

**OPEN SPACE & AGRICULTURE ADVISORY COMMITTEES**  
**Regular Meeting Minutes**  
**November 10, 2014**  
**7:00PM**

**Call to Order**

A Regular meeting of the Joint Open Space and Agriculture Advisory Committees was called to order at 7:10P.M. Chairwoman of the Open Space Advisory Committee 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

<u>Present</u>	<u>Absent</u>
Phil Lubitz	John Mathieu
Diana Haywood	Lee Frank
Sandra McNicol	Heather Haberle
Karen Hertzog	

Agriculture Advisory Committee

<u>Present</u>	<u>Absent</u>
Cynthia Niciecki	William Pandy
Richard Dodds	
Susan Goeckeler	
Edward Kralovich	7:28

2.

**Approval of Minutes**

Motion and Approval of the October 7, 2014 Meeting Minutes  
of the Joint Open Space/Agriculture Advisory Committees

It was moved by Richard Dodds, seconded by Diana Haywood and carried to approve the October 7, 2014 minutes for the Open Space/Agriculture Advisory Committees meeting with the following corrections.

Corrections:

Page 6 Under (Donation Letter - Follow up from the Township Committee Meeting Discussion) - Paragraph states:

Chairwoman Sandra McNicol briefly reviewed what was discussed at the last meeting. She noted that the township has decided to wait to discuss the 2015 budget and then at that time, they will plan an amount to donate to the Hunterdon Land Trust.

Correction: To be stated as follows: Chairwoman Sandra McNicol briefly reviewed what was discussed at the last Township Committee meeting. It was noted that the Township Committee will entertain a decision to make a donation to the Hunterdon Land Trust at the time they review the 2015 municipal budget.

Page 6. Under Horseshoe Bend Park - Third paragraph - first sentence currently reads: He explained that there were concerns about firearms and **(firewalls)** being too close to parks, playgrounds and schools.

Correction: To be stated as follows: He explained that there were concerns about firearms and **(target backstops)** being too close to parks, playgrounds and schools.

Page 5. Under "Old Business"- Hunterdon Land Trust - Activity Update. Second sentence currently states: He reviewed the tests of the lead, which he stated was a very low reading.

Correction: To be stated as follows: He reviewed the water test in regard to the lead contamination and noted that the results of the test were within the limits.

Diana Haywood questioned the titles between the agenda and the meeting minutes, as they were listed different.



4.

HLT has started an application for Federal funds to cover the municipal contribution.

2. It is unclear at this time as to whether this will be a State, County or Municipal application. The Township Committee has passed a resolution in support of the preservation of this farm. Unfortunately, the PennEast pipeline runs through this farm.
3. Maritan (Bl 33 Lot 25), 104.71 acres - 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 FIG. Ms. Gonen has recently approached HLT again and an application has been made for County Non-profit Open Space funding. This will not be adequate to preserve the property and they will be looking for additional funds. The Township Committee has passed a resolution supporting the concept of preservation for this property.
4. Wydner - (BL 14, lot 20) - The State hopes to close this preservation project, by the end of the month.
5. Felix II - (Block 12 Lot 1) The owners had applied for farmland preservation a number of years ago and then withdrew the farm. They have recently expressed an interest in doing something with the farm. They had been given the contact information for a Green Acres project. When I spoke to one of the owners she said that they really want to sell the farm into preservation. I checked with the SADC and they have no money left to purchase farmland in fee. I believe that the same is true at NJDEP.
6. Gross - (Block 5 Lot 4) Mr. Gross has signed the contract with the County, and the survey has been completed. Comments on the new survey have come back from the SADC, and some small changes have to be done on the survey. As Federal money is involved, they had to do a new appraisal consistent with Federal guidelines. This has been completed and should cause no problems. Hopefully this will close this year.

5.

7. Milford (Block 15, Lot 1) - **No Change** - 39 acres. The replacement application for Federal money was approved. The County has ordered appraisals and the preservation process will continue.
8. Helmer Farm (Bl 2, lot 5) - **No Change** - Mr. Helmer decided to decrease the size of the exception area from 5 acres to two. He has received final approval from the SADC to cover this. The title work has turned up two issues that have been addressed by the attorneys. SADC will make the final call on what is to be done as far as the title is concerned. The survey is being done.
9. Aljam 1 and 2 - **No Change**. 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 Fitzer and Barbertown-Point Breeze Roads. The farm did not rank high enough to qualify for Direct Easement Purchase funding. The owners have to decide if they want to apply through the Township or County and also apply for Federal funding. We have not heard if they have made that decision yet.
10. DeSapio properties on Ridge Road - **No Change** on Direct Easement Purchase applications for two areas along Ridge Rd. The first area is Bl 6, Lots 12 and 13.01 (@ 70 acres total). The second area is Block 5, Lot 6 (69.54 acres) that extends into Frenchtown for maybe 20 acres more. Block 6, Lots 12 and 13.01 did not score highly enough to qualify for Direct Easement Purchase funding for this round. The owner has been advised that he could apply through the County PIG or the Township and also apply for Federal funds. We have not heard anything on this. Block 5, Lot 6 is still up in the air. SADC and the owner are trying to agree on a configuration. The owner has not accepted the appraisal number at this time. This may also have to apply for Federal money as it is not ranking high.
11. Goeckeler (Bl 30, Lot 6) - **No Change**. Green Acres staff visited the property and told the owners that while they are still interested, there is no money for preservation at this time. They will continue to hold the application.

6.

12. Oakes (Block 20, Lot 7) - **No Change**. This Green Acres direct application is on track to close sometime this year.

13. **No Change**. I had spoken to Patti at HLT about the possibility of having a dedicated fund at HLT for Kingwood residents to contribute extra funds for preservation projects in Kingwood. She was thinking about it and was going to then take it to their Board. She has recently returned from maternity leave and I hope to hear from her soon.

14. Grossman Property - **No Change**. Block 6, Lots 18 and 23.01 on Rt. 12 totaling about 150 acres. The contract purchasers of this farm have applied to the State for the Direct Easement Purchase Program. The farm has scored well and the process is continuing.

15. I have sent a letter to the County of continuing Township interest in pursuing farmland preservation.

16. I would like to know how much money that the Township has available to be used for Township farmland preservation purposes at this time. Is the entire \$58,000+ held for us at the County available? If we can use those funds for technical then we can access the money at the State to do municipal preservations, which sometimes can be faster than County preservations. It would also be good to access these funds so that they are not taken away and unavailable for future projects.

Liz Schmidt asked if she should take over the Perrotti property for the municipal PIG. She explained how the process works.

The Committees had a lengthy discussion regarding the Perrotti property.

It was moved by Cynthia Niciecki, seconded by Richard Dodds and carried to approve to send a letter of recommendation to the Township Committee from the Agriculture Advisory Committee, requesting that the Township Committee approve to add the Perrotti property to the targeted farm list with the state.



8.

Liz Schmid suggested going to Rutgers and speaking to someone who knows more about Dirt Capital Partners. Chairwoman Sandra McNicol suggested the Rutgers Cooperative Extension.

### **Old Business**

#### Hunterdon Land Trust - Activity Update

The HLT was discussed earlier in the meeting.

#### Horseshoe Bend Park - Update

Richard Dodds noted that the Church property is a work in progress. He noted that they have determined the size of the lead abatement that they need to do, and how they want to proceed.

#### Holden Grant Application - Washington Crossing Audubon Society

Sandra McNicol noted that last year the Environmental Commission applied to ANJEC for a grant and they were denied. She explained that Washington Crossing Audubon announced that last year they had grants that grew as much as five thousand dollars. She explained that one of the things that they will fund is a site remediation or enhancement. She explained that she along with the Environmental Commission decided to rework the grant to fit their criteria. She also stated that Richard Dodds and Debbie Kratzer are the leads on the grant. She thanked them for all their help with the grant application.

Chairwoman Sandra McNicol explained that the Horseshoe Bend Park is loaded with butterflies and that they have decided to plant milk weed and other plants to attract the butterflies. She stated it is also a good area to do research.

Chairwoman Sandra McNicol talked about how the Horseshoe Bend Park is run completely by volunteers, and that the park would not be what it is today without them.

Richard Dodds noted that the New Jersey Quarter Horse Association a trails organization, donated money to buy signs that spell out the New Jersey Equine Facility Law, which means, if you are out riding your horse this would make the area an Equine Facility. He explained that this means the owners of the property are held harmless for any injury that may occur.

9.

He noted that he is trying to find the best place to tack them up at the park. He explained that these are the folks that also donated the triangle diamond shaped markers in the fields.

There was a brief discussion regarding the dog leash free area and the field grass that is long and course. Richard Dodds noted that there is an area where the grass is mowed down lower for small dogs, which is a path all the way around the dog leash free area. There was talk of possibly putting up a small fenced in area for the smaller dogs.

PennEast Pipeline - Meeting Kingwood Township October 29, 2014  
Firehouse Route 519 - Review of Meeting

Chairwoman Sandra McNicol briefly noted that there was a meeting for the township on October 29, 2014 at the Firehouse. She stated for those interested in contacting people regarding the pipeline, that the (DRBC) Delaware River Basin Commission has the authority along with (FERC) the Federal Energy Regulatory Commission, to vote for or against this pipeline. Chairwoman Sandra McNicol handed out papers from the Delaware River Keeper. She is asking people to rewrite the sample letter in their own words, which she stated is much more effective and then send it to Pam Bush, Secretary at the DRK.

Ed Kralovich noted that he wanted to share something with the Committees. He brought a sanding wheel that he found in the fields, which was left behind after the last pipeline was put in to show everyone. He stated that there were many of them found and they did not care about picking them up. He feels that the crops do not do as well growing near the pipeline. He noted that the farms paid a lot of money for damaged items and crops that were lost.

The Committee Members shared stories of what they read about people that live near pipelines in other states.

Richard Dodds suggested reading the information on the township's website regarding the PennEast Pipeline under "Delaware Riverkeeper Network". He noted that there is a video series on the PennEast Pipeline. He stated it is a great video to watch.

10.

**Public Comment - Privilege of the Floor**

No public comments.

**Adjournment**

It was moved by Sandra McNicol, seconded by Richard Dodds and carried to adjourn the meeting at 8:50PM. **All Voted Aye on Roll Call Vote.**

**Respectfully submitted,**

**Cynthia L. Keller,  
Secretary**