



COLTS NECK FARMLAND PRESERVATION  
AND OPEN SPACE COMMITTEE

Farmland and Open Space Committee

04/11/16

Meeting Minutes

Attended by: Chairman Edward Eastman III, Liaison Thomas Orgo, John Jacoby, Mike Stivala; Alternates Jena Cosimo and Janine Pinguelo

Absent: David Barclay, Thomas Morin, Richard Rehm, Jill Rocco, and Al Yodakis (all excused)

Mr. Eastman called the meeting to order at 7:30PM. On a motion by Mr. Jacoby, seconded by Mr. Stivala, the minutes of the March 14, 2016 meeting were approved.

### Old Business

Mr. Eastman reported that Ms. Honigfeld of MCADB informed him the County had received an estimate of appraisals for Crystal Brook. He stated an “invalidation of appraisal notice” was given due to unavailability of comparisons, and that the SADC believes that the appraisal is too high. However, the Township could offer to put more funds into obtaining the development rights. Mr. Orgo remarked that this appraiser has been used in the past without difficulty. Ms. Cosimo stated that more information had been requested.

### New Business

Mr. Eastman distributed a sample of a letter that could be sent to the Target List. It is noted that the current situation regarding affordable housing is causing development pressure.

Ms. Cosimo suggested presenting a preservation options workshop. She offered handouts for the April 19 land preservation/affordable housing meeting.

### Liaison Report

Mr. Jacoby reported that the MCADB has ruled that the farm operation that Jon & Tracy Stewart plan for Hockhockson Farm is commercial agriculture. The Stewarts’ stated intention is to use the farm to instill increased interest in agriculture. Mr. Orgo stated that they had wanted to build an office building on the site, but were informed by the Township that it would not be permitted in an agricultural zone. Deputy Mayor Michael Fitzgerald said at the MCADB meeting that the applicants should have applied to the Township Planning Board before going to the County for MCADB endorsement. The applicants offered no site plan and have not applied to the Planning Board.

Mr. Orgo reported that the Township Committee wants to increase the dedicated tax for preservation from 1.2 cents to between 2 and 2.4 cents, in the hope of preserving more land from development. He stated further that Freehold Township is at maximum capacity for water and sewer, and that Tinton Falls sends their water and sewer to Neptune Township, presenting a conundrum for affordable housing at the east and west borders of the Township.

On a motion by Mr. Eastman, and seconded by Mr. Stivala, the meeting was adjourned at 8:55 PM. Next meeting will be on Monday, May 9, 2016.

Respectfully submitted,

Ellen Terry  
Secretary