

FRELINGHUYSEN FARMLAND PRESERVATION AND OPEN SPACE ADVISORY COMMISSION
JOINT MEETING

Minutes of Meeting of Wednesday, February 3, 2010

Call to Order

The meeting was called to order at 7:03 pm.

Announcement of Proper Notice

Notice of this meeting was provided by posting notice at the Township Municipal Building in Johnsonburg, and advertising in the New Jersey Herald and Express Times, in accordance with the Open Public Meetings Act. As advertised, action may be taken at this meeting.

Attendance

Members Present: Tom Charles, Rick Rogers, Dan Carson, Cliff Kimball, Leigh Kramer, Nancy Nicholoff, Maureen Cullen (7:40), and Rich Dericks (7:57)

Members Absent: Charlie Schaffer and Bob Young

The Land Conservancy: Megan Haidet

Minutes

Tom Charles made a motion to approve the November 4, 2009 joint meeting minutes, seconded by Leigh Kramer - all in favor, aye. Leigh Kramer and Cliff Kimball abstained.

Joint Meeting

- Reisberg - Ms. Haidet, of TLC, stated that a letter needs to go to Green Acres stating that Frelinghuysen Township will not be utilizing the \$210,000. Ms Haidet also said that we are eligible to recover soft costs but are at the discretion of Green Acres. Ms. Haidet is working with Ms. Kleber and Mayor Durling to finalize the letter that is coming from the township. She will also work with Ms. Kleber to get reimbursements.
- Greene Property - Looking to close this month or possibly next month.
- Woodcock and Polowy Properties - Both closed and were both funded by Warren County Farm Land Preservation money - the grant was a non-profit from the state. Frelinghuysen Township did pay the soft costs of appraisals but can't get reimbursed because it was not a Frelinghuysen Township project. The cost of the appraisals were approximately \$10,000.
- Ms. Haidet handed to all members present copies of the open space ordinance, open space goals from 2006 OS and Rec Plan, the Open Space Map. Ms. Haidet discussed funding at Green Acres has little money but we have in the Planning Incentive Grant \$515,000 with a 50% match to any Open Space project. It did expire 6/09 but Ms. Haidet urges the commission to look quickly at the goals and properties and think of which areas you'd like to see preserved.

Prioritization - Tom Charles asked about the list submitted and to think of topic or theme to focus on. Ms. Randolph told that this list was used to send the outreach letters. In 2007 or 2008 the list was prepared. The group looked at the list this past spring and sent letters that were "detailed" to each property and heard back from 2 landowners.

- Goals and Objectives of Open Space - Tom Charles asked about Reisberg property and Ms. Randolph stated that one of the main reasons the commission presented this property was due to conservation as well as recreation and water quality. Mr. Charles said that maybe they should go back and look into a little deeper as this was a goal. Another goal is to preserve natural springs and water and Mr. Carson stated that Reisberg fits that criteria. Mr. Carson asked if we could see something written or have something formally written, as the letter being sent to Green Acres needs to be explicit as to why we aren't going any further with this project, and open space doesn't understand the reasoning behind the ending of this project.

Mr. Charles asked if it would be more appropriate to come to us prior to Green Acres and feels that the open space commission should send a letter to the Township Committee.

Tom Charles made a motion to write a letter to the Township Committee on rejecting the Reisberg property and asking to get a letter in writing from the Township Committee explaining their rejection, seconded by Cliff Kimball - all in favor, aye.

Mr. Carson would like to have discussion about it after a letter is received from the Township Committee. He would like to know why they don't want the project and if the commission can alleviate those concerns can they proceed forward? Mr. Carson inquired if their concerns are insurmountable or can they be fixed and looked into more deeply.

Ms. Haidet explained that the environmental assessment had 6 areas of concern. Mr. Carson objects to the letter to Green Acres being sent out without knowledge of what happened. Ms. Kramer inquired if we would be taken seriously in the future when we approach Green Acres with another project. Ms. Kramer also asked if the environmental assessment could be done earlier in the process rather than at the very end, if this is the concern of the Township Committee. Ms. Haidet explained the cost structure of an environmental assessment. Mr. Charles inquired that we now know about bad environmental assessment, should we do something about it anyway? Ms. Haidet said that these concerns do not fit criteria of high DEP containments. Mr. Charles stated the owner should be notified and have the landowner cleanup the problem. Mr. Rogers inquired about costs for Stage 2 of the environmental assessment. Ms. Haidet said 3 or 4 of the concerns may be benign.

Ms. Haidet will prepare a letter to the Township Committee asking for reasons on ending Reisberg project. Someone stated that we should speak with the landowners on the unraveling of what's happened. Ms. Nicholoff feels commission should wait until they hear from the Township Committee. Mr. Carson doesn't think we're allowed to reach out at this point. Ms. Haidet will work on this.

Ms. Haidet asked all members to look at the goals list and bring back their thoughts to the next meeting. Ms. Nicholoff will build a grid spreadsheet to bring to the next meeting to make it easier to go over.

- Debra Natyzak suggested that we look at projects that have already been done and look at areas to link and create greenways and to look at abandoned roads. Ms. Haidet mentioned that Laura Brill did a survey of these and to look at the tax maps. Ms. Randolph stated that she was just getting ready to send letter to Township Committee but it never got done. Ms. Natyzak stated that there is a list for these abandoned roads.
- Ms. Randolph thanked the Open Space Commission for approaching the Township Committee for moving forward on the Reisberg project.
- Ms. Haidet formally thanked the Township Committee for re-hiring The Land Conservancy again this year.

Executive Session

Leigh Kramer made a motion to go into Executive Session, seconded by Nancy Nicholoff at 7:59 pm.

No action was taken

Leigh Kramer made a motion to end the Executive Session, seconded by Nancy Nicholoff at 8:41 pm.

Adjournment

As there was no further business, a motion was made by Nancy Nicholoff, seconded by Dan Carson to adjourn the meeting. All members present were in favor of adjournment. Meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Donna Zilberfarb
Farmland Preservation Secretary
Open Space Advisory Commission Secretary