

OPEN SPACE & AGRICULTURAL ADVISORY COMMITTEES
Reorganization and Regular
Meeting Minutes
January 6, 2015
7:00PM

Call to Order

The Reorganization and Regular meeting of Open Space and Agricultural Advisory Committees was called to order at 7:05P.M. Secretary Keller 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
John Mathieu	
Diana Haywood	
Karen Hertzog	
Lee Frank	
Heather Haberle	

Agricultural Advisory Committee

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

2.

Reorganize

Nomination for Chairperson for Open Space Advisory

It was moved by Mr. Mathieu, seconded by Mrs. Haywood and carried to nominate **Sandra McNicol** for Chairperson for the Open Space Advisory Committee for 2015.

It was moved by Mrs. Haywood, seconded by Mr. Frank and carried to close the nomination for Chairperson for the Open Space Advisory Committee for 2015.

Roll Call Vote:	Aye	- Haywood, McNicol, Mathieu, Frank, Hertzog, Haberle
	Nay	- None
	Abstain	- None
	Absent	- Lubitz

Nomination for Vice Chairperson for Open Space Advisory

It was moved by Mr. Frank, seconded by Mrs. McNicol and carried to nominate **John Mathieu** for Vice Chairperson for the Open Space Advisory Committee for 2015.

It was moved by Mrs. Haywood, seconded by Mrs. McNicol and carried to close the nomination for Vice Chairperson for the Open Space Advisory Committee for 2015.

Roll Call Vote:	Aye	- Haywood, McNicol, Frank, Hertzog, Haberle
	Nay	- None
	Abstain	- Mathieu
	Absent	- Lubitz

Nomination for Chairperson for Agricultural Advisory

It was moved by Mr. Kralovich, seconded by Mr. Dodds and carried to nominate **William Pandy** for Chairperson for the Agricultural Advisory Committee for 2015.

3.

It was moved by Mrs. Goeckeler, seconded by Mr. Dodds and carried to close the nomination for Chairperson for the Agricultural Advisory Committee for 2015.

Roll Call Vote:	Aye	- Dodds, Pandy, Kralovich Goeckeler
	Nay	- None
	Abstain	- None
	Absent	- Niciecki

Nomination for Vice Chairperson for Agricultural Advisory

It was moved by Mr. Dodds, seconded by Mr. Pandy and carried to nominate **Susan Goeckeler** for Vice Chairperson for the Agricultural Advisory Committee for 2015.

It was moved by Mr. Dodds, seconded by Mr. Kralovich and carried to close the nomination for Vice Chairperson for the Agricultural Advisory Committee for 2015.

Roll Call Vote:	Aye	- Dodds, Pandy, Kralovich Goeckeler
	Nay	- None
	Abstain	- None
	Absent	- Niciecki

Secretary Keller administered the Oath Of Office to Karen Hertzog as a Member of the Open Space Advisory Committee for an additional three years, and Liz Schmid as the CADB Liaison for one year.

Motion and approval of scheduled meeting dates for 2015
First Tuesday of the Month - Meeting Time to be at 7:00PM

January 6, 2015	June 2, 2015	Monday, Nov 2, 2015
February 3, 2015	July 7, 2015	December 1, 2015
March 3, 2015	No Meeting in August	
April 7, 2015	September 1, 2015	
May 5, 2015	October 6, 2015	

It was moved by Mr. Frank, seconded by Mr. Dodds and carried to approve the meeting dates and time for the monthly meetings for the Open Space and Agricultural Advisory Committees for 2015.

5.

She also thanked Secretary Keller for all her work helping out for the committee by preparing all that is needed for the meetings.

Sandra McNicol stated that the Ag map is looking better and we continue to preserve properties.

Lee Frank wanted to thank everyone for taking on the responsibility of being the chairpersons.

Approval of Minutes

Motion and Approval of December 2, 2014 Regular Meeting Minutes of the Open Space/Agricultural Advisory Committees

It was moved by Mrs. Haywood, seconded by Mr. Dodds and carried to approve the December 2, 2014 Regular Meeting Minutes of the Open Space and Agricultural Advisory Committees.

Roll Call Vote:	Aye	-	Haywood, McNicol, Hertzog, Haberle, Dodds, Pandy, Kralovich, Goeckeler
	Nay	-	Nay
	Abstain	-	Mathieu, Frank
	Absent	-	Lubitz, Niciecki

Correspondence

FYI - Wydner Property Preservation Info - Deed of Easement
Wydner Survey 8-18-2014
Project Map

The Committees reviewed a map of the Wydner property preservation over the overhead projector. An aerial map of the property was also discussed. It was noted that there is an access to the property from Route 29.

News Article - Voter Approval of N.J. Open Space Money a Double - Edged Sword

Chairwoman Sandra McNicol briefly reviewed the article.

6.

News Article - Deer Control Option

Chairwoman of the Open Space Committee, Sandra McNicol reviewed the article regarding Deer Control Option.

There was a question as to whether this was ever done in New Jersey.

Chairman of the Agricultural Committee, William Pandy noted yes it was done, but by doing that they ended up with new fawns being born the end of September. He explained that it was not a good idea, because there was not a chance that the deer would make it through to the spring. He went on and discussed the many predators that have moved into Kingwood Township.

There was a brief discussion regarding deer hunting. John Mathieu discussed how the younger generation is not hunting any longer.

Reports

Farmland Preservation - Liz Schmid (Report for January, 2015)

Open Space/Agriculture Advisory Committee
January, 2015

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. Wydner - (BL 14, lot 20) - **This farm was preserved at the end of December after many years on the waiting list!**
2. 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 submitted 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.

7.

3. 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 the NJDEP.

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. **I have given the property information to HLT which keeps lists of available farms and farmers looking for ground. They have one active at the moment and will pass the information along.**

4. **Kocsis Property** (Grossman) -Block 6, Lots 18 and 23.01 on Rt. 12 totaling about 150 acres. **The new owners of this farm have applied to the State for the Direct Easement purchase program.** The farm has scored well and the process is continuing.
5. **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. **This farm has to be added to our list of target farms, and it would be good to have a resolution from the Township that we would support this preservation project.**
6. Maritan (Bl 33 Lot 25), 104.71 acres - **No Change** - 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.

8.

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.

7. The Township Committee has passed a resolution supporting the concept of preservation for this property.
8. Helmer Farm (Bl 2, lot 5)- **No Change** - Mr. Helmer decided to decrease the size of the exception 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.
9. They will make the final call on what is to be done as far as the title is concerned. The survey has been completed.
10. Zander- (Block 5, Lot 3)- **No Change** - SADC has given final approval and contracts are being mailed out to the owner.
11. 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. **Hopefully this will close by the end of the month.**
12. 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.
13. 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 Barbertain-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.
14. 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 **He has not yet done so**. Block 5, Lot 6 is still up in the air. SADC and the owner are trying to agree on a configuration.

9.

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.

15. 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.
16. Oakes (Block 20, Lot 7) - **No Change**. This Green Acres Direct application is on track to close sometime in the next year.
17. **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.
18. Has the Township received sufficient assurance from the County that payments for ancillary services for preservation can be made from the Township funds held by the County? I have had an inquiry about preserving a farm outside of Barbertown by a potential purchaser who needs preservation money to help with the purchase. Do we have money available to do ancillary costs so we can do it as a municipal PIG or should I refer him to the County for the County PIG?

There was a lengthy discussion regarding Liz Schmid's report.

There was an agreement by all the Committee Members to request to the Township Committee to adopt a resolution at their next meeting to support the preservation of the Tranquility Farm L.P. Block 5, Lot 1.01.

New Business

Copy of Resolution No. 2014-111 Hunterdon County Municipal Grant Program Allocation - Adopted by the Twp. Committee

Chairwoman Sandra McNicol briefly reviewed the copy of the Resolution that was adopted by the Township Committee.

Old Business

Hunterdon Land Trust - Activity Update

10.

Richard Dodds commented on the Church Property and the project clean-up of the dirt to be removed. He noted that it is a very wet area. He explained how the lead was found and that it was cleaned up. He explained the process of the test, which was taken regarding the soil.

Hunterdon Land Trust Need Volunteers

Chairwoman Sandra McNicol reviewed the flyer regarding the Hunterdon Land Trust.

She reviewed the event coming up, which is a partnership between the NJDEP Division of Water Quality and Standards Watershed Ambassadors Program and the Hunterdon Land Trust.

Horseshoe Bend Park - Update

Richard Dodds briefly gave an update on the Horseshoe Bend Park. He noted that not much is going other than the sports organizations that are using the Morton Building during the winter months.

PennEast Pipeline - Update

Chairwoman Sandra McNicol noted that on January 15th, 2015 at 7:30PM the Environmental Club at the Delaware Valley High School will be having the next meeting regarding the PennEast Pipeline. Chairwoman Sandra McNicol noted that this will be demonstrations and informational.

Public Comment - Privilege of the Floor

N/A

Adjournment

It was moved by Mr. Dodds, seconded by Mr. Frank and carried to adjourn the meeting at 8:40PM. **All Voted Aye on Roll Call Vote.**

Respectfully submitted,

**Cynthia L. Keller,
Secretary**

