

OPEN SPACE AND AGRICULTURAL ADVISORY COMMITTEES

Regular Meeting Minutes

December 4, 2018

7:00PM

CALL TO ORDER

The Regular Meeting of the Open Space and Agriculture Committees was called to order at 7:05 p.m. Chairperson, Sandra McNicol called the meeting to order and read the following notice requirements.

Notice Requirements

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by publication of the notice in the Hunterdon Democrat and Courier News on January 25, 2018 and by telefaxing a copy of the notice to the Express Times on January 10, 2018. A Copy of this notice was also posted in the Kingwood Township Municipal Building on January 10, 2018.

In order to ensure full public participation in this meeting, all members of this Committee, 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 further, 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

Present

Maureen Synchronick
Sandra McNicol
Phillip Lubitz
Heather Haberle

Absent

Karen Hertzog
John Mathieu

Agricultural Advisory Committee

Present

William Pandey
Richard Dodds

Absent

Lindsay Napolitano
Cynthia Niciecki
Kimberly Kocsis

Approval of Minutes

Motion and Approval of the November 6, 2018 Regular Meeting Minutes of the Open Space and Agricultural Advisory Committees

Committee requested this motion be tabled until the January 8, 2019 meeting due to lack of quorum on the Agriculture Committee.

Reports

Summary of the Farmland Preservation Report – Liz Schmid

Project #	Block	Lot	Acres	Location	Last Comment from Liz	Type
*PIG – Planning Incentive Grant						
1	33	12.00	63	Barberton-Idell Rd	The accepted agreement is being reviewed by the land-owners attorney. Title and survey will be awarded once it is signed and returned.	
1.1	32	5.00	11	Barberton-Idell Rd		
1.2	32	6.00	16	Barberton-Idell Rd		
			92			
2	41	9.00		Federal Twist Rd	Preliminary closing review is underway	State Aquisition
3	6	26.00	33.4		The attorney has determined that we need a statement from the owners that they agree to the merger of the lots at closing. HLT is working on that document. The county will be following up while Liz is gone. Pending final NRCS approval	Municipal Grant
3.1	6	26.01	18.55			

4	5	6.00	69.54	Brown Farm, Ridge Road	Landowner frustrated by holdup due to PennEast situation. Exploring options besides federal funding to enable moving forward.	County PIG
5	28	18.00	71.5		No Change. Landowner still has not responded and is off somewhere. It does not seem to be a priority for him and this may well be similar to O'Donnell in that he resurfaces from time to time to see if anything has changed.	
6	30	6.00			Farm is in Preliminary Closing Review. Mortgage issues are being resolved with the help of County Counsel's office. Draft survey arrived and has been distributed to all interested parties. Some issues have already been addressed. I have sent the State concerns to Twp. Attorney and Township Engineer for comment.	Municipal PIG
7	22	20.00	109.5	Kingwood-Locktown Rd	CMV expected on 12-6. Offer will then go to landowners. As it is expected to be low, State uncertain if they will accept.	State Direct
8	38	17.00	131		He is ultimately interested in selling the farm. If he is unable to do this at his price, he may be more amenable to considering preservation. This is the same place we were at with him many years ago. No Change.	
	38	18.00	1.1			
	38	19.01	19			
	30	2.01				
9	12	33.10	58		CMV expected on 12-6. An offer will then go to Landowners. The state is optimistic about an acceptance.	
10	27	6.00	20.77		Landowner also would like an exception area for son to build? Maybe a non-profit would be interested, or the 1772 fund which helps with vegetable producing properties?? No Change	
11	2	2.00	86		Purchaser is interested in the possibility of preserving these lots (lot 2 is farmland, lot 8 is a woodlot).	

					There are access issues that need to be resolved. No Change	
	2	8.00				
12	16	23.02	36.81	1105 Route 12	Letter from Zoning officer distributed to interested entities. CADB gave preliminary approval predicated on ability to subdivide. ALE application in the spring.	
13	16	23.00			Another prospective landowner playing phone tag with Liz. He is interested in buying and preserving or having the preservation part of the Sale. No further contact	
14	24	61.50			No Change. Waiting for spring round at State.	
15	6	11.00	48.5		Received preliminary CADB approval	
16	6	7.00	26		Received preliminary CADB approval	
17	6	23.00	12		No formal application received. As it is being cropped by the Stems CADB may consider an application if it comes in.	
18					RESOLUTIONS HAVE BEEN PASSED	
-	-	-	-	-	-	-
19	30	8.20	73.81		Project has been left in the hands of a friend of the landowner who is familiar with preservation to try to talk to her and allay her concerns.	
20	14	12.00	42.7		Still no response from the landowner. Landowner will need to obtain an unrestricted easement over the paved shared driveway with the bowling alley if he wishes to proceed.	
21	21	1.01		Whiskey Lane	After checking with HLT, it was decided to wait until the Franklin piece is completed before pursuing this property. 6-4-18 - HLT does not want to work on the ALE	

					money for this until we close Dalrymple and Goeckeler. NO CHANGE	
	21	1.02				
	21	1.03				
	21	2.00				
22	33	25.00	104.7		NO CHANGE 7/11/2018- HLT does not want to work on the ALE money for this until we close Dalrymple and Goeckeler.	
23	26	17.00	25.98	Kingwood Locktown RD	This property is partially farmed and partially wooded. It adjoins the preserved DeCroce farm to the south. The message was that she wishes to create a preserve on her property. Committees expressed no interest. No Change NO CHANGE	
24	9	26.00	13		We also discussed how CADB might look at the property. We suggested that if they wish to pursue the preservation they might want to do it with a strict contingency contract with the present owner. They are planning to talk with the realtor. 5-08 - waiting for appraisals NO CHANGE	Municipal PIG
25	19	14.00	30.89	Barberton-Point Breese Rd	HLT has no interest in the property. It is not near any other preserved land. Does the Township have any interest?	
26	21	1.00			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.	
27	7	14.10	52	Oak Grove Rd	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.	

28	15	1.00			Land owners contacted all interested parties confirming that they were going to pursue other options.	Municipal PIG
REMOVED	27	6.00	20.77		The Ag. Committee did not seem to have an interest in preserving this piece at last month's meeting. It would be a long shot, but maybe this would qualify for the WRE program also. NRCS is doing preliminary checking.	
COMPLETE	4	3.00	0.5		Property is preserved. No cost to the Township.	County PIG
REMOVED	14	12.00	42.7		The State was wondering if the Township would have any money to put in to pay the municipal share. The landowner has not replied to State inquiries regarding application for Federal funding.	

The Committee thanked Liz for her detailed report and for all that she has done this past year working with the Landowners in Kingwood Township.

Stephanie Miller from SADB would like to present to the Open Space and Agricultural Committees at the January 8, 2019 meeting. Liz Schmid will confirm Ms. Miller's attendance.

New Business

Request from NJDEP Green Acres Program Open Space Plan

Mayor Dodds received a letter from NJDEP regarding the conservation easements in Kingwood Township and the ROSI, Recreation Open Space Inventory. There are two lots owned by Kingwood Township; Block 38, lot 11 & Block 38 Lot 12 both located on Milltown Road. These two properties aligned with three other preserved properties. Mr. Dodds suggested that the Open Space Committee recommend to the Township Committee that both properties be submitted to the state ROSI.

Motion and Approval to Recommend the Township Committee Submit Two Kingwood Township Owned Properties to the State ROSI, Block 38, Lot 11 and Block 38, Lot 12.

It was moved by Philip Lubitz and seconded by Sandy McNicol and carried to approve the recommendation to the Township Committee that Kingwood owned properties Block 38, Lot 11 and Block 28, Lot 12 be submitted to the State ROSI.

All voted Aye on Roll Call vote.

Another parcel to be considered for ROSI submission is Block 50.02 Lot 1 which is an island in the Delaware River. The Committee agrees that this property requires more discussion. No decision to be made at this time.

Kingwood Parks Listing for NJ Property Tax
Reviewed

Memo for County PIG Review
Reviewed

Municipal PIG Rule Draft
Reviewed

Other Matters

Budget Request for 2019

The Open Space Committee does not have a general Township Budget. Committee asked secretary, M. Walters to look back over the past three years to see what the budget status has been in the recent past.

The Agricultural budget was \$250.00 in 2018 and will remain the same for 2019.

Open Space and Agriculture Member Term Status

William Pandey's term expires 12/31/18 and agreed to serve another term.

Sandra McNicol's term expires 12/31/18 and agreed to serve another term.

Liz Schmid was reappointed as Open Space / Farmland Coordinator.

Liz Schmid was appointed as CABD Liaison

Michele Tipton-Walters to follow up with Cynthia Niciecki to see if she would like to serve another term.

Select 2019 Reorganization Meeting Date

The 2019 Reorganization Meeting date is set for January 8, 2019

Site Plan Review

N/A

Old Business

N/A

Penn East Pipeline – Update

William Pandey attended a PennEast meeting on November 28th at Prailsville Mill. It is unknown why the Federal Judge is still holding decision. There are two parties who decided to settle with PennEast but have not heard back from them.

Mayor Dodds stated that December 5th he and other mayors are meeting with the Chief policy advisor for the Governor, a Policy Advisor, the Director Inter-Governmental Affairs and the Commissioner of DEP to speak about PennEast Pipeline. They are specifically asking that the state protect our waters.

Public Comments

William Pandy stated that the Gergar Property preservation plaque does not currently show when the property was donated to the Township for preservation. He recommended that the Committee approve adding the date of preservation to the plaque. The Committee agreed it should be done and the cost of the addition to the plaque to be paid for through the Agricultural Committee budget.

Maureen Synchron reported that she had attended a meeting of the State Environmental Commission and reported that there is a Constitutional Amendment that funding for Open Space is now permanent where before it used to expire and towns had to compete for the money. This year the previous corporate tax of 3% that was put towards Open Space was increased to 6%. It was left to be determined how the funding will be divided between all the organizations involved in Open Space.

It was moved by Sandra McNicol and seconded by Richard Dodds to adjourn the meeting at 8:28 P.M. **All voted Aye on Roll Call Vote.**

Respectfully submitted,

**Michele Tipton-Walters
Secretary**