

**OPEN SPACE AND FARMLAND PRESERVATION COUNCIL  
MINUTES  
FEBRUARY 22, 2007**

At 7:32 pm, Mr. Wingerter called the meeting to order.

The Secretary read the Adequate Notice.

**Roll Call:**

Present: Alves, Blanco, Denardo, Morelli, Romano, Schloss, Siedman, Wingerter

Late: Abilheira (8:20), Butch (7:47), Mullarkey (7:37)

**Public Comment**

The public comment portion of the meeting opened and closed at 7:33 pm.

**Correspondence**

Ms. Butch reviewed the correspondence section of the agenda.

- Resolution appointing members to the Council for terms of one to three years.

**Approval of Minutes**

Mr. Romano made a motion to approve the minutes of January 25, 2007, and Mr. Alves offered a second. All in favor.

**Reorganization**

- The 2007 Subcommittee assignments were discussed. Ms. Butch feels the best way to break out the Land Acquisition subcommittee is by project. Ms. Morelli, Ms. Schloss, and Mr. Mullarkey offered to work on land acquisitions.

**Old Business**

- OSFP Bulletin – A draft of the March 2007 bulletin was provided to the Council. The bulletin will be forwarded to the Examiner on Monday and mailed to residents in the March mailer.
- Streets, Open Space, & Parks Map – All artwork and other information has been submitted to Little Hat Marketing Company. The map will be ready early next week for sign-off. Ms. Butch brought the most recent copy of the map.
- Lichtman Management Agreement – Simon Kaufman, OSFP attorney, is attempting to complete the paperwork for this agreement. Unfortunately, he is having difficulty obtaining the forms needed to finalize the paperwork. 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. Mr. Wingerter will check with Montgomery Township since they have a similar management agreement.

- 2007 OSFP County Budget – Mr. Abilheira is working on Millstone Township’s portion of the County budget. Mr. Matt Shipkey has resigned from his position with Monmouth County. Ms. Harriet Honigfeld will absorb his responsibilities into her current responsibilities. Ms. Butch anticipates that more work will fall back on the Township as a result.
- OSFP Fundraiser – The upcoming OSFP Clambake was discussed.
  - The date is set for Sunday, June 3, 2006, from 1 – 5 pm—rain or shine.
  - Mr. Wingerter will scout for the best location. Suggested locations include the Clarksburg Inn, Black Bear, Frogbridge, Camp Topanemus, and the Elks.
  - Mr. Wingerter will approach restaurants to ask them to support the event by donating seafood—lobster, shrimp, clams, steamers, BBQ beef.
  - Food stations will be set up to keep the food lines from becoming too long.
  - A flat fee will be charged that will include a given number of food tickets. Additional tickets can be purchased.
  - Do we want to sell beer?
  - Ms. Naugle will see if the local jazz band can play.
  - The Trailblazers will be asked to sponsor the 50/50. A gaming license will need to be issued by the Municipal Clerk.
  - A silent auction for two or three high-end items was suggested.
  - A Chinese auction for children’s items was suggested.
- Baird Road – The grading work is going to bid in the spring. Mr. Wingerter reminded Ms. Lisa Spaziano that it needs to be included.
- Municipal Farmland Preservation Plan – Ms. Butch will prepare a checklist of items that need to be completed in order to satisfy the State’s requirements for a Municipal Plan. The checklist will be e-mailed within the next few days. Ms. Morelli has offered to assist in compiling the plan.
- Right to Farm Presentation– Ms. Butch attended the Planning Board meeting on February 12, 2007, to provide an overview of the Right to Farm Act. This was in response to an application for a garden center that could potentially fall under the Act if the applicant chooses. Ms. Butch will present the topic to the Board of Adjustment Council on March 28, 2007.

## **New Business**

- Future Funding for Preservations – Ms. Butch is unsure of what our next allocation from State will be. The State is stretched for money so we may not get the full \$1.5 million. Once the allocation is exhausted, 1998 zoning will no longer be an option. All future preservations will be based on 2004 zoning. There is still a significant difference between 2004 and current zoning. 2004 Zoning is schedule to sunset in 2009. The Council can also use the following programs for funding.

- The Council has been sending projects through the County Easement Direct program. In this program, the County takes the lead on the preservation. Unfortunately, landowners can only be offered 2004 zoning, not 1998 zoning.
  - The State Direct program is a program we have not yet pursued. The County has been steering us away from this program since we lose all control of the process to the State and it's difficult to move projects through.
  - We also have money owed to us by Green Acres for completed projects.
- Ms. Butch discussed the following upcoming events:
    - NJ Farmland Preservation Summit - Mr. Wingerter, Ms. Butch, and Ms. Schloss will be attending this event on March 2, 2007, at Cook College.
    - Monmouth County Greentable – The quarterly meeting will discuss OPRA requests, GRC process, and prior GRC decisions.
    - 10<sup>th</sup> Annual NJ Emergency Working Group Symposium – Ms. Butch will be attending this for the Agricultural Advisory Council.
    - Annual State Appraisers Conference - Ms. Butch and Mr. Wingerter do not recommend this conference. It provides specifics applicable to appraisers only.

## Committee Reports

- **Finance:** Mr. Abilheira provided the Council with an OSFP cash flow analysis through 2039. Additionally, Ms. Naugle provided a summary of the OSFP Trust Account activity for the month of January 2007.
- **Signage:** Mr. Wingerter asked Ms. Naugle to call the SADC to determine the status of the Mattai and Mullery property. Ms. Butch will deliver Livak Green Acres sign to Mr. Wingerter. Additionally, there are trail signs that need to be put up.
- Public Relations / Publications: No report at this time.
- Legislative Awareness: No report at this time.
- Planning Board / Board of Adjustment Applications:
  - The trail for the Perl North and South subdivision has been worked out. Ms. Butch and Mr. Shafai need to walk it.
  - The Huneke subdivision application was withdrawn.
  - The Vrabel lot line adjustment will go before the Planning Board next month.

Mr. Romano made a motion to go into Executive Session at 8:43 pm. Mr. Denardo offered a second. All in favor.

At 9:53 pm, the Council returned to the Regular Session.

At 9:53 pm, Mr. Romano offered a motion to adjourn. Mr. Blanco offered a second. All in favor.

Respectfully submitted,

Kathy Naugle