



COLTS NECK FARMLAND PRESERVATION
AND OPEN SPACE COMMITTEE

Farmland and Open Space Committee	12/14/15	Meeting Minutes
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Attended by: Chairman Edward Eastman III, Liaison Thomas Orgo, John Jacoby, Thomas Morin and Mike Stivala

Absent: David Barclay, Richard Rehm and Al Yodakis (all excused)

Mr. Eastman called the meeting to order at 7:30PM. Jena Cosimo of the Monmouth Conservation Foundation was present to observe the workings of the committee, at the urging of Harriet Honigfeld of the Monmouth County Agriculture Development Board. On a motion by Mr. Jacoby, seconded by Mr. Stivala, the minutes of the November 9, 2015 meeting were approved.

Old Business

Mr. Eastman reported that the State has approved having appraisals done for Crystal Brook. Mr. Orgo reported that the Township Committee has recently signed vouchers to pay for these, so the appraisals can be done in the near future. The cost will be shared.

Mr. Eastman reported that an unnamed person considering the purchase of the Schneider Farm had called Ms. Honigfeld for information regarding farmland preservation. Mr. Orgo reported that the farm had been sold last week to a realtor who intends to use the property for a weekend retreat.

Mr. Eastman reported that Ms. Honigfeld had sent a rough estimate and appraisal forms to deGroot, and will call the property owner after the holidays. Mr. Orgo suggested that Ms. Honigfeld be asked how much was paid for the other deGroot property. The 300-foot buffer for Category I streams was not in place at the time that property was put into farmland preservation, and a Category I stream cuts this proposed parcel in half. At 42 acres with 2 acre zoning, it has less development potential than the other parcel due to the stream.

Mr. Eastman reported that Ms. Honigfeld had met with Mr. Vukovich at his property, and informed him that NWS Earle might be interested in the rear portion of the property that abuts Earle.

Discussion ensued regarding the Smith property on State Route 34. Mr. Orgo explained that it is not in the farmland preservation program, although it is the intent of the Township Committee that it remain farmland. It was purchased outright by the Township when the State insisted that if sold at a profit, the State should share the profits, but that the State would not share any loss. The purchase was bonded, and the bonds are being paid through the dedicated tax. Ms. Cosimo urged that this property be placed in farmland preservation or it could be lost.

New Business

None.

Liaison Report

Mr. Orgo reported that the Township's COAH obligation has risen to over 270 units. He noted that the developer of the County Route 537 tract that had been in litigation with the Township has recently been required to give an additional 10 feet of right-of-way by the County Planning Board. As they have already been forced to give up land in the rear of the property due to the 300-foot rule, further litigation is now anticipated.

On a motion by Mr. Jacoby, and seconded by Mr. Stivala, the meeting was adjourned at 8:34 PM. Next meeting will be on Monday, January 11, 2016, at 7:30 PM.

Respectfully submitted,

Ellen Terry
Secretary

**COLTS NECK TOWNSHIP
FARMLAND & OPEN SPACE
PRESERVATION COMMITTEE
2016 MEETING SCHEDULE**

Monday, January 11, 2016

Monday, February 8, 2016

Monday, March 14, 2016

Monday, April 11, 2016

Monday, May 9, 2016

Monday, July 11, 2016

Monday, September 12, 2016

Monday, November 14, 2016

Monday, December 12, 2016

Monday, January 9, 2017