

OPEN SPACE & AGRICULTURE ADVISORY COMMITTEE
Regular Meeting Minutes
April 5, 2011
7:00PM

Call to Order

A regular meeting of the Open Space Advisory Committee and the Agriculture Advisory Committee was called to order at 7:08P.M. Chairwoman Sandra McNicol called the meeting to order and read the following notice requirements.

NOTIFICATION REQUIREMENTS

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act and published in the Hunterdon County Democrat and the Courier News on January 13th, 2011, and by telefaxing a copy of the notice to the Star Ledger, and the Express Times on January 5, 2011. A copy of the notice was also posted in the Kingwood Township Municipal Building and Post Office on January 5, 2011.

In order to ensure full public participation in this meeting, all members of these Committees, and also members of the public are requested to speak only when recognized by the Chair, so that there is no simultaneous discussion or over-talk, and all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Roll Call

Open Space Advisory Committee

Present

Phil Lubitz
James Burke
Sandra McNicol
Richard Dodds
Lee Frank
Karen Hertzog

Absent

John Mathieu

Agriculture Advisory Committee

Present

Elaine Niemann
William Pandy
Cynthia Niciecki
Edward Kralovich

Absent

Pete D'Costa

2.

Approval of Minutes

Motion and Approval of March 1, 2011 Regular Meeting Minutes of the Open Space/Agriculture Advisory Committees

It was moved by Phil Lubitz, seconded by Richard Dodds and carried to approve the minutes of the March 1, 2011 Regular Joint Meeting of the Open Space/Agriculture Advisory Committees.

| | | |
|------------------------|----------------|--|
| Roll Call Vote: | Aye | - P. Lubitz, J. Burke, S. McNicol, R. Dodds, L. Frank, K. Hertzog, E. Niemann, W. Pandy, C. Niciecki, E. Kralovich |
| | Nay | - None |
| | Abstain | - None |
| | Absent | - J. Mathieu, P. D'Costa |

Correspondence

Article from the Hunterdon Democrat re: Ceremony at Former Ukarish Farm

Chairwoman Sandra McNicol stated that it was nice of the Hunterdon County Democrat to put an article on their website regarding the dedication ceremony that is planned for April 8, 2011 at the Ukarish property. She stated that it will be in this week's Hunterdon County Democrat. Sandra McNicol noted that this article was forwarded to the Open Space/Agriculture Advisory Committees.

Reports

Farmland Preservation - Liz Schmid Report for April 5, 2011

Liz Schmid read aloud the following Report for April:

April 5, 2011

Nothing new to report. The Gross, Makatura, Zander and Helmer farms are in the process with the County for farmland preservation.

3.

HLTA is working on a Trstensky property and a piece of the Gordeuk Estate property in Barbertown.

Just for thought, below are two possible price tags for the above properties.

Using our most recent per acre prices.

| | |
|----------|-----------|
| Gross | \$124,000 |
| Makatura | \$226,000 |
| Zander | \$ 46,400 |
| Helmer | \$ 99,000 |

| | |
|----------------|-----------|
| Trstensky | \$130,000 |
| Gordeuk Estate | ? |

TOTAL \$625,400 + the Gordeuk Estate

Using the County estimate per acre (\$7,000/acre)

| | |
|----------|-----------|
| Gross | \$ 86,800 |
| Makatura | \$159,600 |
| Zander | \$ 40,000 |
| Helmer | \$ 77,700 |

| | |
|-----------|-----------|
| Trstensky | \$130,000 |
|-----------|-----------|

TOTAL \$494,100 + Gordeuk Estate

Liz Schmid explained the numbers that were in for this year. She noted that if the State comes up with the funds, it may be as soon as next year to preserve some of the properties.

Jim Burke handed out copies of a list of the properties that have been preserved and the funds that the Township has contributed towards the preservations. He reviewed current and future preservations and several ways they could be funded through the Open Space Fund. He explained that the closing for the Deer Run property on Horseshoe Bend Run is scheduled for May 31, 2011. There was a discussion on who would maintain the park grounds. Jim Burke would like to see the organizations that are interested in using the property maintain it as they use it.

4.

He also stated that there will not be a lot of maintenance since it is a large open space and a woodland property.

List of Preserved Farmland in Kingwood Township

Chairwoman Sandra McNicol explained that this was part of a larger document that was sent to the State SADC. She noted that is called the Municipal Planning Incentive Grant Project Area Summary Form that was sent down to the State last summer sent by the Agriculture Advisory Committee. She stated that she has been working on the OpenSpace and Recreation Plan and needed the list of information of preserved farmland in Kingwood Township for the maps that are be prepared. Sandra viewed the list of farms that she handed out.

Attendees for Farmland Status Meetings/March 16, 2011

Chairwoman Sandra McNicol reviewed.

Old Business

Ukarish Farm Dedication - April 8, 2011 5:00 PM

Chairwoman Sandra McNicol reviewed the preparations for the dedication scheduled on Friday, April 8th. She noted that Mr. and Mrs. Joseph Ukarish have been invited. She suggested that everyone park at the Kingwood Township Fire Department and walk over to Union Road.

Gergar Dedication - Review

Chairwoman Sandra McNicol reviewed the special dedication of the Gergar Property. She explained that about 20 people showed up for the dedication. She thanked Jim Burke for the great job on the plaque that was mounted on a stone and commented on the help from the DPW who put the rock in place. Sandra McNicol explained that many long time residents expressed that they were very happy to see that the Township was doing the dedications, and recognizing the local farms.

Block 33, Lot 14.10 (Clark Property) Naming Preserve

5.

Chairwoman Sandra McNicol explained that this property is located on Barbertown Idell Road. She noted that she spoke to the Historical Society Secretary and member, Mildred Wehr, who looked into the area and noted that there was a late 1970 Settlement. Sandra McNicol stated that Mrs. Wehr recommended it to be called Idell Preserve. Mildred Wehr told her that "Idell" means a small wooded area. Sandy McNicol offered to send a letter to the Hunterdon Land Trust suggesting that the Open Space and Agriculture Advisory Committees recommend the name for the preserved property be Idell Preserve. All members were in favor of the preservation name.

Kugler Woods MOA

Richard Dodds noted that he spoke to several representatives from the D & R Canal Commission and stated that they have been trying to get out to look at the property to prepare for the trails. He stated that the Trail development is the next step. Richard noted that he will know more at next months meeting.

Preservation Sign - Discussion (Copy of the Deed for the Melnyk Property)

Chairwoman Sandra McNicol explained she provided copies of the Deed for everyone to review. She spoke to William Pandy, a local resident and farmer of Kingwood Township regarding the owners of the properties. She stated that William new information about the names and owners of the property that was listed on the Deed. She noted that she will be changing the lettering on the sign with all the names that are listed on the front of the Deed. The names to be listed on the sign will be William Melnyk, Anna Nagy and Helen Schultz, all of these names were signatures on the Deed.

Hunterdon Land Trust - Activity Update

Jim Burke already spoke earlier.

Wetland Banks Update - Lee Frank

Lee Frank reported that they came to his property, walked around and enjoyed the property.

6.

He explained the process and a plan that they would design. He noted that a resident can do the work themselves, or give the land to them to process. He said that with 10 days they would give him a written statement of what they will be doing. He explained again how the banks work.

There were questions from several of the members regarding the banks. He explained that every twenty acres that are already wetlands, is considered one point and for every three acres that are created into wetlands, is considered one point. Lee Frank noted that Attorney David Pierce seems to be very informed and has experience with wetland banks. It was suggested to invite David Pierce, who is the Township's Planning Board and Zoning Board's Attorney to explain wetlands bank to the Open Space/Ag Committees. There was a lengthy discussion on wetland banks in New Jersey. Lee Frank explained that this has been around for 20 years. Phil Lubitz noted that he would like the Open Space and Ag Committees to look into this further.

New Business

Spring Hike Discussion - May 21st, at 3:00PM
(Felix Farm)

Chairwoman Sandra McNicol reviewed the plans for the hike. She stated that she spoke to Ann Felix about the details of the hike, and that the hike may not be as long as planned. Phil Lubitz suggested that the time should stay the same from 3:00pm till 5:00pm, as planned. Sandra McNicol noted that this was advertised in the Kingwood Chronicle. Everyone all agreed to keep the time the same as planned, that possibly the hike will only take about an hour and a half.

Trash Handling On Open Space Properties - An Update
from the Environmental Commission

- Signs "trash in trash out"
- Other recommendations

Chairwoman Sandra McNicol described the trash that is along the trail on the Park and School Walkway. Elaine Niemann noted that Cynthia Niciecki had arranged for the local

Scouts to go out and pick up all the trash along the trail along the school and park walkway.

7.

Everyone thanked Cynthia Niciecki for arranging the Scouts to clean up the trash. Sandra McNicol noted that there was a suggestion that there be signs that say trash-in trash-out along the trails on the park properties. Sandra McNicol asked Richard Dodds about the trail along the Lockatong Creek.

He explained that there was not a lot of trash on the trail, but there is always some in the parking lot. Richard Dodds stated that there is several out of state vehicles parked in the lot. He noted that it is also open game land for hunting. Sandra explained that Park and Recreation member David Hewitt attended the last Environmental Commission meeting and gave several suggestions of what to do for signs, and the correct sizes that would be appropriate in the park areas. He offered to possibly look into ordering some signs to put up on the preserved properties. There was a discussion on putting signs up regarding take your trash out and even supply bags for people fill with their trash and take with them. Jim Burke suggested that there be "trash in" "trash out" signs put up on all the park properties. Sandra McNicol offered to contact David Hewitt regarding the signs.

Rule Proposals - State Agriculture Development Committee
Rules Agricultural Management Practice for the
Construction, Installation, Operation or Maintenance of
Solar Energy Generation Facilities, Structures and
Equipment on Commercial Farms - Proposed New Rule: N.J.A.C.
2:76-2A.12

Chairwoman Sandra McNicol noted that this is the latest proposal from the State Agriculture Development Committee. She feels that the Agriculture Advisory Committee should write a letter to the SADC in support of the proposal. Liz Schmid gave some suggestions of how to word the letter and expressed that the Township would like this rule proposed for the interest of the community and the farmers.

New Jersey Farmland Preservation Connections

Chairwoman Sandra McNicol reviewed. There was a discussion on solar panels and other forms of energy and savings.

8.

The Committees reviewed the articles from the State Agricultural Development Committees news regarding the farmlands. Liz Schmid noted that this is the SADC's response. Sandra McNicol stated that she spoke with representatives of the New Jersey Conservation Foundation. She stated that she would like it put on the agenda for next month to discuss a name for the Deer Run property park on Horseshoe Bend Road. Richard Dodds stated that he received a note from the Hunterdon Land Trust regarding the Flag property, they are trying to work with the State and Mr. Flag regarding hunting on his property.

Elaine Niemann noted that the New Jersey Conservation Foundation's Annual Barn Dance is in the month of May at the Jones Farm in Delaware Township this year if anyone is interested. The dance will be called the Mobarn Dance. Elaine stated that tickets are available in advance.

Public Comment - Privilege of the Floor

Adjournment

It was moved by Richard Dodds, seconded by Phil Lubitz and carried to adjourn the meeting at 8:38P.M. **All** voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

Cynthia L. Keller,
Secretary