

# Lebanon Township Environmental & Open Space Commission Agenda

November 20<sup>th</sup>, 2017

## CALL TO ORDER

In compliance with the “Open Public Meetings Act”, notice has been given that the Lebanon Township Environmental and Open Space Commission conducts its regular business meetings on the third Monday of each month at 7:00 PM in the main meeting room of the municipal building. Notice of this meeting was published in the Hunterdon County Democrat and the monthly agendas are posted on the bulletin board of the municipal building.

## STANDARD AGENDA

Topic	Intent/Materials	Time
<b>Kickoff, Roll Call &amp; Connecting Moment</b>	Call meeting to order and take roll call. Mr. Mickley and Mr. Collett have stated that they would not be able to attend.	10 Min
<b>Presentation of Minutes</b>	Review and approval of October Meeting Minutes. All commission members can approve except for Ms. Petzinger and Mr. Newman who were not present at the October meeting.	10 Min
<b>General Admin</b>	<ul style="list-style-type: none"> <li>• Feedback on Land Preservation brochure</li> <li>• County Planning Board Breakfast Talk, November 28<sup>th</sup>, 730-900; topics include open space and farmland preservation issues, septic inspection &amp; emerald ash borer</li> <li>• Reorganization               <ul style="list-style-type: none"> <li>○ Duckworth, Mickley, Henriksen – 3-year terms</li> <li>○ Koch – Alternate 1 – 2-year term</li> <li>○ EOSC Chair</li> </ul> </li> <li>• RHA State of the Watershed – December 2<sup>nd</sup> – 845-1200 – ESC Building</li> <li>• EOSC email address change</li> <li>• Property maintenance plan still a priority – good work from Marty</li> <li>• Planning Board December 5<sup>th</sup>, should EOSC members attend?</li> <li>• Kathy Koch property, Block 24, Lot 16</li> <li>• Sustainable Jersey update</li> <li>• Preservation Opportunity Analysis</li> </ul>	20 Min
<b>Newsletter</b>	<p>Winter newsletter deadline November 1<sup>st</sup>. Articles to be submitted include:</p> <ul style="list-style-type: none"> <li>• Well Testing Results (Ms. Koch) - submitted</li> <li>• LT Fall Festival (Mr. Duckworth) – not submitted</li> </ul> <p>Backlog: Proper Use of Pesticides and Herbicides, Organic Methods, Invasive Species, Christian Crossroads Dam Removal/History</p>	5 Min
<b>Correspondence</b>	<p>Acknowledge and share any formal correspondence received by EOSC chair or informal correspondence received by EOSC members. All correspondence is scanned and stored digitally in a public access Google Drive folder at <a href="https://drive.google.com/open?id=0B14m3wFylheUWjBjNEkwalU4TGc">https://drive.google.com/open?id=0B14m3wFylheUWjBjNEkwalU4TGc</a>.</p> <ul style="list-style-type: none"> <li>• None</li> </ul>	0 Min

Topic	Intent/Materials	Time
<b>Focus Topics</b>	<p>A select set of topics that require deeper discussion.</p> <ul style="list-style-type: none"> <li>• Guest Speaker: Angela Gorczyca, Water Quality Program Manager, Raritan Headwaters Association (RHA)</li> <li>• Block 51, Lot 19 – 29 Sharrer Road Preservation</li> <li>• Standard Open Space FAQs</li> </ul>	40 Min
<b>Reports</b>	<p>Provide updates on the following standard topics below; see pre-submitted updates in <b>Attachment 1</b>.</p> <p><u>Program Reports</u></p> <ul style="list-style-type: none"> <li>• Litter Cleanup (Naccarato)</li> <li>• Well Testing (Koch)</li> <li>• LT Fall Fest (Duckworth)</li> </ul> <p><u>Project Reports</u></p> <ul style="list-style-type: none"> <li>• NJ Water Supply Property Agreement Refresh (Mickley)</li> <li>• Open Space and Preserved Property Mapping/OSRP (Duckworth)</li> <li>• Block 36, Lot 17 Partial Preservation “Goracy Trail” (Hardy)</li> <li>• Block 35, Lot 88 Preservation “Red Mill Road” (Schmidt)</li> <li>• Pt. Mountain/Teetertown Link (Schmidt)</li> <li>• Conservation Easement Assessment (Duckworth)</li> </ul> <p><u>Administrative Reports</u></p> <ul style="list-style-type: none"> <li>• EOSC Budget (Duckworth)</li> <li>• Planning Board (Duckworth)</li> <li>• Highlands Act (Duckworth)</li> <li>• Musconetcong Watershed Association (Henriksen)</li> <li>• Raritan Headwaters Association (Lawler)</li> <li>• Sustainable Jersey (Duckworth)</li> </ul>	5 Min

# Attachment 1: Reports

## Program Reports

No updates for *Well Testing, Litter Cleanup and LT Fall Fest programs.*

## Project Reports

### **Open Space and Preserved Property Mapping/OSRP**

As per Mr. Duckworth on 20-Nov-2017, all information has been provided to Planner Bolan to prepare the final OSRP for review and potential adoption at the December 5<sup>th</sup> Planning Board meeting.

### **Goracy Trail**

As per Ms. Hardy on 19-Nov-2017, Committeeman & Open Space Coordinator Mike Schmidt & EOSC member Sharon Hardy met with the Landowner Vi Giaquinto on Oct 29th to review & discuss several additional survey maps that were acquired during further survey research that was done on her behalf. Vi remains very supportive of the project, however at this point, Vi needs to decide when she wants to move forward with having her survey done. We will continue to stay in touch with her to provide any additional support, if needed.

### **NJ Water Supply Property Agreement Refresh**

No update provided.

### **Point Mountain to Teetertown Link**

As per Committeeman Schmidt on 19-Nov-2017, an ordinance to provision up to \$55K in Township funds was approved by Township Committee. NJ Conservation Foundation has secured all the funds, including the Township funds. Surveyor and environmental firms have been hired by NJCF. It will take a few months but it looks very solid that it will be preserved.

### **Red Mill Road**

As per Committeeman Schmidt on 19-Nov-2017, funds are in the process of being transferred from the County and Green Acres. It is hopeful that the funds will arrive shortly after Thanksgiving so the transaction can be completed during the week of December 4<sup>th</sup>.

### **Conservation Easement Assessment**

As per Mr. Duckworth on 19-Nov-2017, Mr. Duckworth contacted the Rutgers Cooperative Extension of Hunterdon County, department of Agriculture and Resource Management, on 06-Nov-2017 at (908)788-1340 and spoke to Anna Pinkerton. She stated that the Ag Director was on vacation and would return my call during the week of 13-Nov-2017. Mr. Duckworth has not yet received a return call.

## **Administrative Reports**

### **EOSC Budget (Duckworth)**

No update provided.

### **Planning Board (Duckworth)**

As per Mr. Duckworth on 20-Nov-2017, there has been no Planning Board meeting since the October EOSC meeting. The next Planning Board meeting will be on December 5<sup>th</sup>, at which time the Board will have the opportunity to adopt the updated OSRP.

### **Highlands Act (Duckworth)**

No update provided.

### **Musconetcong Watershed Association (MWA)/Musconetcong River Management Council (MRMC) (Henriksen)**

As per Mr. Henriksen on 19-Nov-2017, the MWA and Montclair State University have received a \$200k plus grant from the Academy of Natural Sciences. The grant will allow us to more deeply focus on how changes in land use practices have affected water quality in the Hampton to Bloomsbury section. In addition, the grant will allow us to explore some of the human dimensions behind those changes and engage agency and local stakeholders. This grant will allow us to test for bacteria, phosphorous and other items. It includes funding for stakeholder engagement, outreach and communications for the next two years, so stay tuned.

The MRMC was happy to hear that we are not losing our National Park Service rep, Paul Kenney, to another watershed. Paul has been with us from the beginning and has been an advocate & a resource beyond compare.

### **Raritan Headwaters Association (Lawler)**

No update provided.

### **Sustainable Jersey (Duckworth)**

No update provided.

# Lebanon Township Environmental & Open Space Commission Minutes

November 20<sup>th</sup>, 2017

## ROLL CALL

EOSC Member	Role	Attendance
Adam Duckworth	Chairman, Planning Board Liaison	X
Sharon Petzinger	Member	X
Warren Newman	Member	No
Erik Jan Henriksen	Member	X
Nancy Lawler	Member	X
Sharon Hardy	Member	X
Adam Mickley	Member	No
Kathy Koch	Alternate 1	X
Marty Collett	Alternate 2	X*

\*arrived part-way through the meeting

## MEETING MINUTES

Topic	Intent/Materials	Time
<b>Kickoff, Roll Call &amp; Connecting Moment</b>	<p>Call meeting to order and take roll call. Mr. Mickley and Mr. Collett have stated that they would not be able to attend.</p> <p><b>Minutes:</b> Mr. Duckworth called the meeting to order at 7:02PM. In addition to EOSC members, Angela Gorczyca (RHA) was in attendance.</p>	10 Min
<b>Presentation of Minutes</b>	<p>Review and approval of October Meeting Minutes. All commission members can approve except for Ms. Petzinger and Mr. Newman who were not present at the October meeting.</p> <p><b>Minutes:</b> Mr. Duckworth asked if there were any comments on the Meeting Minutes from October. There were none. He asked for a motion to approve. Ms. Lawler made the motion, Ms. Hardy seconded and unanimously approved.</p>	10 Min
<b>General Admin</b>	<ul style="list-style-type: none"> <li>• Feedback on Land Preservation brochure</li> <li>• County Planning Board Breakfast Talk, November 28<sup>th</sup>, 730-900; topics include open space and farmland preservation issues, septic inspection &amp; emerald ash borer</li> <li>• Reorganization               <ul style="list-style-type: none"> <li>○ Duckworth, Mickley, Henriksen – 3-year terms</li> <li>○ Koch – Alternate 1 – 2-year term</li> <li>○ EOSC Chair</li> </ul> </li> <li>• RHA State of the Watershed – December 2<sup>nd</sup> – 845-1200 – ESC Building</li> <li>• EOSC email address change</li> <li>• Property maintenance plan still a priority – good work from Marty</li> <li>• Planning Board December 5<sup>th</sup>, should EOSC members attend?</li> <li>• Kathy Koch property, Block 24, Lot 16</li> </ul>	20 Min

Topic	Intent/Materials	Time
	<ul style="list-style-type: none"> <li>• Sustainable Jersey update</li> <li>• Preservation Opportunity Analysis</li> </ul> <p><b>Minutes:</b> Mr. Duckworth reminded the team that he had asked for everyone to review the Lebanon Township Land Preservation Brochure and be ready to provide feedback. Mr. Duckworth stated that he was planning to do a second printing run if there was money in the 2017 EOSC budget remaining. There was no feedback on the content. Ms. Lawler asked if Clean Communities money can be used to pay for printing. She also asked if ANJEC would consider covering the cost or if there was money left from our Sustainable Jersey Capacity Building Grant. Mr. Duckworth said he didn't know but would explore these opportunities.</p> <p>Mr. Duckworth informed the team that the County Planning Board will be hosting a breakfast talk on November 28<sup>th</sup>. Ms. Petzinger stated that it might be Rosa Yoo who does the presentation regarding the Emerald Ash Borer. Ms. Petzinger said that if it was, be sure to ask about urban and community forestry as there might be grants to do tree inventories and other related activities. She stated that Carrie Sargeant handles community forestry grants for the DEP. Ms. Lawler stated she was very interested in the septic system topic and may try to attend. She said the County is in charge of ensuring septic system health and has the authority to enforce septic system inspections but rarely does this. Mr. Duckworth closed the topic by saying that if there were any other questions he should ask when he attended to please let him know.</p> <p>Mr. Duckworth stated that terms for four Commission members are expiring at the end of 2017: Mr. Mickley, Mr. Henriksen, Ms. Koch and himself. He stated he had spoken to these individuals prior to the meeting and all were interested in renewing their terms. He asked if there were any questions or comments. There were none. Mr. Duckworth asked for a motion to support renewing terms for Mr. Duckworth, Mr. Mickley, Mr. Henriksen and Ms. Koch. Ms. Koch made the motion, seconded by Ms. Lawler and unanimously approved.</p> <p>Mr. Duckworth stated that he was interested and willing to continue on as chairman but asked if there was any interest from others? There was none; the team was supportive of Mr. Duckworth continuing as Chairman and Ms. Lawler officially nominated Mr. Duckworth. Mr. Duckworth asked for a motion to support the appointment of Mr. Duckworth as Chairman in 2018. The motion was made by Ms. Petzinger, seconded by Ms. Lawler and unanimously approved.</p> <p>Mr. Duckworth reminded the team that RHA was hosting "State of the Watershed" on December 2<sup>nd</sup> at the ESC building and acknowledged that Ms. Koch would be attending. He asked if anyone else was planning to attend and there was not.</p> <p>Mr. Duckworth stated that he had requested an official email account from Karen Sandorse to replace the gmail account currently in use for the EOSC. Ms. Sandorse had stated that one already existed and has provided Mr. Duckworth the information. He will work with Karen to update the Township website to list <a href="mailto:LTENV@lebtwp.net">LTENV@lebtwp.net</a>. This email address should be used going forward.</p> <p>Mr. Duckworth reminded the team that the public hearing for and adoption of the Open Space and Recreation Plan (OSRP) would occur at the Planning Board meeting on December 5<sup>th</sup>. Ms. Hardy reminded the team that second public hearing would occur at Township Committee on December 6<sup>th</sup>. Mr. Duckworth encouraged everyone to attend and stated he would ask Ms. Sandorse to post these meetings</p>	

Topic	Intent/Materials	Time
	<p>and all subsequent Township Committee meetings in 2018 so all EOSC members could attend.</p> <p>Mr. Duckworth stated that Ms. Koch had brought a property to his attention since the last meeting – Block 24, Lot 16, along Hickory Run Road. Ms. Koch stated that she had come across this piece of property for sale and spoken to the owner who stated that he was already in negotiations with NJ DEP to purchase the property. Mr. Duckworth displayed the property on the screen along with the mapped open space and preservation priorities so the team could see the property in context. There was general acknowledgement that this would be a good acquisition for the state since they already have a neighboring property and the Hickory Run flows through it. Ms. Lawler stated there is a vernal pool on the premises and that it presents good connection opportunities to Miquin Woods through Doefield Road or Evergreen Lane.</p> <p>Ms. Koch then stated she had an update on Block 12/Lot 65, which had been discussed at a prior EOSC meeting. She said the property owner had been discussing the sale price with DEP but was not interested in selling; there was an offer of \$120K for 9 acres. Ms. Koch stated that a suitable price could not be agreed upon and that the homeowner does not want to tear down the barn or let the farmland transition to forest. Ms. Petzinger stated it would be up to the state after purchase to try and lease it as farmland or let it begin to transition.</p> <p>In response to the EOSC ScribbleMap displayed on screen, Ms. Gorzcyca stated that NJWSA also has a preservation priority map.</p> <p>Ms. Hardy asked if it was an appropriate time to discuss changing the date of the EOSC meeting. Mr. Duckworth said that there has been a request from a Commission member to change our meeting date. There was discussion on an alternate Monday and if and how to align with Township Committee and Planning Board meetings. Ms. Lawler and Ms. Hardy volunteered to take a look and propose a different day at the next meeting. The team agreed to assume it would be the 2<sup>nd</sup> Monday of the month unless otherwise changed.</p> <p>Mr. Collett arrived.</p>	
<b>Newsletter</b>	<p>Winter newsletter deadline November 1<sup>st</sup>. Articles to be submitted include:</p> <ul style="list-style-type: none"> <li>• Well Testing Results (Ms. Koch) - submitted</li> <li>• LT Fall Festival (Mr. Duckworth) – not submitted</li> </ul> <p>Backlog: Proper Use of Pesticides and Herbicides, Organic Methods, Invasive Species, Christian Crossroads Dam Removal/History</p> <p><b>Minutes:</b> Mr. Duckworth asked if there were any newsletter ideas for the spring newsletter. There were none.</p>	5 Min

Topic	Intent/Materials	Time
<p><b>Correspondence</b></p>	<p>Acknowledge and share any formal correspondence received by EOSC chair or informal correspondence received by EOSC members. All correspondence is scanned and stored digitally in a public access Google Drive folder at <a href="https://drive.google.com/open?id=0B14m3wFylheUWjBjNEkwalU4TGc">https://drive.google.com/open?id=0B14m3wFylheUWjBjNEkwalU4TGc</a>.</p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Minutes:</b> Mr. Duckworth asked if there was any correspondence that anyone received. There was none.</p>	<p>0 Min</p>
<p><b>Focus Topics</b></p>	<p>A select set of topics that require deeper discussion.</p> <ul style="list-style-type: none"> <li>• Guest Speaker: Angela Gorczyca, Water Quality Program Manager, Raritan Headwaters Association (RHA)</li> <li>• Block 51, Lot 19 – 29 Sharrer Road Preservation</li> <li>• Standard Open Space FAQs</li> </ul> <p><b>Minutes:</b> Mr. Duckworth then handed the floor to Ms. Gorczyca who provided an overview of RHA and stream testing data.</p> <p>Mr. Duckworth then initiated a discussion on Block 51/Lot 19 (29 Sharrer Road). He stated that Committeeman Schmidt communicated that RHA was approached by the property owner to sell the lot. RHA has asked if Lebanon Township would be interested in it. The information provided by Committeeman Schmidt is as follows:</p> <p style="padding-left: 40px;"><i>Raritan Headwaters (RHA) was approached with an offer to sell a Lot, and they have asked if Lebanon Township would be interested in it.</i></p> <p style="padding-left: 40px;"><i>It is at 29 Sharrer Road (Block 51 Lot 19). The lot has houses on three sides with undeveloped lots connected to the north side. Not exactly a greenway, but the Spruce Run tributary runs through it. It does not look ideal as a building site because of the wet areas, although it has good frontage. The owner is listed as "Odins Raven Lp" with a Flemington address. The tax assessed value is \$50,000. RHA tells me the owner is asking \$125,000 but RHA thinks it may be a challenge to get an appraisal at that value.</i></p> <p style="padding-left: 40px;"><i>The owner says it is 1.5 acres, which matches our tax report. But on the Highlands Property Report (see attached), it states the size as 0.37 acre.</i></p> <p style="padding-left: 40px;"><i>I told RHA that I would get an opinion regarding our interest from the EOSC. I assume you can discuss with the EOSC at your next meeting.</i></p> <p>Mr. Duckworth stated that Mr. Newman had provided some information before the meeting since he would not be able to attend tonight.</p> <p style="padding-left: 40px;"><i>I did a quick check on this property to give us a little more background info. I attached Lebanon Township Tax Map Sheet 18 that contains this lot. The tax map shows there is a bridge easement and a conservation easement on this property. Acreages for these easements are not identified, but it is possible that the Highlands Council Advanced Property Report that Mike forwarded captured the conservation easement as opposed to the total lot acreage. It is hard to tell exactly.</i></p> <p style="padding-left: 40px;"><i>I also checked past tax records on file with the NJ Transparency Center.</i></p>	<p>40 Min</p>



Topic	Intent/Materials	Time
	<p><i>They show that between 2010 and 2014, the property was listed in the database as being 0.45 acres with a tax assessment of \$2,500. It wasn't until 2015, after Odins Raven, LP owned the property that it was assessed at \$111,300 (for that year). The tax assessment dropped to \$50,000 in 2016 and 2017. In my opinion, it seems that an asking price of \$125,000 is well above market value. Also in 2015, the tax data base was revised and began listing the lot as being 1.51 acres rather than 0.45 acres.</i></p> <p>Ms. Lawler acknowledged that is has a conservation easement already so it is already preserved to some extent. She also stated that it does not provide any connectivity opportunities to neighboring preserved parcels. Ms. Koch stated that is was overpriced and asked why the neighbors wouldn't be interested in adding it to their own properties. Ms. Petzinger said the only value she could see is if we wanted to make it a display project. Mr. Henriksen said he might show more interest if the price were much, much better. Mr. Duckworth said he felt there were much more valuable projects on which we could focus our limited time and energy and that he would summarize the feedback and provide it to Committeeman Schmidt, closing the topic.</p> <p>Mr. Duckworth stated that Ms. Lawler has suggested we prepare a list of frequently asked questions regarding open space preservation based on the types of questions raised by Township Committee during the Point Mountain-Teetertown Link project. The team brainstormed a few and then Mr. Duckworth asked everyone to think of some prior to next meeting. Mr. Henriksen stated that he would search the web for some examples. It was also suggested that we contact the Tewksbury Environmental Commission who might have something like that.</p> <p style="padding-left: 40px;">Why do we preserve open space? What's the risk if it's not preserved? Are the Highlands restrictions permanent?</p> <p>Mr. Duckworth asked for a motion to adjourn the meeting at 9:04 PM. Ms. Lawler made the motion, Ms. Koch seconded and unanimously approved.</p>	

Topic	Intent/Materials	Time
<b>Reports</b>	<p>Provide updates on the following standard topics below; see pre-submitted updates in <b>Attachment 1</b>.</p> <p><u>Program Reports</u></p> <ul style="list-style-type: none"> <li>• Litter Cleanup (Naccarato)</li> <li>• Well Testing (Koch)</li> <li>• LT Fall Fest (Duckworth)</li> </ul> <p><u>Project Reports</u></p> <ul style="list-style-type: none"> <li>• NJ Water Supply Property Agreement Refresh (Mickley)</li> <li>• Open Space and Preserved Property Mapping/OSRP (Duckworth)</li> <li>• Block 36, Lot 17 Partial Preservation “Goracy Trail” (Hardy)</li> <li>• Block 35, Lot 88 Preservation “Red Mill Road” (Schmidt)</li> <li>• Pt. Mountain/Teetertown Link (Schmidt)</li> <li>• Conservation Easement Assessment (Duckworth)</li> </ul> <p><u>Administrative Reports</u></p> <ul style="list-style-type: none"> <li>• EOSC Budget (Duckworth)</li> <li>• Planning Board (Duckworth)</li> <li>• Highlands Act (Duckworth)</li> <li>• Musconetcong Watershed Association (Henriksen)</li> <li>• Raritan Headwaters Association (Lawler)</li> <li>• Sustainable Jersey (Duckworth)</li> </ul>	5 Min