

# Lebanon Township Environmental & Open Space Commission

## Agenda

August 21<sup>st</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> (Adam Duckworth)	Call meeting to order and record attendance.	15 Min
<b>Presentation of Minutes</b> (Adam Duckworth)	Review and approval of June Meeting Minutes. The following people are approving minutes based on their attendance at the last meeting: Mr. Duckworth, Ms. Petzinger, Ms. Lawler, Ms. Hardy, Mr. Mickley and Ms. Koch.	10 Min
<b>General Admin</b> (Adam Duckworth)	<ul style="list-style-type: none"> <li>• Mayor Laul confirmed full approval of Marty Collett complete</li> <li>• Mayor Laul to follow up on NJWSA Property Agreement review</li> <li>• Ms. Petzinger will post a summary of both Goracy bird surveys</li> <li>• Mr. Henriksen to follow up on County Shade Commission support</li> </ul>	20 Min
<b>Newsletter</b>	Summer newsletter deadline was August 1 <sup>st</sup> . Articles submitted include: <ul style="list-style-type: none"> <li>• A Taste of Goracy (Petzinger)</li> </ul> Backlog: <ul style="list-style-type: none"> <li>• Proper Use of Pesticides and Herbicides (target Summer 2016)</li> <li>• Organic Methods</li> <li>• Invasive Species</li> </ul>	5 Min
<b>Reports</b>	Provide updates on the following standard topics below; see pre-submitted updates in <b>Attachment 1</b> . <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>	0 Min

Topic	Intent/Materials	Time
<b>Correspondence</b>	<p>Acknowledge and share any formal correspondence received by EOSC chair or informal correspondence received by EOSC members.</p> <ul style="list-style-type: none"> <li>• <a href="#">2017-7-19 Suburban Consulting Engineers – B38_L55 – Notice to Lebanon Township Application Submission Highlands Applicability Determination</a></li> <li>• <a href="#">2017-7-13 NJ DEP – B11_L37 – Highlands Applicability Determination Application Model Letter</a></li> </ul>	5 Min
<b>Focus Topics</b>	<p>A select set of topics that require deeper discussion.</p> <ul style="list-style-type: none"> <li>• B49/L76 Environmental Concerns <ul style="list-style-type: none"> <li>○ Mr. Gaydick to follow up with prior owner regarding agriculture vs. commercial use of gas tank</li> <li>○ Ms. Hardy to follow up with historians regarding prior activities on parcel</li> <li>○ Mr. Duckworth to follow up on stream erosion concern</li> <li>○ Ms. Petzinger to review property history/file</li> </ul> </li> <li>• <a href="#">Open Space &amp; Recreation Plan</a> Update</li> <li>• LT Fall Festival Participation</li> </ul>	30 Min
<b>Program Review</b>	<p>EOSC Programs represent ongoing activities or events aligned with the purpose and long-term goals of the commission. Program Leads to provide brief status report and overview on next steps for active programs. Pre-submitted updates are requested prior to the meeting and included as part of the agenda to help ensure a timely meeting; see <b>Attachment 2</b>.</p> <ul style="list-style-type: none"> <li>• Litter Cleanup (Naccarato)</li> <li>• Well Testing (Koch)</li> </ul>	0 Min
<b>Project Review</b>	<p>Project Leads to provide brief status report and overview on next steps for active projects. Pre-submitted updates are requested prior to the meeting and included as part of the agenda to help ensure a timely meeting; see <b>Attachment 3</b>.</p> <ul style="list-style-type: none"> <li>• NJ Water Supply Property Agreement Refresh (Mickley)</li> <li>• Open Space and Preserved Property Mapping (Duckworth)</li> <li>• Bunnvale Grant (Hardy)</li> <li>• Goracy Trail (Hardy)</li> <li>• Recycling Actions (Mickley)</li> <li>• Red Mill Road (Schmidt)</li> <li>• Pt. Mountain/Teetertown Link (Schmidt)</li> </ul>	0 Min

## **Attachment 1: Reports**

**EOSC Budget (Duckworth)**

TBD

**Planning Board (Duckworth)**

TBD

**Highlands Act (Duckworth)**

TBD

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

TBD

**Raritan Headwaters Association (Lawler)**

TBD

**Sustainable Jersey (Duckworth)**

TBD

## **Attachment 2: Program Updates**

### **Well Testing**

TBD

### **Litter Cleanup**

TBD

## **Attachment 3: Project Updates**

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

TBD

### **Bunnvale Grant**

TBD

### **Goracy Trail**

TBD

### **Recycling Actions**

TBD

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

TBD

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

TBD

### **Red Mill Road**

TBD

# Lebanon Township Environmental & Open Space Commission Minutes

August 21<sup>st</sup>, 2017

## ROLL CALL

Meeting called to order with a quorum at: 7:07 PM. Others in attendance include Committeeman Schmidt, Mayor Laul and four audience members.

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

\*Mr. Collett arrived part way through the meeting.

## MEETING MINUTES

Topic	Intent/Materials
<b>Kickoff, Roll Call &amp; Connecting Moment</b> (Adam Duckworth)	Call meeting to order and record attendance.  <b>Minutes:</b> Mr. Duckworth called the meeting to order at 7:07PM and took roll call. Mr. Mickley stated that he had to leave early at 8PM.
<b>Presentation of Minutes</b> (Adam Duckworth)	Review and approval of July Meeting Minutes. The following people are approving minutes based on their attendance at the last meeting: Mr. Duckworth, Ms. Petzinger, Ms. Lawler, Ms. Hardy, Mr. Mickley and Ms. Koch.  <b>Minutes:</b> Mr. Duckworth asked for a motion to approve Meeting Minutes from the July meeting. Ms. Lawler made the motion, Ms. Koch seconded and unanimously approved.
<b>General Admin</b> (Adam Duckworth)	<ul style="list-style-type: none"> <li>• Mayor Laul confirmed full approval of Marty Collett complete</li> <li>• Mayor Laul to follow up on NJWSA Property Agreement review</li> <li>• Ms. Petzinger will post a summary of both Goracy bird surveys</li> <li>• Mr. Henriksen to follow up on County Shade Commission support</li> </ul>

Topic	Intent/Materials
<p><b>Newsletter</b></p>	<p>Summer newsletter deadline was August 1<sup>st</sup>. Articles submitted include:</p> <ul style="list-style-type: none"> <li>• A Taste of Goracy (Petzinger)</li> </ul> <p>Backlog:</p> <ul style="list-style-type: none"> <li>• Proper Use of Pesticides and Herbicides (target Summer 2016)</li> <li>• Organic Methods</li> <li>• Invasive Species</li> </ul> <p><b>Minutes:</b> Mr. Duckworth mentioned that Ms. Petzinger submitted a newsletter article about the Goracy tract. He then stated there were no articles on the docket for the winter newsletter and asked if there was a desire from anyone on the team to write one. Ms. Koch stated that she would submit an article about the well testing results which were recently made available.</p>
<p><b>Reports</b></p>	<p>Provide updates on the following standard topics below; see pre-submitted updates in <b>Attachment 1</b>.</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> <p><b>Minutes:</b> Mr. Duckworth stated that a Planning Board meeting was held on August 1<sup>st</sup> and the principles for the Open Space &amp; Recreation Plan (OSRP) were presented for discussion. Mr. Duckworth stated that there was some discussion on how much preserved property is enough but generally the Board was supportive of preservation, both open space and farmland. He stated that he suggested to the Board that our OSRP be taken in the context of our neighboring communities and language be included stating as such, and that a reference to the Farmland Preservation Plan be included to ensure the OSRP is taken in the context of the broader preservation strategy.</p> <p>Ms. Lawler stated that we really need to establish a maintenance plan for preserved properties and include control of invasive species, especially for parcels next to agricultural land. She stated that the NJ State Soil Conservation Committee has been hosting a number of meetings that she had participated in and invasive species has been a topic of focus. Ms. Lawler stated that if the Township were to rent preserved land for farming purposes then the Township should consider performing soil testing at the end to ensure the integrity of the soil was maintained. Mr. Duckworth stated that now since the property analysis for the OSRP update will soon be completed, he would like to focus on maintenance planning for existing, preserved properties and would like to discuss this at the next meeting.</p> <p>Ms. Lawler stated that Raritan Headwaters Association (RHA) made a request to be here and she was surprised that a representative was not in attendance. Mr. Duckworth said that we should consider inviting them to our September meeting. Mr. Duckworth asked Ms. Lawler if she had any important updates regarding the Musconetcong Watershed Association (MWA). Ms. Lawler stated</p>

Topic	Intent/Materials
	there were no updates.
<b>Correspondence</b>	<p>Acknowledge and share any formal correspondence received by EOSC chair or informal correspondence received by EOSC members.</p> <ul style="list-style-type: none"> <li>• <a href="#">2017-7-19 Suburban Consulting Engineers – B38 L55 – Notice to Lebanon Township Application Submission Highlands Applicability Determination</a></li> <li>• <a href="#">2017-7-13 NJ DEP – B11 L37 – Highlands Applicability Determination Application Model Letter</a></li> </ul> <p><b>Minutes:</b> Mr. Duckworth highlighted that two correspondences were received prior to the meeting and are noted in the agenda, as well as scanned to the EOSC Google Drive folder. An additional correspondence was picked up from the mailbox before the meeting: Notification of Treatment Works Approval application for a septic system improvement in Voorhees State Park.</p>
<b>Focus Topics</b>	<p>A select set of topics that require deeper discussion.</p> <ul style="list-style-type: none"> <li>• B49/L76 Environmental Concerns <ul style="list-style-type: none"> <li>○ Mr. Gaydick to follow up with prior owner regarding agriculture vs. commercial use of gas tank</li> <li>○ Ms. Hardy to follow up with historians regarding prior activities on parcel</li> <li>○ Mr. Duckworth to follow up on stream erosion concern</li> <li>○ Ms. Petzinger to review property history/file</li> </ul> </li> <li>• <a href="#">Open Space &amp; Recreation Plan</a> Update</li> <li>• LT Fall Festival Participation</li> </ul> <p><b>Minutes:</b> Mr. Duckworth recognized audience member, Mr. Matthew Gaydick of 40 Anthony Road. Mr. Gaydick stated that he had new information to share since his attendance at the July EOSC meeting; he had pictures to share of the stream erosion he previously reported. He attempted to email them to Mr. Duckworth during the meeting so that they could be displayed on the screen but was unable to do this; he passed around his mobile phone to a few of the EOSC members so they could see the pictures.</p> <p>Mr. Gaydick stated his neighbor, Mr. Andrew Huston of 37 Anthony Road, was also in attendance. Mr. Huston stated that he could attest to the stream erosion and had not realized that some of the prior work done to reroute a stream was done on his property; he did not realize he owned that portion of the property. He asked a question about placing a bridge over the stream since he could no longer cross it without one.</p> <p>Mr. Newman stated that the scope of EOSC is not to investigate questions of property boundaries or trespassing; the focus of this Commission is environmental matters. He offered to help Mr. Gaydick with an OPRA request for information on the complaints that were logged and the percolation test results logged with the Hunterdon County Health Department.</p> <p>Mr. Duckworth asked Ms. Hardy if she had followed up with the historians on the prior question of whether there was a fuel tank on the property that was of commercial use. Ms. Hardy stated historians do not recall the fuel tank being for</p>

Topic	Intent/Materials
	<p>commercial use. Mr. Gaydick said it wasn't a regulated tank. Mr. Newman says 1200 gallons or more even if agriculture use then it is a regulated tank.</p> <p>Mr. Duckworth closed the topic acknowledging a primary action item for Mr. Newman to work with Mr. Gaydick to submit the OPRA request.</p> <p>Mr. Duckworth provided a recap on the intent and plans for the OSRP update, stating he had engaged some Commission members already for input based on their prior property assessments and will engage others as needed prior to the September meeting. Mr. Duckworth stated that the Planning Board will be reviewing the first draft of the OSRP update at their meeting on September 19<sup>th</sup>, which is the day after the next EOSC meeting. It will be the intent at the EOSC meeting to formally, and retroactively, approve the materials that will have gone to Planner Bolan by the September 8<sup>th</sup> deadline for first draft input.</p> <p>Committeeman Schmidt asked if he could raise a topic for discussion and Mr. Duckworth said yes. Committeeman Schmidt stated that some Township Committee members have discussed the question of whether or not there is a benefit to the Township seeking to own a minority stake in state and county preservation acquisitions. He was seeking input from the EOSC. He stated he had engaged Jackie Middleton, legal advisor for Hunterdon Land Trust, and she stated there were no strong drivers in either direction to establish an over-arching approach and that the decision should really be discussed on a case-by-case basis.</p> <p>EOSC members discussed this, looking at various aspects of maintenance, insurance risk, communication and decision-making rights, ultimately coming to the conclusion that there were no strong drivers for either approach, but to truly assess the options it would require a more focused effort. Committeeman Schmidt stated that one perspective is that in being an official owner, even if through minority ownership, ensures that we are proactively notified of potential changes in the future. While we are very engaged with our County and State partners now, that may not be the case in the future. Mr. Newman stated it does ensure we have a seat at the table. Ms. Lawler stated that when the question of a land swap had surfaced for a parcel near Hagedorn, we were not proactively notified and a minority ownership of stake would ensure we would always be informed.</p> <p>Committeeman Schmidt stated there were two properties of current interest to the County. After some further discussion, it was determined that a small minority stake in these properties would provide a small net benefit in ensuring appropriate communication channels and continuing to build a mutually-beneficial partnership with the County.</p> <p>Mr. Duckworth asked for a motion to support negotiation and potential use of Township funds for minority ownership with Hunterdon County towards acquisition of the "Hoffman Estate" (block 36, lot 36) and the "Denton Property" (block 57 lot 13) in order to increase and enhance local loop trails.</p> <p>Mr. Newman made the motion, Ms. Lawler seconded and it was unanimously approved. Mr. Mickley had since recused himself from the meeting and was not present for this motion.</p> <p>Mr. Duckworth stated that it was time to close the meeting and proceeded to</p>

Topic	Intent/Materials
	<p>ask each Commission member present for final comments and questions.</p> <p>Committeeman Schmidt provided an update on the funding status for the Pelio acquisition.</p> <p>Ms. Hardy stated that the property owner for Goracy reached out and was ready to proceed and review the proposal with her lawyer. The property owner had to make a decision whether or not to fully reconcile issues with the survey now or wait until she was to sell the property in the future.</p> <p>Ms. Lawler stated she received a question from a resident living near the Fisher tract on whether ATVs were allowed on the property as she observed ATVs driving on it. A short discussion followed whereas it was acknowledged ATVs were not allowed on Township preserved properties and that the resident should call the police next time she observes this. Ms. Lawler stated that this reinforces the need to have property management plans in place for preserved properties owned by the Township. Mr. Duckworth stated this would be a topic at the next meeting.</p> <p>Mr. Duckworth asked for a motion to adjourn the meeting at 9:29PM. Mr. Newman made the motion, Mr. Collette seconded and unanimously approved.</p>
<b>Program Review</b>	<p>EOSC Programs represent ongoing activities or events aligned with the purpose and long-term goals of the commission. Program Leads to provide brief status report and overview on next steps for active programs. Pre-submitted updates are requested prior to the meeting and included as part of the agenda to help ensure a timely meeting; see <b>Attachment 2</b>.</p> <ul style="list-style-type: none"> <li>• Litter Cleanup (Naccarato)</li> <li>• Well Testing (Koch)</li> </ul> <p><b>Minutes:</b> No discussion on these topics.</p>
<b>Project Review</b>	<p>Project Leads to provide brief status report and overview on next steps for active projects. Pre-submitted updates are requested prior to the meeting and included as part of the agenda to help ensure a timely meeting; see <b>Attachment 3</b>.</p> <ul style="list-style-type: none"> <li>• NJ Water Supply Property Agreement Refresh (Mickley)</li> <li>• Open Space and Preserved Property Mapping (Duckworth)</li> <li>• Bunnvale Grant (Hardy)</li> <li>• Goracy Trail (Hardy)</li> <li>• Recycling Actions (Mickley)</li> <li>• Red Mill Road (Schmidt)</li> <li>• Pt. Mountain/Teetertown Link (Schmidt)</li> </ul> <p><b>Minutes:</b> No discussion on these topics.</p>