

FRANKFORD TOWNSHIP OPEN SPACE
MINUTES OF THE REGULAR MEETING
MAY 3, 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, Ruth Campo, Richard Wilson, Janet-Lyons Fairbanks. Those absent: Wolfgang Gstattenbauer, Harold Pellow & Todd Hooker.

Also in attendance were Robb Kushner & Sandy Uργο from Morris Land Conservancy.

APPROVAL OF MINUTES

A motion was made by Ruth Campo to approve the April 5, 2007 minutes, seconded by Janet-Lyons Fairbanks. No changes or correction. All were in favor. The motion was carried.

OLD BUSINESS:

Discussion was made with regard to the 2007 Open Space Application. H2M has sent over various maps depicting the sending zone analysis. Additional maps have specific environmental analysis that was conducted for the sending zones properties. Robb Kushner explained how he targeted the potential properties by marking in green as being 20 acres or more. He stated that there are properties that need to be taken off the list. Rocco stated that the sending zones, the dark green zones are the proposed to fall in towards the TDR program. He stated he was not quite sure what type of priority the dark green areas should be given in the Open Space Program. The dark green being the sending zone. Rocco stated it would be beneficial if Robb could get with Janie Talley's group to cross-reference for the prioritizing. Janice should have the block and lot list for the sending zones.

Right now the only receiving zone is the Town Center. Rocco stated that one of the things that will be in place concerning the sending areas; the homeowners still have to go through qualification map process. Robb stated that by cross referencing these listing and maps that should address any properties that should not be on the targeted list or at least on the bottom of the list. Rocco stated that the TDR is not an ordinance as of yet.

Open Space Application:

MLC will try to determine over the next month whether or not this will be submitted. The only possibility as a county application is the connection to the AT.

NEW BUSINESS

Morris Land Conservancy Report

Armstrong Bog: Robb stated that he just learned from Liz Mataset that appraisals are in progress and that the MLC can expect a complete appraisal in mid June but not the whole process because they still have to establish a CMV and that would take an additional month. Mid July would be the target for having the CMV complete. And at that point the State can then therefore make an offer. Robb stated that he also spoke to David Mieskin and he clearly stated that he is frustrated that is taking so long. And he is going to go ahead and file for approvals for developing something in the realm of 45 houses. He was not sure of the exact number. He did not say that he would not listen to an offer, but he was not going to hold off any longer. Liz Mata set is still speaking to Kyle Upper so he is also still involved.

Rocco stated to Robb if he can direct an email to Sharon Tufaro if there is any disruption in the process with regards to the State or the appraiser so we can be notified immediately. The ordering of the appraisal however seems to have been the slow down/holdup. Part of that was all the different groups looking at this deciding what was going to be. Sandy Urgo stated that the critical time too really follow it is after mid June, because that one month until she can make an offer could be in a blink of an eye turn to 2 or 3 months. Now it's in the hands of the appraiser. She also noted that the going rate in Sussex right now for vacant land per acre is in the area of \$10,000, which is a really accurate number. There are also tax breaks that the property owner can get. MLC tries very hard to educate the owners on how many breaks they can get with the sale and considering the offer that is subjected to them.

Schindelar – Papakating Creek Greenway:

Robb stated that Liz Mataset is not pursuing this because the asking price as been so high. At the same time Schindelar did say that he would be willing to lower his asking price if there was a better offer that was made to him. The appraisal came in at about 1.8 million and his offering form says 6.5 million. Sandy stated that MLC can still keep going at it, if that is what the Open Space Committee would want to do. Carol Ann stated that there is still quite a bit of county money out there approximately 500k on Armstrong and have 229k sitting with Winding Brook. Somewhere along the line the OSC has to have some direction on where they are going otherwise that money will not be held indefinitely for the OSC.

The State right now is no longer speaking with Schindelar. It was suggested that possibly the OSC can sit down with the owner only if the OSC is truly interested in owning a critical piece of this property and willing to pay market value which is currently approximately 10k an acre. Not including the stream piece. Carol Ann stated that there was only 1 piece of interest that could be a recreation piece, possibly a County Park, which the County was interested in. As far as Frankford, they never looked at it at that point of view and it would have to be.

So the direction that the MLC will take will be back to further talks with the property owner to see where it will go. But the OSC needs to know exactly what they want and are looking for as far as ownership or preserving only.

Discussion was made regards to the land needs, grants and the OSC monies. Does the Township have the need for any ownership of any recreation land? Does the Township have any real need to own any of this type of property? Municipal acquisitions tend to be better received, sometimes tend to be smaller. Or are the State acquisitions more attractable to the OSC? Right now it is believed that Frankford has approximately 10 farms that are in farmland preservation for a total of about 852 acres.

Richard Wilson stated he would like to see the OSC pursue something that was dropped, the path or trail from the park up to the Appalachian Trail. It was pursued and ran into some objection with the Town of Branchville. Much the same as with the gas line company. Hampton is also interested as well as the State and trail groups. All trying to bounce off of the gas line company first. They are allowing public access but not talking about selling. At this point just an access easement would be of interest.

Royal Chambord:

Not looking to sell, he is only interested in preserving for Farmland. He was directed to the County and spoke to Donna Traylor. His property is mapped out as being preserved. Not quite sure why. However, MLC will reach out to the owners and see where they are at. And possibly see if they are interested in selling a trail easement across the property and supply them with the limited liability of the law and see where they stand.

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Correspondence: Outdoor Issue, April 2007

Public Participation:
No public present.

Adjourn:
A motion was made by Richard Wilson, seconded by Ruth Camp. All were in favor.

Respectfully submitted,

Sharon Tufaro
Open Space Secretary