

**OPEN SPACE & AGRICULTURAL ADVISORY COMMITTEES**  
**Regular Meeting Minutes**  
**March 1, 2016**  
**7:00PM**

**Call to Order**

The Regular meeting of Open Space and Agricultural Advisory Committees 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

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

Agricultural Advisory Committee

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

**Approval of Minutes**

Motion and Approval of the February 2, 2016 Meeting Minutes of the Open Space/Agricultural Advisory Committees

2.

It was moved by John Mathieu, seconded by Richard Dodds and carried to approve the February 2, 2016 Regular Meeting Minutes of the Open Space and Agricultural Advisory Committees.

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

### Correspondence

N/A

### Reports

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

#### **Open Space/Agriculture Advisory Committee**

**March, 2016**

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 from February are in bold face type.

- 1. Dalrymple** - Block 6 lots 26 (33.4 acres) and 26.01(18.55 acres) - The landowners have completed an application for the Municipal PIG Program as well as for Federal funding in conjunction with HLT. HLT has submitted the application for Federal funding. CADB has given preliminary approval, as has SADC. The Township Committee has passed a resolution requesting that the State add this farm to our targeted farm list. **As recent farm appraisals have been coming in very low, I have spoken to Rick Dalrymple about what his lowest acceptable price would be. He is talking it over with his brother and will be back to us. The fact that their property lies partially in the commercial zone should help in getting the appraisal numbers up.**

I am bringing along the draft option agreement that Judy Kopen drew up a number of years ago. Jackie was not comfortable looking it over for us. Do we want to use it or something like it?

3.

**If Dalrymples want a higher number than we think might come in, does the Township want to pay for two appraisals?**

**2. Tranquility Farms LP** - For financial reasons, this farm is not eligible for Federal funds so County and Municipal PIGs were not feasible. The owners have met with SADC staff and staff has toured the property. The State has sent the owners an option agreement package. The State had questioned why we cannot contribute toward this project and we responded. **Appraisals were due at the State yesterday.**

**3. Milford** - (Block 15, Lot 1) - 39 acres. The replacement application for Federal money was approved. SADC has granted Green Light approval. A certified value has been received from the State and is being presented to the landowners. **There still has been no official response from the landowners.**

**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 survey has been completed and the package is being reviewed for closing. **Closing was supposed to happen last week.**

**5. 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 a 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 the Planning Board for a lot line adjustment and the State is waiting for that to be finalized before closing. **They were supposed to have closed last week.**

4.

**6. Zander-** (Block 5, Lot 3) - 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, but there has been no decision yet on the Federal money. An issue with the new restrictions on the revised Federal program farms has cropped up with the State and has not yet been resolved. **As The Feds and the State do not seem close to resolving this issue, and as this farm has been hanging for years, it has been decided to use some of the Township money being held at the County to complete this preservation project.**

**7. 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, but will not try to extend it past that point. **She is trying to see if this old Federal money can be transferred to another property.**

**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. Maritan** - (Bl 33 Lot 25), 104.71 acres - **No Change** - Richard Dodds has had discussions with Jackie Middleton at HLT about possible use of new Green Acres money for this property. After Richard and Tom from HLT walked the property it was decided that the property should be cleaned up before appraisals are done. Jackie will be working with the family to do this.

**10. 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.

5.

**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 soon 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 4 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.

**Motion to Approve to Recommend to the Township To Use County Open Space Funds**

It was moved by William Pandy, seconded by Cynthia Niciecki and carried to approve for the Agricultural Advisory Committee recommend to the Township Committee to consider using the township's County Open Space Funds that are banked for the purchase of the Zander property, Block 5, Lot 3.

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

6.

**New Business**

**News Release from the H.C. Department of Planning Re: County Responds to Citizens Comments in Update on Open Space Trust Fund Plan**

Chairwoman Sandra McNicol reviewed the news release from the H.C. Department of Planning.

**Update of County Open Space Trust Fund Plan**

The Committees briefly reviewed.

**Updated Map "Kingwood Township Public Open Space and Preserved Farms 2016" / Map of 2009 Open Space and Preserved Farms**

Chairwoman Sandra McNicol reviewed a map of 2009 of the Township's preserved farms, alongside the 2016 updated Open Space and Preserved Farms. She noted that the Hunterdon Land Trust has had a lot to do with the properties being preserved in the township. The Committees reviewed the maps and discussed the way it was then and now and the additional preserved properties.

Richard Dodds spoke of a piece of property that may be available that is next to the Ukarish Farm and goes all the way out to Route 12 and over to Fitzer Road. He explained that if the township purchased this property, it would be contiguous with the Ukarish Farm.

Everyone thanked Chairwoman Sandra McNicol for explaining the map of preserved properties.

**Old Business**

**Horseshoe Bend Park - Update**

Richard Dodds explained the many dog events, which are scheduled and coming up in the Morton Building this spring at the Horseshoe Bend Park.

**Conference Call-In to Participate in Meetings - Copy of Resolution No. 2016 - 15 Policy for Attendance to Advisory Committee Mtgs. Via Telephone or Video Conference**

The Committees reviewed the Resolution that was adopted for Advisory Committees to allow members to call via telephone or video conference to participate in the meetings.

7.

The Committees reviewed the Resolution that was adopted for Advisory Committees to allow members to call via telephone or video conference to participate in the meetings.

Everyone thanked Heather Haberle for all her time and work getting this together to make it possible.

**Continue Discussion Regarding Name Suggestion for Church Property**

The Committees discussed the name for the Church property. Chairwoman Sandra McNicol asked if anyone had a comment regarding the name the "Sanctuary". William Pandy noted that he has no problem with the name the "Sanctuary", but that there should be no hunting allowed on that property if it is called the "Sanctuary". Phil Lubitz noted that he feels that it would be a good idea to hunt the property. Cynthia Niciecki noted that the property has always been called the "Sanctuary" and that there was never hunting allowed on the property.

The Committees discussed a possible name for the property other than the "Sanctuary". It was suggested that the property be called the "Horseshoe Bend Park".

**Update: Municipal Planning Incentive Grant Application Green Light Review for Block 6, Lot 26, and 26.01**

Liz Schmid noted that this is the Dalrymple property, which was discussed under Open Space/Ag Report for March.

**PennEast Pipeline - Update**

The Committees reviewed the new PennEast Pipeline route. Richard Dodds brought up a map of the new route to show the Committees over the overhead projector.

**Ribbon Cutting at the New Area of Horseshoe Bend Park**

Heather Haberle has volunteered to take on the planning for the Ribbon Cutting event, which is scheduled for Saturday, May 21, 2016. Richard Dodds suggested that a few hikes be scheduled for that day. He encouraged everyone to send any ideas for that day to Heather Haberle.

**Public Comment - Privilege of the Floor**

**Adjournment**

It was moved by John Mathieu, seconded by Phil Lubitz and carried to adjourn the meeting at 8:15P.M. **All Voted Aye on Roll Call Vote.**

**Respectfully submitted,**

**Cynthia Keller, Secretary**