

**OPEN SPACE & AGRICULTURAL ADVISORY COMMITTEES**  
**Regular Meeting Minutes**  
**December 2, 2014**  
**7:00PM**

**Call to Order**

A Regular meeting of Open Space and Agricultural Advisory Committees was called to order at 7:05P.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>
Sandra McNicol	Phil Lubitz
Diana Haywood	John Mathieu
Karen Hertzog	Lee Frank
Heather Haberle	

Agricultural Advisory Committee

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

2.

### Approval of Minutes

#### Motion and Approval of the November 10, 2014 Meeting Minutes of the Joint Open Space/Agricultural Advisory Committees

It was moved by Edward Kralovich, seconded by Richard Dodds and carried to approve the November 10, 2014 minutes for the Open Space/Agricultural Advisory Committees meeting with the following corrections:

Page#9 - Fourth paragraph from the top:

Second sentence currently notes: 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.

Correction: Replace the word sanding wheel with **grinding wheel**.

Should be corrected to read: He brought a **grinding wheel** that he found in the fields, which was left behind after the last pipeline was put in to show everyone.

Page#9 Last paragraph under sentence that starts with Ed Kralovich. Last sentence in paragraph - Currently notes: He noted that the **farms** paid a lot of money for damaged items and crops that were lost.

Correction: Replace the word farms with **pipeline**.

Should be corrected to read: He noted that the **pipeline** paid a lot of money for damaged items and crops that were lost.

Roll Call Vote:

Aye	- Haywood, McNicol, Hertzog, Dodds, Kralovich, Goeckeler
Nay	- None
Abstain	- Haberle, Pandy
Absent	- Lubitz, Mathieu, Frank, Niciecki

### Correspondence

#### Outdoor Issues - News from the Land Conservancy of NJ

Chairwoman Sandra McNicol reviewed.

### Reports

#### Farmland Preservation - Liz Schmid (Report for December 2014)

3.

Open Space/Agriculture Advisory Committee  
December, 2014

I am going to list the projects that have had some type of change since last month first. I will then list the farms that are still on the radar, but have not moved along significantly since last month. Changes are in bold face type.

1. Perrotti - (Block 23 Lot 11) - The family approached SADC for the State Direct Easement Purchase program, and have filled out all of the paper work. HLT has started an application for Federal funds to cover the municipal contribution. **It is currently being handled as a County PIG application.** The Township Committee has passed a resolution in support of the preservation of this farm. Unfortunately, the PennEast pipeline runs through this farm. **There has been a hold-up as the name on the deed had not been changed to "the estate of", which must be completed in order to move forward.**
2. **Tranquility Farms LP - (Block 5 Lot 1.01, 105+ acres) - This farm has filed an application for the County PIG program. The owners are willing to file an application for Federal funding to cover municipal and County shares of preservation costs but have not yet done so.**
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 PIG. Ms. Gonen has recently approached HLT again and an application was made for County Non-profit Open Space funding. **The County Open Space Committee did not like the estimated value and felt that the property is not easily developable. They also felt that HLT did not have a sufficiently detailed plan as to how they would use the property. HLT will be putting something together.** In any case, this funding will not be adequate to preserve the property and HLT will be looking for additional funds. **We have suggested Water Authority funds as a possibility.** The Township Committee has passed a resolution supporting the concept of preservation for this property.
4. Wydner - (BL 14, lot 20) - **The State is trying to pin down a date early this month for the closing.**

4.

5. Helmer Farm (Bl 2, lot 5)- Mr. Helmer decided to decrease the size of the exception are from 5 acres to two. He has received final approval from the SADC to cover this. **The owner is taking steps to clear the title. The title work is being reviewed by SADC. They will make the final call on what is to be done as far as the title is concerned. The survey has been completed.**
6. 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 DEP. **The owner has already tried to communicate with Dirt Capital Partners, but felt that they only wanted to rent. I am trying to find a farmer who would want to do sustainable farming in order to apply for funds to purchase through Dirt Capital Partners.**
7. Zander- (Block 5, Lot 3) **SADC has given final approval and contracts are being mailed out to the owner.**
8. Gross - (Block 5 Lot 4) **Minor change.** 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, or early next.
9. 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.
10. Aljam 1 and 2 - **Minor 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 Rds, 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. **The For Sale sign is no longer on the property.**
11. DeSapio properties on Ridge Road - **No Change** on Direct Easement Purchase applications for two areas along Ridge Rd.

5.

12. 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.
13. 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.
14. Oakes (Block 20, Lot 7) - **No Change**. This Green Acres Direct application is on track to close sometime **in the next** year.
15. 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.
16. **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 says that they are still thinking about this, but have not been able to come up with a suitable mechanism to do it.
17. I would still like to know how much money that the Township has available to be used for Township farmland preservation purposes at this time. Can we at least set aside something for technicals in order to be able to utilize some of the State funds being held in our account. They are threatening to reallocate those funds as we have not drawn on them for several years.

#### Discussion on Open Space Status as of December 2, 2014

There was a lengthy discussion regarding the accounts for the open space funds. Richard Dodds brought an excel spread sheet of figures up on the projector and explained each line item. The Committees feel they are in good shape at this time.



7.

Schedule Date for the Reorganization Mtg. in January 2015  
Tuesday, January 6<sup>th</sup> - First Tuesday of the Month

Chairwoman Sandra McNicol noted that the first Tuesday of the New Year will be on Tuesday, January 6<sup>th</sup>. All the members agreed on the date of Tuesday, January 6<sup>th</sup>, 2015 at 7:00PM for their reorganization meeting, as long as the Township Committee meeting is conducted before this date.

**Old Business**

Hunterdon Land Trust - Activity Update

This was already discussed earlier.

Horseshoe Bend Park - Update

Richard Dodds explained that the township needed to send the amount of hours worked on for the Trail Grant. He noted that they worked 350 hours of volunteer work and additional hours with tractor time.

Chairman Sandra McNicol stated the dog park is getting well used. She stated that there are many people going there and they are taking care of their own animals by picking up after them. She noted the DPW put down chips left over from a job down near the dog leash free area.

Richard Dodds stated that there is a very generous volunteer named Michael Flood, from Frenchtown who takes the poop bags and disposes of the bags for everyone each week.

PennEast Pipeline - Map and List of Block and Lots

Chairman Sandra McNicol noted that Debbie Kratzer, Chairwoman of the Environmental Commission put this list and map together. She explained that Debbie Kratzer and several other volunteers are working together.

Chairwoman Sandra McNicol noted that on December 9, 2014, the Delaware River Basin Commission will be having a meeting taking questions and comments regarding the pipeline.

PennEast Pipeline within Kingwood Preserved Open Space and Farmland

8.

Richard Dodds reviewed the map of the proposed pipeline that goes through Kingwood Township over the overhead projector.

There was a very lengthy discussion regarding the pipeline and who is working on in to stop it from coming into the township.

Edward Kralovich brought a few more items found in the fields. He talked about how they were left in the fields when the Buckeye Pipeline was constructed.

Discussion on Title of the Open Space and Agriculture  
Advisory Committees - Ordinances for Your Review

Secretary Keller explained that there is no indication in the ordinances that states the Open Space and Agricultural Advisory Committees are a joint committee.

The titles have been corrected in the meeting agendas and minutes to state title to be, the Open Space and Agricultural Advisory Committees.

Chairwoman Sandra McNicol noted that the county is still looking for input on the blackflies. She mentioned that if possible, to please go on the county website and fill out the questionnaire.

**Public Comment - Privilege of the Floor**

N/A

**Adjournment**

It was moved by Richard Dodds, seconded by Karen Hertzog and carried to adjourn the meeting at 8:52PM. **All Voted Aye on Roll Call Vote.**

**Respectfully submitted,**

**Cynthia L. Keller,  
Secretary**

