

OPEN SPACE & AGRICULTURAL ADVISORY COMMITTEES

Reorganization and Regular

Meeting Minutes

January 5, 2016

7:00PM

Call to Order

The Reorganization and Regular meeting of Open Space and Agricultural Advisory Committees was called to order at 7:18 P.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
Diana Haywood	
John Mathieu	
Heather Haberle	
Karen Hertzog	
Lee Frank	

Agricultural Advisory Committee

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

2.

Reorganize

Nomination for Chairperson for Open Space Advisory

It was moved by Lee Frank, seconded by Karen Hertzog and carried to nominate Sandra McNicol for Chairperson for the Open Space Advisory Committee for 2016.

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

It was moved by Diana Haywood, seconded by John Mathieu and carried to close the nomination for Chairperson for the Open Space Advisory Committee for 2016.

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 John Mathieu, seconded by Diana Haywood and carried to nominate Lee Frank for Vice Chairperson for the Open Space Advisory Committee for 2016.

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

It was moved by Heather Haberle, seconded by Sandra McNicol and carried to close the nomination for Vice Chairperson for the Open Space Advisory Committee for 2016.

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

3.

Nomination for Chairperson for Agricultural Advisory

It was moved by Cynthia Niciecki, seconded by Richard Dodds and carried to nominate William Pandy for Chairperson for the Agricultural Advisory Committee for 2016.

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

It was moved by William Pandy, seconded by Cynthia Niciecki and carried to close the nomination for Chairperson for the Agricultural Advisory Committee for 2016.

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

Nomination for Vice Chairperson for Agricultural Advisory

It was moved by William Pandy, seconded by Richard Dodds and carried to nominate Cynthia Niciecki for Vice Chairperson for the Agricultural Advisory Committee for 2016.

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

It was moved by Cynthia Niciecki, seconded by Susan Goeckeler and carried to close the nomination for Vice Chairperson for the Agricultural Advisory Committee for 2016.

5.

Chairwoman Sandra McNicol and Chairman William Pandy briefly commented.

Approval of Minutes

Motion and Approval of December 1, 2015 Regular Meeting Minutes of the Open Space/Agricultural Advisory Committees

It was moved by Richard Dodds, seconded by Diana Haywood and carried to approve the December 1, 2015 Regular Meeting Minutes of the Open Space and Agricultural Advisory Committees.

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

Correspondence

Letter to Open Space Advisory Committee - From the Hunterdon Land Trust - Re: Seeking Financial Support

It was moved by John Mathieu, seconded by William Pandy and carried to recommend to the Township Committee to consider a contribution of \$500.00 to support HLT in our shared goal of land preservation in Hunterdon County.

Richard Dodds explained that he is on the Board of the Hunterdon Land Trust and excused himself from the Roll Call Vote.

All remaining members voted Aye on Roll Call Vote.

Reports

Farmland Preservation - Liz Schmid (Report for January, 2016)

Liz Schmid brought up the Church property that the Township recently obtained.

Richard Dodds gave a background of the property.

It was suggested that the property be given a new name. The Committees agreed to take their time to decide. Cynthia Niciecki recommended that the property be named "The Sanctuary" as this was the name she grew up calling it for many years.

7.

Jackie will be working to get the asking price down. **She is going to try to get quotes for appraisals this week.**

5. **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 survey has been completed and the package is being reviewed for closing. **Hopefully closing will be by the end of the month.**

6. **DeSapio** properties on Ridge Road - Direct Easement Purchase applications were made for two areas along Ridge Rd. The first area is Bl 6, Lots 12 and 13.01 (@ 70 acres total) known as the family farm. The second area is Block 5, Lot 6 (69.54 acres and known as the Brown farm) that extends into Frenchtown for maybe 20 acres more. The property owner did not accept the value offered on the Brown farm. He wanted to amend the application by removing the Frenchtown portion to see if the value becomes acceptable. The State felt that was a rejection of the State offer and will require a new application. The owner has indicated that he will **reapply** in January. A lot line adjustment needs to be completed on the family farm (Bl 6, Lots 12 and 13.01). The State is working on title for the farm and is waiting for the owner to complete the lot line adjustment before awarding the contract for a survey. The owner was before Planning Board for a lot line adjustment last month.

7. **Mattison - No change-** (Block 21, Lots 1.01, 1.02, 1.03 and Block 21.01, lot 2) on Rt. 12 and Whiskey Lane - Owner is interested in selling into preservation but only NJCF has any interest and would need other money to complete a sale.

8. **Felix II** - (Block 12 Lot 1) - **No Change** - A township resident has contacted me about the possibility of purchasing and preserving this farm. The purchase is dependent on the ability to preserve. In speaking with the interested purchaser, it became clear that possible preservation funding may not be sufficient to purchase the farm. We discussed the need to for them to discuss specifics with the owner. I spoke with SADC and HLT to see if they had any creative ideas as to how this could be worked out. No one has come up with any new ideas. I will continue to stay in touch.

9. **Helmer Farm (Bl 2, lot 5) - No Change** - Mr. Helmer decided to decrease the size of the exception area from 5 acres to two, which slowed the process. Then title issues arose. These issues have not been resolved and there seems to be no way to subordinate the reverse mortgage. Owner may try to subdivide and sell off some lots to get out of debt. If he does this he will have to reapply. HLT has gotten a six month extension on the approved federal funds

8.

10. **Zander-** (Block 5, Lot 3) - **No Change** - SADC has given final approval and all issues have been resolved. Surveys are underway but going slowly because of changes. They are trying for a February closing. An issue with the new restrictions on the revised Federal program farms has cropped up with the State, but they hope to have it resolved by then.

11. **Perrotti** - (Block 23 Lot 11) - **No Change** - The family approached SADC for the State Direct Easement Purchase program and the State is processing this application. The family has accepted the certified value offered by the State (despite issues with the solar company). The State has awarded title and survey contracts and expects to be able to close early next year without the use of any Federal funding. The Township Committee has passed a resolution in support of the preservation of this farm. Unfortunately, the PennEast pipeline runs through this farm.

12. **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. **Perrotti - No Change** - Block 7 Lot 14.10 - 52 acres on Oak Grove Road, adjacent on the south side to the preserved DeSapio farm. The owner is looking for the most profitable way to proceed with his investment property. He has four approved lots ready to build on when the economy picks up. He is in no rush to do anything. He was really just doing research on how much he could get for preservation when he called the State. He would ideally like to get \$15,000/acre for the easement.

15. **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.

16. **Does the Township want to commit funds to do at least one appraisal before a property owner signs a contract committing to preservation if the appraisals come in at or above a certain figure?**

Everyone thanked Liz Schmid for her report.

New Business

Letter from the NJDEP Green Acres Program and Project Agreement

9.

Richard Dodds gave a brief explanation of the program. He noted that the Township Committee adopted a resolution last evening at the Township Meeting.

Copy of Resolution No. 2016 - 07 NJDEP Green Acres Program
Enabling Resolution

Richard Dodds reviewed Resolution No. 2016 - 07 for the NJDEP Green Acres Program. He noted that they will be including a shorter list to send to the State.

Old Business

Horseshoe Bend Park - Update

Richard Dodds explained that the Morton Building is very busy and booked for the entire winter.

Conference Call-In to Participate in Meetings

Diana Haywood gave a brief explanation of what was discussed at the Township Committee Meeting last evening. She explained what the attorney discussed and how the township needs to set up the guidelines. The attorney noted that the Advisory Committees would be a good committees to start with this new idea of call-in participation to meetings.

The Committees discussed how it could be done.

Chairwoman Sandra McNicol suggested that Heather Haberle could give her suggestions for guidelines to help out with the process to get started.

Copy of Resolution No. 2015-118 Hunterdon County Municipal
Grant Program Allocation - Adopted by the Twp. Committee

Chairwoman Sandra McNicol reviewed the resolution that was adopted by the Township Committee regarding the Hunterdon County Municipal Grant Program Allocation.

Hunterdon County Open Space, Farmland and Historic Preservation
Trust Fund Plan - Draft

Chairwoman Sandra McNicol explained that the updated Open Space Trust Fund Plan is being considered by the County.

10.

She explained that there will be a chance for the public to go to a meeting and give their comments, which is the next subject listed on the agenda. She asked everyone to take a look at the plan when they get a chance and to consider submitting comments.

News Release - County Accepting Comments at the Upcoming HC Parks and Open Space Advisory Committee Meeting on Tuesday, January 19, 2016 at 7:00P.M. Re: Updated Open Space Trust Fund Plan

Chairwoman Sandra McNicol announced the date and time to be at the County Parks and Open Space Advisory Committee meeting and encourage everyone to send their comments to her and she will be happy to submit them.

PennEast Pipeline - Update

William Pandy briefly reviewed some updates they heard about in Hunterdon County.

Richard Dodds noted there is a meeting scheduled to gather homeowners to discuss a legal way to move against the pipeline. He noted that Debbie Kratzer and Maureen Syrnick will be representing the township, for the property the township owns that will be affected. They will come back and let everyone know what is said at the meeting.

Sandra McNicol explained how the PennEast Pipeline's route has changed again. Richard Dodds reviewed the new pipeline route over the projector on a map for everyone.

Public Comment - Privilege of the Floor

No comments from the public.

Adjournment

It was moved by Lee Frank, seconded by Heather Haberle and carried to adjourn the meeting at 9:05P.M. **All** Voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

**Cynthia L. Keller
Secretary**

