

**OPEN SPACE AND FARMLAND PRESERVATION COUNCIL
MINUTES
JANUARY 25, 2007**

At 7:32 pm, Ms. Butch called the meeting to order.

The Secretary read the Adequate Notice.

Roll Call:

Present: Abilheira, Blanco, Butch, Denardo, Morelli, Romano, Schloss,
Siedman, Wingerter

Late: Alves (7:38)

Absent: Mullarkey

Public Comment

The public comment portion of the meeting opened and closed at 7:32 pm.

Correspondence

Ms. Butch reviewed the correspondence section of the agenda.

Resolutions

The following resolutions were reviewed:

- Mr. Romano, Ms. Schloss, Mr. Wingerter, Ms. Siedman, and Mr. Blanco were appointed to three-year terms on the OSFP Council ending December 31, 2009.
- Mr. Halka, Ms. Pinhas, and Mr. Romano were appointed to two-year terms on the Agricultural Advisory Council ending December 31, 2008.
- The Mayor and Township Clerk are authorized to execute certain Option Agreements for purchase of farmland, development rights to farmland, or lands for recreation and/or open space preservation.

Approval of Minutes

Mr. Romano made a motion to approve the minutes of December 21, 2006, and Mr. Denardo offered a second. Roll Call Vote: Aye: Denardo, Morelli, Romano, Siedman, Wingerter.

Reorganization

- The 2007 meeting calendar was adopted.
Roll Call Vote: Aye: Abilheira, Blanco, Butch, Denardo, Morelli, Romano, Schloss, Siedman, Wingerter
- Mr. Wingerter made a motion to re-elect Ms. Butch as Chair and Mr. Abilheira offered a second. Roll Call Vote: Aye: Abilheira, Blanco, Butch, Denardo, Morelli, Romano, Schloss, Siedman, Wingerter
- Ms. Siedman made a motion to re-elect Mr. Wingerter as Vice Chair and Mr. Abilheira offered a second. Roll Call Vote: Aye: Abilheira, Blanco, Butch, Denardo, Morelli,

Romano, Schloss, Siedman, Wingerter

- Sub-Committee – Two new sub-committees were added—the Millstone Day Committee and the Fundraiser Committee. Mr. Romano offered a motion to approve the subcommittee list and Mr. Wingerter offered a second. All in favor.
- Sub-Committee Representatives – Revisions were made to the sub-committee members as per the attached document. Further revisions will be made to the land acquisition sub-committee at our next Council meeting. Mr. Romano offered a motion to approve the sub-committee members and Mr. Denardo offered a second. All in favor.

Old Business

- OSFP Ordinance changes to be passed February 7, 2007 – An ordinance change the structure of the OSFP Council had its first reading already and will have the second reading in February. The ordinance will change the number of members from 11 to 9 members, with 2 alternates. This change will reduce the number of members needed for a quorum from six to five. Alternates will vote when a regular member is not present. Since we have never had everyone present, the alternates should always be voting. The second change is that executive session minutes will no longer be recorded since the new equipment is not set up for it. Mr. Abilheira made a motion to continue to tape the executive session with portable system even though the ordinance will not require it. Mr. Wingerter offered a second. All in favor. Mr. Abilheira will recommend two additional changes: 1) if an OSFP matter is related to family member, the Council member must recuse him/herself and 2) the ordinance be changed so that the Township Committee selects Council alternates instead of the Mayor.
- Trails Map – Ms. Lisa Spaziano, township engineer, is finishing up the master plan map to be presented to Planning Board and Township Committee. Ms. Butch will then compile a list of allowable uses for each trail.
- Baird Road/Waters 40 acres – The Township received a letter from Catherine Drake stating the Green Acres has approved the conservation and trail easements on this property. The title work and survey work have been completed. The Township will receive substantial money from Green Acres. The reimbursement is on hold until another project has been completed.
- Lichtman Management Agreement – Simon Kaufman, OSFP attorney, is attempting to complete the paperwork for this agreement. Once the township has received state approval to manage the property, we can use the land for trails, farming, a small parking lot, or other uses.
- Recreation Map - Mr. Wingerter reviewed the progress with the Community Map. The map is sold out and we will net approximately \$8,000. We are still waiting for the Council rosters, recreation information, some free ads.
- Newsletter – Mr. Wingerter has been gathering information for the next newsletter. Ms. Siedman will interview the Roz from the Organic Earth Friendly Farm. Any Council members with pictures should send them to Kathy Naugle by March 1, 2007.

New Business

- 2007 OSFP County Budget – Matt Shipkey, County Farmland Preservation Coordinator, is in the process of preparing the 2007 OSFP County budget. Ms. Butch requested that Mr. Abilheira meet with Mr. Shipkey and her by mid-February to ensure the township and county are prepared to meet their obligations in regard to the upcoming preservations.
- OSFP Fundraiser - Mr. Wingerter suggested a barbeque as a possible fundraiser. The Council discussed possible dates and selected Sunday, June 3, 2006, from 1 – 5 pm as a tentative date. Mr. Wingerter will shop for the best deal on a location and entertainment. Other ideas discussed included a 50/50, silent auction, mechanical bull, and a polo match.
- New Proposed SADC Farmland Preservation Rules – The SADC is proposing a new set of rules for farmland preservation. In the new rules, 98 zoning will no longer be a consideration during the appraisal process. Additionally, stricter eligibility requirements are being put in place. For example, completely wooded property will no longer qualify and will have to go through Green Acres. Requirements for tillability and wetlands have also been incorporated. Our site assessment rating scale will need to be revised to reflect these changes. Additionally, if a landowner rejects an offer, they cannot resubmit for two years. The site assessment will be revised at a future meeting to reflect the new rules.
- Municipal Farmland Preservation Plan – The new SADC rules also require that each municipality submit a Farmland Preservation Plan by December 15, 2007. Matt Shipkey, County Farmland Preservation Coordinator, will meet with us in February to get started. We will also need to update our Right to Farm Ordinance as part of this process. The Agricultural Advisory Council will be asked to participate in this process.
- Right to Farm Presentation– An application came before the Planning Board last month that could fall under the Right to Farm Act if the applicant chooses. The OSFP will provide an overview of the Act to the Planning Board and the Zoning Board of Adjustment so they Boards know how to respond to these types of applications.
- Mullery Property – The Mullery property has closed. The Township received a check for \$404,353.81.
- Delinquent Tax Register – Ms. Butch mentioned that in the past the Council has reviewed the delinquent tax register on a regular basis to ensure property that could be used for open space does not go to tax sale. Ms. Naugle will provide Mr. Alves with a copy of the register on a quarterly basis so he can perform this review.
- OSFP Accounting – Mr. Wingerter has requested an accounting of the OSFP Trust Account. Mrs. Naugle will provide this beginning with the next Council meeting.
- Open Space Signs - Mr. Wingerter requested that open space signs be posted for all properties that are not SADC or Green Acres. Mr. Wingerter and Mr. Romano will work on this and make recommendations to the Council.
- Installment Purchase Agreements – Mrs. Butch mentioned that the Township has been offering Installment Purchase Agreements to potential farmland preservation landowners. A presentation on IPAs will be provided to the Council at a future meeting.
- GSPT Letter to Legislatures – Mr. Wingerter requested that Ms. Naugle prepare a letter to legislatures regarding the replenishment of the Garden State Preservation Trust. Ms.

Naugle will draft the letter prior to the next meeting.

Events

- The NJ Farmland Preservation Summit is scheduled for Friday, March 2, 2007, at Cook College. Ms. Butch said this summit was excellent last year. Ms. Butch, Mr. Wingerter, and Ms. Schloss committed to attending the summit. Anyone else interested in attending should let Ms. Naugle know as soon as possible. Someone should bring a camera for a photo with Susan Craft for an upcoming newsletter.
- The Agricultural Advisory Council is hosting an Equine Rescue Clinic on February 5, 2007. The clinic will cover barn rescue, equine first aid, and trailer rescue.
- The Annual SADC Appraiser's Conference is scheduled for June 6, 2007. Ms. Butch and Mr. Wingerter attended one year and do not feel the information is applicable to Council members.

Committee Reports

Finance: No report at this time.

Signage: No report at this time.

Public Relations / Publications: No report at this time.

Legislative Awareness: No report at this time.

Planning Board / Board of Adjustment Applications:

- The Perl North and South subdivision is coming before the Planning Board in February.
- The Huneke subdivision is also coming back before the board.
- The nursery on Burnt Tavern Road offered a trail before applying to the Planning Board.

Mr. Romano made a motion to go into 9:12 pm. Mr. Wingerter offered a second. All in favor.

At 9:29 pm, the Council returned to the Regular Session.

At 9:29 pm, Mr. Wingerter offered a motion to adjourn. Ms. Siedman offered a second. All in favor.

Respectfully submitted,

Kathy Naugle