

OPEN SPACE & AGRICULTURE JOINT ADVISORY COMMITTEES

**Regular
Meeting Minutes
October 1, 2013
7:00PM**

Call to Order

The Regular Meeting of the Open Space Advisory Committee and the Agriculture Advisory Committee was called to order at 7:08P.M. Vice Chairwoman Cynthia Niciecki of the Agriculture Advisory Committee 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 17th, 2013, and by telefaxing a copy of the notice to the Star Ledger, and the Express Times on January 10th, 2013. A copy of the notice was also posted in the Kingwood Township Municipal Building on January 10, 2013.

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
John Mathieu

Absent

Diana Haywood
Lee Frank
Phil Lubitz
Karen Hertzog

Agriculture Advisory Committee

Present

Cynthia Niciecki
Richard Dodds
Ed Kralovich

Absent

William Pandy
Pete D'Costa

2.

There were not enough members present for a quorum for the Open Space Advisory Committee. Vice Chairwoman Cynthia Niciecki, of the Agriculture Advisory Committee lead the meeting.

Approval of Minutes

Motion and Approval of September 3, 2013 Regular Meeting Minutes of the Open Space/Agriculture Advisory Committees

There were not enough members on the Open Space Advisory Committee to approve the September 3, 2013 meeting minutes. The members who were present all agreed to carry these minutes over to next month's meeting in November to be approved.

Correspondence

N/A

Reports

Farmland Preservation - Liz Schmid (Report for October, 2013)

Liz Schmid reviewed the following report for October 1, 2013:

Agricultural Advisory Committee Report

October 1, 2013

1. Aljam 1 and 2 - Aljam 1- (Bl 18, lot 5) 133= acres, Aljam 2 - (Block 22, lots 1, 2 and 2.08) a total of 49.78 acres.. Across the street from each other on the corner of Fitzner and Barbertown-Point Breeze Rds. After no response from the family for several months, the primary family member e-mailed his interest again in mid-July. I e-mailed him again with encouragement and the information he needs to make an application with the State for fee simple State acquisition. He has not yet contacted Stefanie Miller, the State representative. She has e-mailed him offering to meet him anywhere he would find convenient. Now there seems to be a for sale sign on the property.
2. The Mulligan Farm (Bl 33Lot 24) - Certified value approved by the SADC at their June meeting. The landowner has decided to continue with preservation.

3.

He has signed a contract with HLT and received final approval from CADB.

3. Helmer Farm (Bl 2, lot 5)- Mr. Helmer has agreed to the County offer, and received final approval from CADB and SADC. Mr. Helmer is aware that the Township does not have funds available to fund the projects at this time. The Helmer farm has been approved for FFRP money. Helmer would cost about \$78,000 in Township funds.
4. Zander Farm (Bl 5, lot 3) - Mr. Zander has agreed to the County offer, and received final approval from CADB. Kate at HLT is waiting for Zander to complete an application with Soil Conservation, required for the Federal application, to submit an application for FRPP money. I will try to get that done before I leave on Friday, but the Office is closed because of the Federal shutdown. Mr. Zander has become comfortable with the federal application. The Township obligation for Zander would be about \$38,000. Because there is no township or Federal money assured at this time, the SADC has put off granting final approval. This situation is complicated by the fact that this property adjoins the other half of the farm that is in Alexandria Township. Since neither piece is large, CADB has conditioned preservation of either piece on the preservation of both. The piece in Alexandria has received final approval from SADC and the owner and the township would like to move ahead with the preservation. Our lack of funds will hold this up.
5. Decker - (Bl 24 -Lot 8) - **Nothing new.** Fee purchase through the State Green Acres program is in progress.
6. Goeckeler (Bl 30, Lot 6) - **Nothing new.** The application is still under review at the State.
7. Gross -Received final approval from SADC in June. Mr. Gross has signed the contract with the County. There is a FRPP application in at the State for this farm to pay the Township portion of the funding.
8. Marramore Inc. ((Bl 20 Lot 5) 59.38 acres - **Nothing new.** According to HLT, this is being worked on as a Green Acres direct purchase. It has also been approved for inclusion in the County FIG.
9. Maritan (Bl 33 Lot 25), 104.71 acres - **Nothing new.** Sharon Gonen, the lead heir in the estate situation, has submitted an application to Green Acres for direct purchase of this property. It adjoins the Clark property and has Locketong frontage.

4. They had approached SADC, but the property did not rank high enough to qualify for the farmland fee simple program. CADB rejected this property for the County FIG.
10. Wydner - (Bl 14, Lot 20) - **Nothing new.** The farm continues to move forward in the State Easement Purchase program. The family has accepted the State offer.
11. If the Township has Green Acres funds that are in jeopardy for lack of use, HLT has two properties that they have ready to go at bargain prices. The owners are willing to take half or less of the appraised value. The first is the two acre Clark property (33/14.05) adjacent to the other Clark piece. He is willing to take half of the value. The difference would be the Township cost share with Green Acres. The second property is the Podpora property (24/16) on Rt. 519 adjacent to the Sommo property. He is willing to take less than half of the appraised value, although that value has not yet been certified by Green Acres.

The members present had a very lengthy discussion regarding which properties they would like to see preserved in the township. Richard Dodds reviewed all the possible properties on the overhead projector on a colored map. It was suggested to obtain more information and look into the Clark and the Podpora properties for next month's meeting.

The members all thanked Liz for her report.

New Business

Community Day - Review

Sandra McNicol thanked Ed Kralovich for coming to Community Day and helping out at the Open Space table. She also thanked Cynthia Niciecki for providing the hayrides for everyone. There was a brief discussion on how Community Day went. Sandra McNicol gave a brief review of the day. She noted that not that many people attended this year as they have in other years. She noted that she would like to make a suggestion to the Parks and Recreation Committee. She feels that it should start at 3:00pm and go until the fireworks. She talked about several examples that she learned from other towns nearby.

5.

Revised Open Space and Preserved Farms Map for 2013

Sandra McNicol noted that she provided updated maps for the residents on Community Day and thought the members would like a copy of the revised map. Richard Dodds opened the map on the overhead projector and the Committees present reviewed the properties that are currently preserved.

Preserved May of East Amwell Township

Sandra McNicol provided a map of East Amwell Township. She noted that she picked this map up at the County Fair and thought that the Committees would like to see the progress from other towns.

Kingwood Township Preserved Farms - Block and Lot

Sandra McNicol provided a list of preserved farms.

Revised Bond Payment Schedule

Sandra McNicol noted that this information will be provided next month by the township's C.F.O.

Old Business

Hunterdon Land Trust - Activity Update

This was discussed earlier in the meeting.

United Reformed Church Property - Update

Richard Dodds reviewed the property over the overhead projector. He explained how the property blends into other properties preserved. He noted that there will be a church meeting on October 20th, 2013 to discuss and decide what has been offered for the property. He stated that he heard that they are willing to accept the amount offered. He did explain that no money will be coming out of Kingwood Township budget.

Horseshoe Bend Park - Update

Richard Dodds reviewed the update at the Horseshoe Bend Park. He stated that there was a Trail Ride event this weekend.

6.

He noted that this Trail Ride was put together by "The Friends at Horseshoe Bend Park" who put the event on. He noted that this was a fund raiser to raise money and that it went very well. He reviewed the recent and upcoming dog shows that are at the Horseshoe Bend Park almost every weekend in the fall. He noted that there was even a "Sky Night" to watch the stars. He stated that everyone seems to be enjoying the park.

Public Comment - Privilege of the Floor

No Comments.

Secretary Keller reminded everyone that the meeting in November is on the second Tuesday of the month on November 12th, 2013 at 7:00pm. This was scheduled at the beginning of the year, because the regular first Tuesday of the month is Election Day in November.

Adjournment

It was moved by Sandra McNicol, seconded by Richard Dodds and carried to adjourn the meeting at 8:20pm. **All** voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

Cynthia L. Keller,
Secretary