

**OPEN SPACE & AGRICULTURE JOINT ADVISORY COMMITTEES**

**Regular  
Meeting Minutes  
June 4, 2013  
7:00PM**

**Call to Order**

The Regular Meeting of the Open Space Advisory Committee and the Agriculture Advisory Committee was called to order at 7:06P.M. Chairwoman 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 and published in the Hunterdon County Democrat and the Courier News on December 20, 2012, and by telefaxing a copy of the notice to the Star Ledger, and the Express Times on December 7, 2012. A copy of the notice was also posted in the Kingwood Township Municipal Building and Post Office on December 7, 2012.

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**

**Present**

Phil Lubitz  
Sandra McNicol  
Diana Haywood  
Lee Frank

**Absent**

John Mathieu  
Karen Hertzog

**Agriculture Advisory Committee**

**Present**

Richard Dodds  
William Pandy  
Ed Kralovich

**Absent**

Cynthia Niciecki  
Pete D'Costa

2.

### Approval of Minutes

#### Motion and Approval of May 7, 2013 Regular Meeting Minutes of the Open Space/Agriculture Advisory Committees

It was moved by Richard Dodds, seconded by Lee Frank and carried to approve the May 7, 2013 Regular Meeting Minutes of the Open Space and Agriculture Advisory Committees.

**Roll Call Vote:**

<b>Aye</b>	-	<b>Lubitz, McNicol, Frank, Dodds, Pandey, Kralovich</b>
<b>Nay</b>	-	<b>None</b>
<b>Abstain</b>	-	<b>None</b>
<b>Absent</b>	-	<b>Haywood, Mathieu, Hertzog, Niciecki, D'Costa</b>

### Correspondence

N/A

Diana Haywood arrived at the meeting at this time.

### Reports

#### Farmland Preservation - Liz Schmid (Report for June, 2013)

Liz Schmid reviewed the following Agricultural Advisory Committee Report.

#### Agricultural Advisory Committee Report

June 4, 2013

1. Maplewood Farm - Maplewood Farm closed on May 22, so we now have 108 acres more preserved farmland in the Township. Sandy Search appoligizes for not being here this evening. She wanted to come and thank everyone for all their support.
2. Aljam 1 and 2 - 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.
3. I have not received any further response to my inquiries of last month.
4. The Mulligan Farm (Bl 33Lot 24) - Appraisals have been sent to the State for a certified value. Landowner willing to continue at this point.

3.

5. Helmer (Bl 2, lot 5) and Zander (Bl 5, lot 3) - Both Mr. Helmer and Mr. Zander have agreed to the County offer, and received final approval from CADB. Both owners are aware that the Township does not have funds available to fund the projects at this time. Mr Helmer completed a Federal Farm and Ranch Land Protection Program application with Soil Conservation Service and HLT and it has been submitted for possible funding. Zander would probably not be eligible for those funds as the farm is much smaller. I will be exploring other options for that farm. Helmer would cost about \$78,000 in Township funds and Zander would be about \$38,000. There is a resolution on this week's Township Committee agenda to approve of the preservation of both farms even though the Township does not have funds to contribute. When that is done, the farms will be sent to SADC for final approval.
6. Decker - (Bl 24 -Lot 8) - **Nothing new.** Fee purchase through the State Green Acres program is in progress.
7. Goeckeler (Bl 30, Lot 6) - **Nothing new.** The application is still under review at the State.
8. Gross -This has gone to SADC for final approval. There is a FRPP application in at the State for this farm to pay the Township portion of the funding.
9. Marramore Inc. ((Bl 20 Lot 5) 59.38 acres -According to HLT, this is being worked on as a Green Acres direct purchase. It has also been approved for inclusion in the County FIG.
10. Maritan (Bl 33 Lot 25), 104.71 acres - **Nothing new.** 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 FIG
11. Wydner - (Bl 14, Lot 20) - **Nothing new.** Farm continues to move forward in the State Easement Purchase program. The family has accepted the State offer.

### **New Business**

#### **Open Space Tax Financials**

Sandra McNicol reviewed the Open Space Tax Financials sheet and explained the costs for the Maple Wood Farm.

4.

She explained that the township has spent \$2,000 for an appraisal, \$7,000 for a survey and \$2,300 for an additional appraisal. She noted that Liz Schmid has informed her that the township should be reimbursed 50% of the total amount from the State of New Jersey. She stated that \$54,000 for that property came out of the township's open space fund. She explained that as of May 29<sup>th</sup>, 2013 she has obtained the figures of what the townships balance shows in the open space tax. She noted that after taxes have been collected the amount is approximately over \$300,000 as of this year. She stated that in August the township will be paying another payment toward the townships bond, which will finish off the year for 2013 for payments due. She explained that there has been some movement on the Sun Dancer property, and that they have purchased several conservation easement markers, which could mean they are going to start some work soon.

### **Old Business**

#### Hunterdon Land Trust - Activity Update

Chairwoman Sandra McNicol noted that this was already discussed in Liz Schmid's report.

- United Reformed Church Property

Richard Dodds explained that appraisals have been done and then sent by the Hunterdon Land Trust for a certified letter of market value. He also explained that a letter has been sent to the church with regard that the township will be proceeding ahead.

#### Horseshoe Bend Park - Update

Richard Dodds explained that there will be a joint drill, which will be this Saturday, June 8<sup>th</sup>, at the Horseshoe Bend Park that will include the township's first responders and emergency management coordinators. He gave a brief review of what they have planned that day.

There was a brief discussion on the Cooley property and that they will be closing soon. Richard Dodds explained that they are currently under contract with the state.

5.

Preserved Farm Signs - Update

Sandra McNicol noted that this should be put up on the website including instructions of how to go about obtaining preserved signs from the state.

Richard Dodds noted that something in the future should be discussed regarding farmers and how to deal with the townships farm properties.

He stated that there also needs to be a discussion regarding allowing farm animals on open space properties. There was also a discussion regarding the volunteers that do a lot of work on Horseshoe Bend Park.

Chairwoman Sandra McNicol noted that the preserved property map needs to be updated.

Public Comment - Privilege of the Floor

No public comments.

Adjournment

It was moved by Phil Lubitz, seconded by Richard Dodds and carried to adjourn the meeting at 7:36pm. **All** voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

Cynthia L. Keller,  
Secretary