

**MILLSTONE TOWNSHIP  
OPEN SPACE & FARMLAND PRESERVATION COUNCIL  
Meeting Minutes  
Thursday, April 22, 2010**

Ms. Butch called the meeting to order at 7:40 pm.

The Secretary read the Adequate Notice.

### **Roll Call**

Present: (8) Asprocolas, Blanco, Butch, Kau, Kuczinski, Morelli (8:16), Romano, Siedman  
Absent: (2) Denardo, Schloss

### **Public Comment**

No public in attendance.

### **Approval of Minutes**

A motion was made by Mr. Kuczinski with a second offered by Ms. Siedman to approve the March 25, 2010, minutes. Roll call vote:

Ayes (4) Kuczinski, Siedman, Asprocolas, Butch

Nays (0)

### **Correspondence**

- ***From Rene Jones of the NJ DEP Green Acres Program, dated 03/31/10, re: Executed Management & Use Agreement, Former Lichtman property:*** This will be another open space property for stewardship consisting of Block 35, Lot 24.01, (14.88 acres) and Block 35, Lot 24.02 (34.75 acres) with frontage on Yellow Meeting House Road; the Township will work with the State to manage the property; if the Township wants the property farmed, another farm lease will be required.
- ***From Magee & Magee (Monmouth County Park System Counsel) dated 4/15/10 re: Site Lease with Option – Monmouth County Park System and Omnipoint Communications, Inc. Block 14, Lot 4.01 & 4.03:*** termination of lease for wireless communication tower on County property located on Witches Hollow Road.
- ***From William J. Mehr to Faith Hahn(MCPS) dated 04/05/10 re: Easement of Public Access Trail:*** this is a 50 foot wide easement that runs along the Millstone River at the Riverside Center subdivision on Route 33 ; the deed has been recorded and the acreage will be added to the total open space acreage.

### **Old Business**

- ***Trails***
  - **Industrial Park:** Nothing new to report.
- ***Trail Grant Work:*** Trail grant work is progressing.
- ***Farm Leases on Township-owned Open Space***
  - The former Lee property lease has been finalized.
- ***Capital to the Coast Bike Trail***
  - The Capital to the Coast Trail Facilitator, Mr. Fred Lockenmeyer, would like to meet with Ms. Butch, a representative from the Environmental Commission and the Township Engineer regarding a bike trail through Millstone.

- The Township Engineer is concerned that the road right-of-ways in the Township are not wide enough to accommodate a bike trail.
- The Township is looking at off-road bike trails that would utilize the County Park trails and Township trails that connect to the County trails.
- **Hand-held GPS for Stewardship:** Nothing new to report.
- **Subcommittee Assignments:** There are no changes to assignments.
- **Determine which open space surveys will be done in 2010**
  - If the trail grant is received, the White Birch Open Space property should be surveyed.
  - Nothing will be done until the budget is finalized.

**New Business:** No new business was discussed.

### Events

- **Possible Open House at Remarkable Sites:** Tabled due to Ms. Schloss' absence.
- **Clambake 2010: Sunday, June 6<sup>th</sup>, from 1:00 – 5:30 pm at Wagner Farm Park**
  - The Secretary distributed a report detailing sponsorships received as compared to previous years' sponsorships.
  - Ms. Butch suggested having a sub-committee meeting prior to the next Open Space Council meeting.
  - Ticket prices are the same as last year: \$25.00 per adult and \$10.00 per child; child tickets do not include lobster; tickets for half-day volunteers are \$10.00 and full-day volunteer tickets are free.
- **Millstone Day 2010**
  - Sunday, September 19, 2010, at Frogbridge Day Camp.

### Committee Reports

- **Finance/Open Space Trust:** The account activity report for 2010 was distributed for review.
- **Preservation Signage:** Nothing new to report.
- **Public Relations/Publications:** The newsletter is on hold pending the next property closing.
- **Legislative Awareness:** Mr. Romano provided an update on the following pending legislation:
  - A bill establishing a program to assist motorists with locating agricultural tourism establishments.
  - A bill proposing automatic farmland assessment for owners of permanently preserved farmland.
  - A bill to increase the minimum gross sales from \$500 to \$1,000 to qualify for farmland assessment.
  - A bill regarding fair share housing obligation credits for certain dwellings used by agricultural workers.
  - Ms. Butch provided information regarding an ordinance that was introduced at the 4/7/10 Township Committee meeting regarding Certificates of Occupancy; the current ordinance requires a new CO each time there is a change in ownership of a commercial building; the ordinance is being changed to require a new CO each time there is a

change in occupancy for all buildings; the inspection fees would create a financial hardship for farmers as a new CO would be required with each occupancy change in farm labor housing; the second reading/adoption of the ordinance is on the 5/5/10 TC meeting agenda; Ms. Butch would like to write a letter to the Township Committee to request the exemption of commercial farm buildings from this ordinance; Ms. Butch will seek input from the Ag Council; the Secretary will prepare and send a memo to the Township Committee.

- **Stewardship:** Nothing new to report
- **Watershed Committee Liaison:** The Environmental Commission and the Stony Brook – Millstone Watershed Association’s annual watershed cleanup will take place Saturday, April 24<sup>th</sup>; details are posted on the Township and OSFP websites.
- **Recreation Planning Committee:** The committee has not met.
- **Review Planning Board and Board of Adjustment Applications**
  - *232 Millstone Road, LLC/353 Sweetmans Lane, LLC:* the application was denied; this item may come back if a new application is submitted.
  - *CKV Realty (Garden Center) on Burnt Tavern Road:* the plans have come back and look very different; a new set of paperwork is expected.

At 8:08 pm, a motion was made by Mr. Kau with a second offered by Mr. Blanco and by unanimous vote the Council moved to executive session.

At 9:29 pm, the Council returned to regular session. Having no further business to discuss, a motion to adjourn was made by Mr. Kau with a second offered by Mr. Blanco and by unanimous vote the meeting adjourned at 9:29 pm.

Respectfully submitted,

Lorraine Maher