

**OPEN SPACE & AGRICULTURE ADVISORY COMMITTEE**

**Regular  
Meeting Minutes  
June 5, 2012**

**7:00PM**

**Call to Order**

A regular meeting of the Open Space Advisory Committee and the Agriculture Advisory Committee was called to order at 7:15P.M. Chairwoman Sandra McNicol called the meeting to order and read the following notice requirements.

**Notice 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 19<sup>th</sup>, 2012, and by telefaxing a copy of the notice to the Star Ledger, and the Express Times on January 11, 2012. A copy of the notice was also posted in the Kingwood Township Municipal Building and Post Office on January 11, 2012.

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**

Sandra McNicol  
Richard Dodds  
Diana Haywood  
Karen Hertzog

**Absent**

Phil Lubitz  
Lee Frank  
John Mathieu

**Agriculture Advisory Committee**

**Present**

Cynthia Niciecki  
William Pandy  
Elaine Niemann

**Absent**

Edward Kralovich  
Pete D'Costa

**Correspondence**

Article - Kingwood Township Plants Trees for Arbor Day

2.

Chairwoman Sandra McNicol reviewed an article on tree planting for Arbor Day that was at the Horseshoe Bend Park that was published in the local Hunterdon County Democrat newspaper.

### Reports

Farmland Preservation - Liz Schmid  
(Report for June 5, 2012)

Liz reviewed the following report for June:

Open Space/Agriculture Advisory Committee Report  
June 5, 2012

1. Maplewood Farm - Both appraisals are at the State to get a certified value. When the staff appraisers determine what they believe is the appropriate value, that value is sent to the Board for certification. That number is then sent back to us to present to the landowner. As the state appraisers did not get a value to SADC for the May meeting, I am hopeful that it will be ready for the June meeting. Unfortunately, I will be away from about June 19<sup>th</sup> through the end of July. If the certified value comes back after the June meeting, someone else will have to present the information to the landowners. I have spoken to Kate Buttolph about this and she thinks it would be good if she and Elaine did this together as both HLT and the Township have a stake in this. Would this be possible?
2. CADB refused to approve the Mulligan Farm (Bl 33 Lot 24) at the May meeting. They were unwilling to accept an option on land giving alternate access to the back of the property as ability to subdivide the property. There is a meeting set up between the PIG subcommittee, the landowner and HLT before CADB meeting this month.
3. Helmer and Zander have received Green Light approval from the State. They will now go out for appraisals.
4. The State has decided to proceed on the Wydner farm on Rt. 29. The State has met with the family at least once to determine exactly what they want to do with the property. The family is still mulling the options.

3.

5. Goeckeler (Bl 30, Lot 6) - The application is still under review at the State.
6. Gross appraisals have been completed. They will be sent to the State for a certified value.
7. The State has decided to proceed on the Wydner farm on Rt. 29. The State has met with the family at least once to determine exactly what they want to do with the property.
8. The owner of the Decker Farm, (Bl 24/Lot 8, which had been approved for preservation at the April CADB meeting, continues to want to sell the farm outright to HLT instead of preserving it as was the original plan. HLT is considering this but will need money from Kingwood to make it work. This was a non-profit application to the County. There seem to be two possible alternatives. Both require some funding from Kingwood.
  - a). Proceed with the farmland preservation first, and then purchase the preserved farmland with Green Acres money. With the County involved with preservation, allowing public access along the Lockatong could be problematic.
  - b). Purchase the farm with Green Acres funding and continue to farm it with public access in the woods in back along the Lockatong.
9. The owner of Bl 24/Lot 9.01 (which is directly between Decker and Trstensky) have expressed an interest in selling the back piece of his property to HLT. This property has significant frontage on the Lockatong. Again, HLT would be looking for funding help from Kingwood.

Richard Dodds reviewed the maps from his computer of the properties discussed on Liz Schmids report.

There was a brief discussion as to whether Kingwood would be able to contribute towards the Decker property. Sandra McNicol read aloud to everyone three summations Kate Buttolph recommended for Kingwood.

4.

- 1). To buy the property for open space.
- 2). Contribute to the farmland preservation.
- 3). Buy the property for open space with the HLT, and the county and submit a cooperative application before July 1, 2012. Sandra McNicol suggested reviewing the financial reports first, and then decide whether or what the township will be able to contribute towards the Decker property.

Everyone thanked Liz for her report.

#### Horseshoe Bend Park Steering Committee

Richard Dodds gave an update on Horseshoe Bend Park. He explained that he made a new calendar listing the events, so that it will be easier to keep track of the people using the park grounds and buildings. He explained that there are several groups using the large building at the park, and that the Parks and Recreation Committee have started charging for the use of the building and the fields. He discussed a group that will be using the building for cheerleading practice from November to August.

He explained that there will be a meeting at Horseshoe Bend Park to discuss hunting on the park grounds and that this would be on Thursday, June 7th. He explained that there will be many people attending for suggestions and ideas. He stated that hunters, property owners, and also Larry Herrighty who is a resident and the Assistant Director of the Fish and Game for the State of NJ will be attending. He noted that everyone is welcome to come and give their comments.

Sandra McNicol reviewed a flyer that was handed out to everyone. It is called "Spend a Day on the Land June 9, 2012". She stated that this is to explore Horseshoe Bend Park, and that it is sponsored by the Hunterdon Land Trust. There will be guided hikes, a meadow walk, a ravine walk and also for those who would like to explore on their own.

Richard Dodds explained that Clean Communities Coordinator, Lynn Porter obtained the official "poopy bags" for the parks. There was also a discussion on how everyone that uses the park will be responsible for carry - in and carry - out, of their own garbage.

5.

Additional Preserved Farm Sign for Ukarish Property - Update

Chairwoman Sandra McNicol noted that the sign is up on the property. She thanked Secretary Keller and the DPW for working so quickly to get this completed.

**New Business**

Kingwood Open Space Tax Financial Report - Bond payments  
- Important Discussion of future expenditures and  
preservation activity

Chairwoman Sandra McNicol reviewed Kingwood's Open Space Funds, the Kingwood Open Space Bond Payments, and the Kingwood Open Space Tax, which she and another volunteer prepared for the committees to review. She explained the principle and the interest of the total that is due on the bond for each year over a period of 15 years. The Committee members thanked Sandra McNicol for her time and effort putting the finance sheet together for the committees to review.

The Committees discussed that if Kingwood contributes funds towards the Decker property, then someone will need to match the funds. There was no final decision made at this time.

**Approval of Minutes**

Motion and Approval of April 3, 2012 Regular Meeting Minutes of  
the Open Space/Agriculture Advisory Committees

It was moved by Richard Dodds, seconded by Diana Haywood and carried to approve the April 3, 2012 Regular Meeting Minutes of the Open Space /Agriculture Advisory Committees.

<b>Roll Call Vote:</b>	<b>Aye</b>	<b>-Haywood, McNicol, Dodds Hertzog, Niemann, Pandy Niciecki</b>
	<b>Nay</b>	<b>-None</b>
	<b>Abstain</b>	<b>-None</b>
	<b>Absent</b>	<b>-Lubitz, Mathieu, Frank, D'Costa, Kralovich</b>

Motion and Approval of May 1, 2012 Regular Meeting Minutes of  
the Open Space/Agriculture Advisory Committees

**6.**

It was moved by Richard Dodds, seconded by Cynthia Niciecki and carried to approve the May 1, 2012 Regular Meeting Minutes of the Open Space /Agriculture Advisory Committees.

<b>Roll Call Vote:</b>	<b>Aye</b>	<b>-McNicol, Dodds, Hertzog, Niemann, Niciecki</b>
	<b>Nay</b>	<b>-None</b>
	<b>Abstain</b>	<b>-Haywood, Pandy</b>
	<b>Absent</b>	<b>-Mathieu, Frank, D'Costa, Kralovich</b>

Cynthia Niciecki left the meeting at this time 8:00P.M.

**Old Business**

Kugler Woods MOA

Richard Dodds reported on an update of the Kugler Woods MOA. He noted that there will be a cleanup at the end of this month, which they are planning to do the trail stabilization project. He stated that there is one section on the side of the hill that the State is concerned about someone sliding down. He noted that clean communities folks from project graduation will be cleaning up near a culvert near the woods where there is a lot of trash. He noted that this will be done in June. He stated that he has also worked with Clean Communities Coordinator, Lynn porter on this project.

Hunterdon Land Trust - Activity update

Chairwoman Sandra McNicol reviewed a memo from Kate Buttolph, of the Hunterdon Land Trust, Director of Land Acquisition and Stewardship, regarding the Trstensky property lots 13.08, 13.09, 13.10 and 13, 30 acres. She explained that the memo stated that they have a contract to purchase an additional 30 acres adjacent to the 3 acres. She explained that they wrote this memo asking the Open Space and Ag Committees to consider increasing the contribution to this transaction by \$5,590, which would be a total of \$64,590. She explained that this results in a total township contribution of approximately 27% towards the full 65 acres and 5 lots. She also reviewed a spread sheet of the Trstensky funding plan, which shows all the donations of funds. She asked if this should be recommended to the Township Committee for this request.

7.

The Committees feel that it might be worth asking the neighbors around the property to discuss this plan and to have open land that will not have any development behind their property. Sandra McNicol stated that she will contact the Land Trust and let them know what the township has decided.

Farm Programs - NRCS, Farm Service, Hunterdon County Soil Conservation - Update

Sandra McNicol stated that the county sent back the application and she needs to fill out the back of the page. She stated that she spoke to Cynthia Niciecki about some questions she had on the form. William Pandey reviewed a few items on the application to assist Sandra McNicol on filling it out.

Land Ranking - Decker

Chairwoman Sandra McNicol reviewed the land ranking with the committees. There was a suggestion to find someone to help come up with the cost for half of the funds of open space to purchase this property.

Summary of Meeting with County Open Space Coordinator-Kevin Richardson - PILOT payments

Chairwoman Sandra McNicol stated that she had a meeting with Open Space Coordinator, Kevin Richardson. She noted that he made several suggestions for the committees to consider, and to target certain farms in the township. She stated that he noted that the State has a pilot program, which is payment in lieu of taxes. Richard Dodds explained what a pilot program was to everyone. There was a discussion on how it would affect our general funds.

DEP Property Preservation Purchase - Rich Block 38 Lot 35

Chairwoman Sandra McNicol explained that the DEP purchased a property for preservation named the Rich property. She explained that it is up next to the Lockatong Wildlife Management Area, that there is a house on the property and it is approximately 16.7 acres. There was a lengthy discussion on the property.

8.

Sandra McNicol stated that John Mathieu, who is not present this evening suggested that the township change the name Horseshoe Bend Park to the Horseshoe Bend Preserve.

Richard Dodds noted that this is not a decision the Open Space or Ag Committees can make at this time and that this will need to be discussed in the future.

**Public Comment - Privilege of the Floor**

**Adjournment**

It was moved by Richard Dodds, seconded by William Pandy and carried to adjourn the meeting at 8:43P.M. **All voted Aye on Roll Call Vote.**

**Respectfully submitted,**

**Cynthia L. Keller  
Secretary**