they have 180 units which represent 16% of the rental units in Flemington and they have 54% of the crime. The town met with the owners and managers of all the apartment complexes. They did not feel that Hunter Hills was going to take any action. There are fire code violations and evidence of crowded conditions that exist there. The action is to start the formal study to see if it meets the need and criteria to be designated an area in need of re-development. If it does, it gives the Borough leverage to weigh in on what happens to it. It is hoped that through this study process and the on-going enforcement process, that it can get cleaned up. If it cannot be cleaned up, then as a last resort the town did reserve the right to use eminent domain.

There was no further business to be brought before the Board - Page Stiger made a motion to adjourn the meeting; Ken Novak second. Meeting was adjourned at 9:59.

NEXT MEETING DATE: February 6, 2014, 8:30 AM