

OPEN SPACE & AGRICULTURE JOINT ADVISORY COMMITTEES
Regular Meeting Minutes
November 12, 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. Chairwoman Sandra McNicol called the meeting to order and read the following notice requirements.

Notice Requirements

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News, and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

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
Diana Haywood
Karen Hertzog

Absent

Phil Lubitz
Lee Frank

Agriculture Advisory Committee

Present

Richard Dodds
William Pandy
Ed Kralovich

Absent

Pete D'Costa
Cynthia Niciecki

2.

Also present at the meeting was Farmland Preservation/Open Space Coordinator, Liz Schmid.

Approval of Minutes

Motion and Approval of September 3, 2013 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 September 3, 2013 Regular Meeting Minutes of the Open Space and Agriculture Advisory Committees with the following correction.

Comments: Correction on Page#6 - Second Paragraph - Currently states: There was a discussion on the TV show "Two Cute", which is aired on the Animal Planet channel.

Replace with: There was a discussion on the TV show "Too Cute", which is aired on the Animal Planet channel.

Roll Call Vote:

Aye	-	Haywood, McNicol, Dodds, Pandy, Kralovich
Nay	-	None
Abstain	-	Mathieu, Hertzog
Absent	-	Lubitz, Frank, Niciecki, D'Costa

Motion and Approval of October 1, 2013 Regular Meeting Minutes of the Open Space/Agriculture Advisory Committees

It was moved by Mr. Dodds, seconded by Mrs. Haywood and carried to approve the October 1, 2013 Regular Meeting Minutes of the Open Space and Agriculture Advisory Committees.

Comments: No comments

Roll Call Vote:

Aye	-	McNicol, Mathieu, Dodds, Kralovich
Nay	-	None
Abstain	-	Haywood, Hertzog, Pandy,
Absent	-	Lubitz, Frank, Niciecki, D'Costa

Correspondence

Farm Bureau Brochure

Chairwoman Sandra McNicol thanked Ed Kralovich for the brochure he shared with the Committees.

3.

Ed Kralovich noted that he spoke with a representative from the New Jersey Farm Bureau and stated that Hunterdon County has met its quota and will receive an extra \$500.00. Chairwoman Sandra McNicol thanked Ed Kralovich for the information and for providing the township with free magnets and stickers for the public to take.

Hunterdon County Democrat Article - Kingwood Farm

Chairwoman Sandra McNicol reviewed. John Mathieu noted that this farm was a winery many years ago.

Organic Gardening Article - Roundup

Chairwoman Sandra McNicol noted that she obtained this article and thought the Committees would be interested. The article explains a recent controversial review of scientific research and it suggests that the active ingredient in Roundup may be more hazardous than previously thought. William Pandy commented on roundup and explained how they use it for farming. He explained that there are two different kinds which he described to be a type of detergent called, glyphosate (Roundup) by Monsanto and sulphosate (Liberty) by Bayer. He noted that they are less toxic than the type of Roundup purchased at Home Depot.

Reports

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

Liz Schmid reviewed the following report for November 2013.

Open Space/Agriculture Committee November 12, 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. **No Change.** No resonance from the family and a for sale sign on the property.
2. The Mulligan Farm (Bl 33 Lot 24) - Certified value approved by the SADC at their June meeting.

4.

3. He has signed a contract with HLT and received final approval from CADB. HLT is doing final contract work.
4. Helmer Farm (Bl 2, lot 5)- Mr. Helmer has agreed to the County offer, and received final approval from CADB and SADC. The contract is at County counsel's office. 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 FRFP money.
5. Zander Farm (Bl 5, lot 3) - Mr. Zander has agreed to the County offer, and received final approval from CADB. HLT has submitted an application for FRPP money.. The Township obligation for Zander would be about \$38,000.
6. 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.
7. 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.
8. Decker - (Bl 24 -Lot 8) - **Nothing new.** Fee purchase through the State Green Acres program is in progress.
9. Goeckeler (Bl 30, Lot 6) - **Nothing new.** The application is still under review at the State.
10. Gross -Received final approval from SADC in June. Mr. Gross has signed the contract with the County, and survey bids have been submitted to the Freeholders. There is a FRPP application in at the State for this farm to pay the Township portion of the funding.
11. 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.

5.

12. 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 Lockatong frontage. 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 PIG
13. 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.
14. HLT is moving ahead with preservation projects for Podpora (Bl 24, lot 16) and a 2 acre addition to Clark (Bl 33 lot?). They plan to use their Green Acre money for these projects.
15. Yarusi - (Bl 23, lot 5.03) Is applying directly to Green Acres.
16. Would it be possible for preservation fund be set up at the Township to accept donations from residents to apply toward preservation projects, even if just for engineering. Would such a fund be considered eligible for charitable donation status under U.S. tax code?

Liz Schmid explained that there are so many expenses the money could go towards such as surveys, appraisals and many other things that cost extra. There was a very lengthy discussion regarding a preservation fund for additional costs that township residents could contribute towards. Richard Dodds suggested that Liz Schmid pursue this with the Hunterdon Land Trust regarding a preservation fund for engineering, which could possibly be set up to apply money towards preservation projects. Diana Haywood suggested someone speak to the township's C.F.O. Diane Laudenbach regarding this matter. John Mathieu noted that the township already has a fund called the open space fund, which has the authority to raise money through its 100,000 assisted value. He noted that the question would be if a private citizen would be able to write a check asking that this money put into the open trust fund. He explained that this is the specific question that would have to be asked.

Everyone thanked Liz Schmid for her report.

New Business

October 24 - Cooley Property Block 14, Lot 27 Closed Adding 138 Acres to Horseshoe Bend Park

Chairwoman Sandra McNicol announced the good news that the Cooley property closed, which adds 138 Acres to Horseshoe Bend Park. She noted this is located along Route 29 and meetings up with the Horseshoe Bend Park through a trail. Richard Dodds explained the areas of the properties on the map on the overhead projector.

Kingwood Township Open Space Bond Finances

Chairwoman Sandra McNicol reviewed the Kingwood Township Open Space Bond Payments and the Annual Bond Payment Table as of November 12, 2013. She stated that the good news is that she was able to obtain the amount of the balance from the Open Space Trust Fund from the township's C.F.O. She stated as of October 2013, the township has almost \$300,000 in their Open Space Trust Fund. She contacted the County and the township has almost 59,000 banked.

She noted that she took the balance in the trust fund and the remainder that was left and added \$182,600 to that remainder and that is how she obtained that number. She then subtracted the annual payment due and subtracted from the balance column and she got the remainder of the post payment. She noted that the next ten years, the township will be collecting at least \$182,600. The township should be in very good shape paying the bond up until the year 2023 when it will be \$27,000 short. She noted that the township will find a way to pay that off. Liz Schmid thanked Sandra McNicol for working on the payment table. Liz Schmid asked a few questions, one of them was regarding money that could be collected from the residents. She asked if the money collected be put towards the debt payments or would it go towards other things. Sandra McNicol stated that they will be looking into this further and this will be discussed in the near future.

Delaware Township Preserved Land Map

Chairwoman Sandra McNicol supplied everyone with a map of the preserved properties in Delaware Township. She feels that it is good to see what the other towns are doing.

7.

There was a brief discussion regarding other sources of funding to purchase open space.

Budget Request for 2014 - Open Space Account

Chairwoman Sandra McNicol reviewed the budget request amount for last year, which was \$500.00 and the amount encumbered, which was \$81.66.

The Committees discussed the funds needed for the Open Space and Ag account for 2014, and feel that it is best to stay with the same amount of \$500.00 for the year 2014.

It was moved by William Pandy, seconded by John Mathieu and carried to request \$500.00 for the Open Space and Agriculture Advisory Committees for their budget amount to be used to be spent during the year 2014.

Roll Call Vote:

Aye	-	McNicol, Mathieu, Dodds, Kralovich Haywood, Hertzog, Pandy
Nay	-	None
Abstain	-	None
Absent	-	Lubitz, Frank, Niciecki, D'Costa

Letter from the Hunterdon Land Trust - Re: Farmland and Natural Areas Preservation in Kingwood

Chairwoman Sandra McNicol reviewed a letter from Land Acquisition and Stewardship Director, Kate Buttolph from the Hunterdon Land Trust. She noted that Kate Buttolph was planning to come and speak to the Open Space and Ag Committees this evening, but was unable to attend. She prepared this letter with updated highlights of work ongoing in Kingwood Township, which the Hunterdon Land Trust has some involvement.

Old Business

Hunterdon Land Trust - Activity Update
United Reformed Church Property - Update

Richard Dodds reviewed the United Reformed Church property on a map on the overhead projector and explained the closing process and its costs. He explained that all the money that is put out, the township will get back.

8.

Horseshoe Bend Park - Update

Richard Dodds reviewed an update of the Horseshoe Bend Park. He stated that the Natural Resource Inventory has been completed. This was paid for completely by a grant through the Hunterdon Land Trust. Kratzer Environmental is the company that worked on the Natural Resource Inventory for the Horseshoe Bend Park. He viewed the New Jersey Butterfly Assoc. Management Plan. Sandra McNicol noted that the representatives from the NJBA are so interested in the Horseshoe Bend Park, that they volunteered their services to create a management plan for the fields and forests of Horseshoe Bend Park. She noted the Environmental Commission will be reviewing this at their next meeting in detail. Chairwoman Sandra McNicol feels that a few copies should be left here at the municipal building for the public's review. Richards Dodds noted that the Natural Resource Inventory for the Horseshoe Bend Park is available online on the township website www.kingwoodtownship.com

Richard Dodds noted that a resident who lives in the middle of the Horseshoe Bend Park went to the Department of Transportation for approval for a helipad for his property and received approval. He noted that there were many e-mails sent from the public who use the park to the State regarding their concern of the helipad and the danger. Mr. Dodds noted he will be meeting with the Commissioner of the Department of Transportation to discuss this approval. He feels that there is a concern regarding the public and the wildlife, which may impact the park.

NJBA Management Plan

Sandra McNicol noted this was discussed earlier.

Public Comment - Privilege of the Floor

N/A

Adjournment

It was moved by John Mathieu, seconded by Richard Dodds and carried to adjourn the meeting at 8:51pm. **All** voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

Cynthia L. Keller,
Secretary