

FRANKFORD TOWNSHIP OPEN SPACE  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 1, 2007 @ 7:30PM

**CALL TO ORDER**

The regular meeting was called to order by the Chairperson, Rocco Zappile by announcing that the meeting is being held in compliance with the "Open Public Meetings Act."

**Flag Salute**

**ATTENDANCE:**

Present were: Rocco Zappile, Carol Ann Kristensen, Wolfgang Gstattenbauer, Harold Pellow, Todd Hooker, absent were Ruth Campo and Janet Lyons Fairbanks.

Guests: Bob Candace, MLC, Ernest Hofer and Nathaniel Sajdak of the Wallkill River Watershed Management Group.

**APPROVAL OF MINUTES**

A motion was made by Wolfgang Gstattenbuser to approve the October 4, 2007, seconded by Harold Pellow. All were in favor. The motion was carried.

**NEW BUSINESS:**

Wallkill River Watershed Management Group. A discussion was made regarding what the watershed management group is currently working on. They are one of the original watershed management projects. In 2000 the State of NJ implemented a Watershed Management initiative statewide that granted 20 different grants around the state to 20 different watershed management areas numbered 01-20. In discussion was WMA02 or the "Wallkill River Watershed".

Back in 2000 the Sussex County Municipal Utilities authorities was selected as a grant recipient from the DEP to get an original planning grant. And that grant was in the amount of approximately 235K that was awarded. Its intention was to jumpstart Watershed Management Planning within the area at the local level. This management group is one of the original groups that are still around.

Their main reason for their attendance is to discuss a grant that they are actively involved in right now. They are facilitating 3 watershed restoration plan grants right now, one which is the Papakating Creek which Frankford Township makes up a good chunk of and another recent one is the Paulinskill which will be discussed a couple years down the road. The plan is designed to a plan out a course of action or a method for fixing the watershed.

The grant is allowing them to go out there study the watershed area, collect water quality, monitor data and access where the problems are in the watershed. Once identified, they perform or write up an official characterization of assessment which then gets included into a watershed restoration plan. This plan will outline steps and implementation practices, which if funded could hopefully return the waterways back to meeting surface water quality standards.

In addition they look to interact with the community and build a plan for long term implementation practices to fix it. They need the necessary groups who are interested in working with them to use the plan that they develop as tools for Land Us and Municipal planning that the Townships plans to do within their own municipalities.

**OLD BUSINESS:**

**MLC Report/Update**

Our new MLC specialist was introduced, Bob Canace. Discussion was started with a brief history of his background and experience.

**Armstrong Bog:** Bob Canace meet with Liz Mataset to get an idea of what was happening with this project. The appraisals have been acquired and are certified in-house. This is the ceiling in which they can spend. Between what they can spend and the asking price there is a gap. So Green Acres is going to make an offer on paper and see what the results will be. In Bob's experience the offer will probably be refused. Should they not succeed, discussion was made on what will be the next plan of action. First is to see if the landowner is truly a willing participant, and next is how aggressive down the Township want to be in preserving land. Bob suggested at this time let's see what the State does and let's start to think about what we would do to make this happen.

One option is to possibly work this in pieces, since there is such a huge price tag on this property, maybe it does not have to all be done at once. We are looking at 315 acres at about 8,000 an acre but clearly they have some wetlands and this is what they think they will be able to get. We currently have two PIG Grants totaling 800K; MLC is offering approximately 49K. And the 49K comes from the 549K that the County granted.

Rocco had asked whatever the gap is from the State offer is that something that the Open Space can supplement? It was stated that the State does not want to pay more than the certified market value. Discussion was that possibly once the State says that they are out, MLC will take over have a meeting the landowners and start talking with them. The offer is scheduled to go out within the next 2 weeks, and wait for their answer. Bob stated he will keep in close touch with Liz and keep us informed.

Carol Ann asked if we had to separate the parcels how would it be separated. Harold suggested that the sketch plat be looked at that they submitted. See what is most venerable and work with it from there. In the meantime we have told Green Acres we would offer up the PIG money, and a portion of the money out of the Open Space Trust.

**LAND OWNER OUTREACH:** Bob wants to focus on those properties have the best potential and expressed interest, first being the Smollen property. Communication he has had is that he would like to sell part of it because he needs to raise some money. Bob mentioned that we certainly could go back to the State to help expand upon this and deal with them. The thought is to try to get him interested in a Green Acres offer for partial taking. Bob sent him out another letter and no response as of yet. Bob acknowledged that this is a property to continue to pursue, being that it adjoins State land.

Bob also stated that he contact Mr. Happ Rowen. Mr. Rowen stated that he is interested but not at this time. MLC will stay on top and keep in touch.

Another letter was also written to Royal Chambord. And apparently there is an interest and will also stay on top of this property owner.

Bob stated the next thing going on between now and December 1, 2007 MLC is putting in a State Ag Development Committee non-profit firm, farmland to be preserved through the County program. We ask municipalities to participate in some way. Townships may choose to kick in somewhere between 2 and 10 percent, go to the County and get a match and MLC takes the State money match it with the County money and add a little of the local monies and try to protect the farms and turn the easement over to the County so the County can expand on their inventory of easements.

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Bob asked that if there are farms that the Open Space feels would be interested these properties can be submitted. All they are looking at is to protect the farmland. Right now the only one he has spotted was possibly Grande. More will be looked into these opportunities.

Carol Ann wanted to state that the Open Space Committee does not want to drain all the money that is in the Open Space Trust Fund. Bob would like to see what is contributed annually and work with those figures for each year.

**Invoices: None**

**Correspondence:** MLC Annual Report, Green Acres PIG Letter for Supplemental Funding.

**Public Participation:**  
No public present.

**Adjourn:**  
A motion was made by Todd Hooker, Seconded by Harold Pellow. All were in favor.

Respectfully Submitted,

*Sharon Tufaro*  
Open Space Secretary