

OPEN SPACE & AGRICULTURE ADVISORY COMMITTEE
Minutes
November 6, 2008

Call to Order

A Regular Meeting of the Open Space and Agriculture Advisory Committee was called to order at 8:15 P.M. Chairman John Mathieu read the following notice requirements.

Notice Requirements

In order to ensure full public participation in this meeting, all members of this committee or Board, 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. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Delaware Valley News and Express Times and sent to the Hunterdon County Democrat in the month of January 2008, as has also been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and filed with the Municipal Clerk.

ROLL CALL

Open Space Advisory Committee

Present - John Mathieu
James Burke
Sandra McNicol
Richard Dodds

Absent - Margaret Augustine

Agriculture Advisory Committee

Present: William Pandy
Cynthia Niciecki
Sal DeSapio (arrived at 8:19PM)
Elaine Niemann

Absent: None

Approval of the October 2, 2008 Regular Minutes

It was moved by Sandra McNicol, seconded by James Burke and carried the Motion to approve the October 2, 2008 Regular Meeting Minutes for the Agriculture Advisory Committee/Open Space Advisory committee.

With the following corrections:

Elaine Niemann noticed a correction which needs to be made on the minutes. Page #4 first paragraph, last sentence: appears now: Liz explains that the Stepanovski family who is interested in preserving their property, will probably need to subdivide. Correction: Liz explained that only some of the members of the Stepanovski family are interested in preserving their property, and if so they will need to subdivide.

Roll Call Vote:

Open Space Advisory Committee

Aye - Sandra McNicol
John Mathieu
Richard Dodds
James Burke
Nay - None
Abstain - None
Absent - Margaret Augustine

Roll Call

Approval of Minutes

No quorum for the Agriculture Advisory Committee the meeting of October 2, 2008.

Agriculture Advisory Committee

Aye - None
Nay - None
Abstain - Sal DeSapio, William Pandy,
Cynthia Niciecki
Absent - None

Correspondence

Memorandum from the Hunterdon County Planning Board, Kevin Richardson, Program Administrator - Re: FY2007/CY2008 Municipal Allocations of Hunterdon County Open Space Trust Funds/Reservations of Funds

Jim Burke explained that this is a notification to decide if the Township is going to bank the funds for the next project. He noted that the Township will probably use the funds for a project in the next year. There are five different farms that the Township agreed to participate open space and possibly use County funding. Also possibly use it for Equestrian Village.

Sandra McNicol asked Jim Burke to explain the chart from the Hunterdon County Open Space Trust Fund Program and how it works. Jim Burke responded.

BUDGET REQUEST 2009

The Open Space Advisory Committee members reviewed the chart. They reviewed that \$500.00 was requested for 2008 and that the Open Space Committee encumbered \$487.45 for the year. They talked about what they would like to request for 2009.

It was moved by Sandra McNicol, seconded by Richard Dodds and carried the motion to approve the amount of \$600.00 for the 2009 Budget year for the Open Space Advisory Committee fund.

Roll Call Vote:

Open Space Advisory Committee

Aye -	Sandra McNicol
	John Mathieu
	Richard Dodds
	James Burke
Nay -	None
Abstain -	None
Absent -	Margaret Augustine

Reports

PIG Progress: Liz Schmid

Liz reviewed several areas where the pipeline is located, on properties that are being preserved. One is the Newcombe Farm, which is ready to close. Liz noted that we will need to bond for the money for the Newcombe Farm. She explained that the Crouse property is not as close as the Verity Property being preserved, but may be ready by next year sometime. The Augustine property will be closing this year, and the Township will not have to bond for this property. Liz noted that the Clark and the Ramirez/Middleton properties will be going before the Planning Board for a subdivision. Liz explained the situation with the Stepanovski property. She said that one family member is still trying to figure out how to subdivide the property with an access for further subdivision possibilities. She noted that she spoke to Kate Buttolph of the Hunterdon Land Trust Alliance about potential targets for preserving several properties. The following is a list of properties: Helmer, Wydner, Cooley, Yarusi, Perrotti, Silkotch, and Williams.

Old Business

Memo of July 7, 2008 to the Kingwood Township Planning Board - regarding Stormwater Runoff on farm fields

Sandra McNicol explained that she spoke with Tom Decker in reference to the fields near Thatcher Road. William Pandy will be in touch with the Township's Engineer Tom Decker.

Hunterdon Land Trust - Activities Update

Sandra McNicol explained that she spoke with Kate Buttolph from the Hunterdon Land Trust Alliance about an update of some of the properties that the Township is working on for preservation. They are working on the Ramirez/Middleton project, and that the S.A.D.C. has provided final approval to do their legal review next. They are expecting to close in mid November. They will need a contribution of \$170,000 of the Township's share. They are also working on the Clark property preservation, which will be a Green Acres project.

A commitment from Kingwood Township for 30%, which the total purchase price would be \$810,000. Kingwood's share would be \$243,000, and will require a subdivision. Sandra noted that they are hoping to work on the Trstensky property, currently listed at \$1,300,000. Mrs. Heidi Trstensky may be open to preserving some or all of her lots. Sandra reviewed other properties to be preserved which are the Gombosi property Block 6, Lot 38, and Ecker Block 26, Lot 24. The Committee members reviewed both properties.

New Business

Newspaper Article - Open Space Fund Rules Revised

Sandra McNicol explained the article. She noted that this is about Freeholders now having new rules for giving out the money for the Open Space Fund. They are hoping there will be a six month time line from the time someone applies. Sandra McNicol will obtain a set of the new rules.

Cindy Niciecki - To discuss a resident seeking a variance to move his business to Route 12 in an agriculture zone

There was a lengthy discussion on an interested party who is asking the Planning Board for a recommendation to the Township Committee to change the zoning on a 17 acre lot, which is zoned AR-2 Agriculture Residential. The interested party is looking to have the Township change the zoning to a Highway Commercial Zone, so that he may move his business from Route 519 to Rt. 12. He is proposing to take the top soil off of the main field of 10 acres, and compact it with gravel, and park all of his equipment on the property.

It was moved by William Pandey, seconded by Sal DeSapio and carried the motion to write a letter from the Agriculture Advisory Committee to the Kingwood Township Planning Board expressing their opinion of the proposed change of zoning and recommending that these changes not be adopted, and that the Agriculture Committee feels that it would be a negative impact on the existing agriculture activities, and preserved farms that are near the existing Highway Commercial Zone.

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Roll Call Vote:

Aye -	William Pandy, Sal DeSapio
Nay -	None
Absent -	None
Abstain -	Cynthia Niciecki

Public Comments

N/A

It was moved by Sandra McNicol, seconded by Richard Dodds and carried the motion to adjourn the meeting at 9:45 P.M. **All Voted Aye on Roll Call Vote.**

Respectfully submitted,

**Cynthia L. Keller, RMC
Secretary**