

OPEN SPACE & AGRICULTURE ADVISORY COMMITTEE
Regular Meeting Minutes
September 2, 2014
7:00PM

Call to Order

A Regular meeting of the Joint Open Space and Agriculture Advisory Committees was called to order at 7:10P.M. Chairwoman of the Open Space Advisory Committee 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	John Mathieu
Diana Haywood	Heather Haberle
Karen Hertzog	

Agriculture Advisory Committee

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

2.

Approval of Minutes

Motion and Approval of the March 4, 2014 Meeting Minutes of the Joint Open Space/Agriculture Advisory Committees

It was moved by Diana Haywood, seconded by Phil Lubitz and carried to approve the March 4, 2014 minutes for the Open Space/Agriculture Advisory Committees meeting.

Comments: No comments

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

Motion and Approval of the July 1, 2014 Meeting Minutes of the Agriculture Advisory Committee

It was moved by Phil Lubitz, seconded by Richard Dodds and carried to approve the July 1, 2014 minutes for the Agriculture Advisory Committee meeting.

Comments: No comments

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

No Meeting Scheduled in August

Chairwoman Sandra McNicol noted that there was no meeting in August, therefore there are no minutes.

Correspondence

Farmland Assessment Understanding the Changes for 2015 - Meeting at Hunterdon County Complex

Chairwoman Sandra McNicol noted that Ed Kralovich supplied the Committees with information regarding understanding the changes for 2015, and a meeting that is scheduled on September 29, 2014.

3.

Ed Kralovich will be the representative from the Agriculture Advisory Committee to attend the meeting on September 29th from 7:00pm to 8:30pm at the County Complex.

The Voice of Agriculture from the NJ Farm Bureau

Chairwoman Sandra McNicol briefly reviewed the newsletter from the NJ Farm Bureau.

Reports

Farmland Preservation - Liz Schmid (Report for September 2014)

AG Report - September, 2014

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 since last month.

1. Decker - (Bl 24 -Lot 8) -. Has been preserved by Green Acres Direct purchase program.
2. Marramore Inc. (Bl 20 Lot 5) 59.38 acres - Preserved in Green Acres Direct purchase program as of 8/20/14.
3. Zander Farm (Bl 5, lot 3) - Mr. Zander has agreed to the County offer, and received final approval from CADB. Federal grant money has been approved. Hopefully, SADC final approval will be coming soon and the preservation process will move along.
4. Milford (Block 15, Lot 1) - 39 acres. The replacement application for Federal money was approved. The County has ordered appraisals.
5. Helmer Farm(Bl 2, lot 5) - Mr. Helmer decided to decrease the size of the exception are from 5 acres to two. He has received final approval from the SADC to cover this. The title work has turned up two issues that have been addressed by the attorneys. SADC will make the final call on what is to be done as far as the title is concerned. The survey is being done.

4.

6. 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 Fitzner and Barbertown-Point Breeze Roads. The State is only interested in Aljam.

1 (Bl 18, lot 5). They are not interested in Ajam 2. The brother and sister who own the property signed preliminary paper work with the State and the farm has been ranked. It is not very high up the list, so this may not work at this time. They would then have the choice of waiting to see if higher farms drop out, apply for Federal money and go through the County PIG or drop out completely. The 'for sale' sign is still up on the property and I think that wherever they can get money first is what they will do.

7. Gross -Received final approval from SADC in June and has FFRP funding in place. 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. As Federal money is involved, they had to do a new appraisal consistent with Federal guidelines. This has been completed and should cause no problems.
8. Guy DeSapio has put in 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 is moving through the process. Block 5, Lot 6 is still up in the air. SADC and the owner are trying to agree on a configuration. 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 highly.
9. Wydner - (BL 14, lot 20) This is still moving along slowly in the State Direct Easement Purchase program. It has been slowed by a decision by the family to do a subdivision on the property.

5.

10. This changed the application and necessitated redoing some technical work.
11. Goeckeler (Bl 30, Lot 6) - 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,
12. Maritan (Bl 33 Lot 25), 104.71 acres -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. Ms. Gonen has recently approached HLT again (Jackie this time as Kate is gone) to see if there is anything that can be done. No funds found yet.
13. Oakes (Block 20, Lot 7) - **No Change**. This Green Acres Direct application is on track to close sometime this year.
14. **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 was thinking about it and was going to then take it to their Board. She has recently returned from maternity leave and I hope to hear from her soon.

Unless there are any objections, I will be sending a letter to the County stating that Kingwood is interested in continuing with farmland preservation, although we will have to rely on outside sources to do this.

There was a brief discussion regarding how the Committees would like to participate in farmland preservation and that they will support financially as the township is able. There was a brief discussion on the banked funds with the County.

Everyone thanked Liz Schmid for her monthly report.

6.

New Business

Community Day - September 20, 2014 Table Display
Planning - Volunteers Needed

Chairwoman Sandra McNicol noted that she will not be able to attend Community Day this year. She asked if anyone would be available to volunteer and help out during the day for the Open Space/Ag table. Richard Dodds suggested that if there are maps and items set up, the public can come and review the properties that have been preserved. He volunteered to take care of supplying and putting up some information up on the table and will try to cover the table when he is available. Diana Haywood also volunteered to be at the table for part of the day.

Definition - Targeted Farms

Liz Schmid noted that the township needs to supply this information to the State every year, which is the land that is available for preservation.

Kingwood Township Master Plan Amendment - July 10, 2014
Open Space and Recreation Plan

The Committees briefly reviewed.

Open Space and Recreation Figure 1 Systems Map
Open space and Recreation Figure 2 Systems Map

Financial Report - Bond Payments and Open Space Trust Fund
"Handout" from Sandra McNicol

Chairwoman Sandra McNicol reviewed the Kingwood Township Open Space Annual Bond Payments Table.

Letter from the Hunterdon Land Trust - Request for Donation

Chairwoman Sandra McNicol noted that Larry LaFevre Chairperson for Land Acquisition and Stewardship Committee at the Hunterdon Land Trust contacted her and provided this letter from the HLT.

She noted that the Hunterdon Land Trust is looking for the township to become a partner of the Land Trust by making a donation.

7.

Sandra McNicol explained that Mr. LaFevre will be sending this letter out to all the Open Space and Ag Committees in all the municipalities throughout Hunterdon County. She also explained that Mr. LaFevre was hoping to attend the meeting this evening, but was unable to come. She explained that she offered to talk about this to the Open Space and Ag Committee to discuss. She noted that in the meantime, she requested from the township's C.F.O. to run a detail of the account status for the township's Open Space and Ag Committee. She noted that there is only \$415.00 left in their account.

It was suggested that the Open Space and Agriculture Advisory Committees make a recommendation to forward this request to the Township Committee.

Richard Dodds recused himself from the discussion and the vote.

It was noted that the donation of \$500 cannot come out of the Agriculture Advisory Committees budget, therefore, it was recommended that this be forwarded to the Township Committee.

It was moved by William Pandy, seconded by Cynthia Niciecki and carried to forward this letter from Larry LaFevre to the Township Committee and recommend that the township donate \$500.00 to the Hunterdon Land Trust.

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

Facts on the Clean Water Open Space and Historic Preservation Amendment

Chairwoman Sandra McNicol noted that she provided this information for everyone's information.

Measure to Preserve Open Space Headed for November Ballot

Chairwoman Sandra McNicol noted that she provided this information for everyone's information.

8.

Updated Preserved Open Space Map "Handout"

Richard Dodds reviewed the updated the preserved open space map.

Chairwoman Sandra McNicol explained that the township acquired three additional properties without lifting a finger or putting any money toward the preservations. She explained the properties that were preserved on the map over the overhead projector.

Kingwood Township Master Plan Amendment - July 10, 2014 Open Space and Recreation Plan

Open Space and Recreation Figure 1 & 2 Systems Map

Chairwoman Sandra McNicol explained that the Planning Board had to update its maps for the Master Plan Element. She noted that the Township's Planner, David Banisch sent a letter to the Hunterdon County Planning Board, which is included in the meeting package. She noted that this letter was to inform them that the township was updating their Master Plan.

Richard Dodds noted that the amendment now includes Horseshoe Bend Park.

Old Business

Hunterdon Land Trust - Update

A letter from the Hunterdon Land Trust was discussed earlier in the meeting.

Horseshoe Bend Park - Update:

Trail Map of Horseshoe Bend Park - Richard Dodds reviewed over the projector the newest of the trial maps at the Horseshoe Bend Park. He noted that this map has been extended three and a half miles to the trail. He noted that a group from the State Parks asked if the township needed work on any trails in our parks. He noted they did a great job. He stated that if anyone has a chance to walk on this new trail that it is a great area to hike.

Richard Dodds also explained for anyone that is interested, that there will be a trail ride at the Horseshoe Bend Park on Saturday, September 13, 2014.

9.

He noted that they are still working out which trails they will be going on. He noted that there will be an opportunity to take a short ride or a long ride.

Richard Dodds noted that it is getting close to drawing the lottery winners for the hunting season at the Horseshoe Bend Park and the Ukarish Property and the Horseshoe Bend Park.

Richard Dodds noted that a resident of the township did a very nice job on a Kiosk, which was constructed and put up at the Horseshoe Bend Park. He noted that this was an Eagle Scout project. He noted that the young man did a very nice job. He showed everyone a picture of the sign at the park on the overhead projector.

Cynthia Niciecki suggested that they start an Open Space Park Committee. Richard Dodds noted that this would be a very good idea to consider.

Public Comment - Privilege of the Floor

Cynthia Niciecki, Member of the Agriculture Advisory Committee
Asked how the Church Property was coming along. Richard Dodds noted that several tests are being done on the property and they are waiting for the results. They are hoping for a closing in October of this year.

Adjournment

It was moved by Richard Dodds, seconded by Phil Lubitz and carried to adjourn the meeting at 8:43PM. **All Voted Aye on Roll Call Vote.**

Respectfully submitted,

**Cynthia L. Keller
Secretary**