

Lebanon Township Environmental & Open Space Commission (EOSC)

Agenda

September 19th, 2022

CALL TO ORDER

In compliance with the “Open Public Meetings Act”, notice has been given that the Lebanon Township Environmental and Open Space Commission hosts its regular meetings on the first Monday of every month at the Lebanon Township Municipal Building. Note this meeting date was adjusted to accommodate the Labor Day Holiday.

AGENDA

Kickoff & Roll Call

Presentation of Minutes

- N/A

Old Business

- Forest Stewardship Planning (Petzinger)

New Business

- Preservation Opportunity: Block 49, Lot 89 “Nicholson III” (See Summary in Appendix - 1)
- Preservation Opportunity: Block 49, Lot 72 “Piazza/Adickes” (See Summary in Appendix - 2)

Correspondence

- Email - Richard Webb - Opinions and suggestions on the NAR Group application.

Upcoming Events

- 23-Sep-2022 goHunterdon Annual Meeting - Keynote: Future of EVs in Hunterdon County
- 27-Sep-2022 Hunterdon County Planning Board - Breakfast Talk - Stormwater Utilities

Grant Opportunities

- 02-Jun-2023 Clean Fleet Electric Vehicle Incentive Program - EVs and charging stations

Open Comment

Appendix

1. Summary of Block 49, Lot 89 Preservation Opportunity - "Nicholson III"

- Landowner, Steve Nicholson, reached out to Mayor Schmidt on 22-Aug-2022 after also speaking with Ms. Lawler to discuss the preservation of Block 49, Lot 89, which is 16-24 Shady Lane.
- This is an 18.2-acre parcel that borders two other previously-preserved parcels of Anthony Preserve. Mr. Nicholson was the owner of these two other parcels prior to preservation.
- The property was previously-appraised in June, 2020, for \$124,700 (\$7K/acre) at which point Mr. Nicholson chose not to move forward with preservation.
- The appraisal described the property as follows: "The subject property is mostly wooded with some cleared areas accessed from a private road. Any development of a site on a private road would require municipal approvals to determine if any improvement to the road is required. Topography is generally level to modest slope. There is a landscaped pond in the westerly portion of the site. A conservation easement inclusive of wetlands areas impacts about 40% of the entire tract. Private wells and individual septic systems are required. Soils are rated 100% "very limited" for the installation of septic systems."
- Mr. Nicholson has expressed an interest in understanding how the Township would maintain the pond as it gets overgrown without regular maintenance.
- Next step is to motion in support of or against this preservation opportunity so that Township Committee can consider approval to initiate engagement with Green Acres.

2. Summary of Block 49, Lot 72 Preservation Opportunity - "Piazza/Adickes"

- One of the landowners, Anthony Piazza, reached out to Mayor Schmidt regarding the preservation of Block 49, Lot 72. Anthony is a previous resident.
- This is a 47-acre parcel that abuts one of the parcels from Anthony Preserve.
- Mayor Schmidt, Committeeman Laul and EOSC Chairman Adam Duckworth walked the property with Mr. Piazza on 05-Aug-2022. Access is from Anthony Road and there is an area where there would be some good parking.
- Property is wooded and straddles Spruce Run. There is a man-made pond, a cement block foundation and two old, partial structures on the property.
- This parcel is currently identified as a preservation priority in the Lebanon Township Open Space & Recreation Plan (OSRP) for the following reasons:
 - Water quality
 - Woodland preservation
 - Trail connectivity
 - Contiguous open space
- Next step is to motion in support of or against this preservation opportunity so that Township Committee can consider approval to initiate engagement with Green Acres.

Lebanon Township Environmental & Open Space Commission (EOSC)
Meeting Minutes
 September 19th, 2022

Roll Call

EOSC Member	Role	Roll Call
Adam Duckworth	Chairman, Planning Board Liaison	Present
Sharon Petzinger	Member	Present
Warren Newman	Member	Present
Erik Jan Henriksen	Member	Present
Nancy Lawler	Member	Regrets
Kathy Koch	Member	Regrets
Sharon Hardy	Member	Present
Mike Chen	Alternate 1	Regrets
Marty Collett	Alternate 2	Regrets

In addition to those members mentioned above, Mayor Schmidt was in attendance, as well as approximately 35 members of the public.

Forest Stewardship Planning

Sharon Petzinger provided background on the forest stewardship planning work for members of the public. The forester from NJ Audubon, Don Donnelly, has decided to leave NJ Audubon for a different job. Ms. Petzinger confirmed the contract in place is with NJ Audubon and not Mr. Donnelly directly. In addition, Mr. Donnelly may still be working for NJ Audubon for some time until a replacement can be found. We can still move forward with the inventory while Mr. Donnelly is present. Ms. Lawler will be asked to speak with Mr. Donnelly’s manager regarding the timeline for hiring a replacement. There was agreement to stay the course for now until the situation is better understood.

Ms. Petzinger raised the topic of engaging the public. In addition to the newsletter article already published, she proposed a forest walk that either she or Mr. Donnelly could lead and suggested coordinating with the Recreation Commission. It should be held before the leaves fall and Sun Mountain Preserve would be the ideal open space parcel at which to hold it. All agreed that was a good idea and Mr. Duckworth agreed to reach out to Ms. Naccarato from the

Recreation Commission to coordinate. Ms. Petzinger agreed to reach out to NJ Audubon to determine if Mr. Donnelly or someone from the organization could lead the walk.

Preservation Opportunity: Block 49, Lot 89 “Nicholson III”

Mr. Duckworth introduced and provided an overview of the first preservation opportunity at Block 49 Lot 89. There was little discussion and all acknowledged it was a valuable preservation opportunity.

Preservation Opportunity: Block 49, Lot 72 “Piazza/Adickes”

Mr. Duckworth introduced and provided an overview of the second preservation opportunity at Block 49, Lot 72. Ms. Petzinger stated we need to figure out where funding for the removal of the structures would come from. In general, there was broad support for preservation of this property.

Mr. Duckworth asked for a motion in support of the preservation of Block 49, Lot 89 and Block 49, Lot 72 considering they would expand contiguous open space, protect water quality at the headwaters of the Spruce Run, improve trail connectivity and provide much-needed parking and access to existing preserved open space. The motion was made by Ms. Petzinger, seconded by Mr. Newman and unanimously approved.

Open Comment

Mr. Duckworth opened the meeting up to public comment. There were various comments from the public, most concerning the NAR Group Application with a sampling of speakers and comments, where possible, briefly noted below.

- Richard Webb (Anthony Road) - How do you answer questions outside of the Commission’s area of expertise?
- Anne Orlasky (69 Slyker Road) - Comments not captured.
- Bill Bohn - What is going on with the house on Little Brook Road. It is in wetlands.
- Don Sherman (70 Mackenzie Road) - Environmental engineer. Sampling from adjacent wells. It is the right of the board to request an environmental impact assessment. We should expect zero emissions detection at the property line and that they would be held to future air handling standards.
- Paul Gamm (3 Lance Drive) - Previously contaminated site. What if an old buried container starts to leak?
- Chris Carter (Anthony Road)
- Christine DeLorenzo (304 Teetertown Road)
- Tressa Placer-Bruce (162 Anthony Road)
- Arthur Marquardt (651 Winding Brook Lane)