

The Regular Meeting of the Hazlet Township Open Space Advisory Council scheduled for January 30, 2014 was called to order by Chairwoman Eng at approximately 8:12 p.m. with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

ROLL CALL: Mr. Bucci, Mr. Cullen, Mr. Pobega, Mrs. Eng, Mayor DiNardo, Mr. Pekarsky, Mr. Tyler

ABSENT: Mr. Pisano, Deputy Mayor Belasco

Summary of Discussion Items:

- Chairwoman Eng's welcoming remarks to all new and returning members along with the new OSAC secretary Trish Cullen.

- Approval of Previous Minutes- December 26, 2013
Offered by Mr. Pobega and seconded by Mr. Cullen
Yes- Mr. Cullen, Mr. Pobega, Mrs. Eng, Mayor DiNardo
Abstain- Mr. Bucci, Mr. Tyler, Mr. Pekarsky
Absent- Deputy Mayor DiNardo, Mr. Pisano

- Approval of OSAC 2014 meeting dates. All meetings are 4th Thursday of month except for November and December.
Jan 30th (5th Thurs), Feb 27, March 27, April 24, May 22, June 26, July 24, Aug 28, Sept 25, Oct 23, Nov 24 (Mon), Dec 29 (Mon).
Offered by Mr. Pobega and seconded by Mr. Cullen
Yes- Mr. Cullen, Mr. Tyler, Mr. Pekarsky, Mr. Pobega, Mrs. Eng, Mayor DiNardo
Abstain- Mr. Bucci
Absent- Deputy Mayor Belasco

Discussion about OSAC background and Mission Statement:

The Open Space Advisory Council (OSAC) was formed on March 20, 2007 by the Hazlet Township Committee in order to make recommendations to the Township Committee on Open Space acquisitions utilizing the Open Space Trust Fund that was established on January 1, 2007 as per voter approval of a referendum passed on the November 7, 2006 election.

- Edit of Mission Statement

OSAC MISSION STATEMENT:

The purpose of the Hazlet Township Open Space Advisory Council is to provide guidance and support to the Township Committee and the Planning Board on issues and matters of acquiring open space for perpetual preservation that are in the best interest of the citizens of the Township of Hazlet. The Council shall create, promote and disseminate information regarding the preservation of open space within the Township of Hazlet which protects the environment and provides natural habitat for wildlife while offering opportunities for public enjoyment through active and passive recreation.

Recommendation was to remove words "Planning Board" from mission statement and replace with "Land Use Board" to be in compliance with the newly created Land Use Board in Hazlet.

Offered by Mr. Tyler and seconded by Mr. Pobega

Yes- Mr. Cullen, Mr. Tyler, Mr. Pekarsky, Mr. Pobega, Mrs. Eng, Mayor DiNardo

Abstain- Mr. Bucci

Absent- Deputy Mayor Belasco, Mr. Pisano

- As there is currently only one Alternate Member assigned to the Open Space Advisory Council, there was a discussion about creating a second Alternate Member. A recommendation made to Town Committee for the creation of a second alternate position.

Offered by Mr. Pekarsky and seconded by Mr. Tyler

Yes- Mr. Cullen, Mr. Tyler, Mr. Pekarsky, Mr. Pobega, Mrs. Eng, Mayor DiNardo

Abstain- Mr. Bucci

Absent- Deputy Mayor Belasco, Mr. Pisano

As the Aternate # 1 member is serving a term scheduled to expire on 12/31/2014, the Alternate # 2 member shall serve the term effective upon the creation of the position by the township committee expiring and 12/31/2015 having the two alternate members serve staggering terms.

- Introduction of Special Advisor to Open Space Advisory Council William Kastning, AICP, *Executive Director, Monmouth Conservation Foundation*. Bill returned to Monmouth County two years ago, after working as town planner in Denton, Maryland. He worked for eight years at the NJ Department of Environmental Protection (DEP) Green Acres Program. Bill supported Monmouth, Hunterdon and Middlesex County municipalities and non-profits. Bill supported Monmouth County Park system and is also a member of the American Institute of Certified Planners, the American Planning Association's professional institute, providing leadership nationwide in the certification of professional planners, ethics, professional development, planning education, and the standards of planning practice.

Offered by Mr. Pekarsky and seconded by Mr. Tyler

Yes- Mr. Cullen, Mr. Tyler, Mr. Pekarsky, Mr. Pobega, Mrs. Eng, Mayor DiNardo

Abstain- Mr. Bucci

Absent- Deputy Mayor Belasco, Mr. Pisano

Introduction of William Kastning Executive Director of Monmouth Conservation Foundation and previous assignments.

- Point Comfort Marina/61 N. Park Ave, Hazlet, NJ

Mr. Pobega gave some background on the marina from discussions that were had last year.

In June 2013 Larry Thompson a licensed Real Estate Broker for Meridian presented to the OSAC council of possibility of purchasing this marina for Open Space. The OSAC council had an interest in purchasing this parcel but was concerned about the 11 slips in the right-of-way , the removal of the boat launch and the findings of the Phase I Environmental Study. The asking price was \$649,000 and the bank wanted

the Township to sign their non-disclosure agreement to release copies of maps and the Phase I Environmental Study.

After a month or two of not getting the Township attorney agreement to sign the bank's document, Chairwoman Eng suggested having our boiler plate non-disclosure signed and returned to the bank thus saving the township money on having to have our attorney review and edit their document. Unfortunately several months have gone by with no progress.

Mr. Pekarsky asks how many acres the land is.

Mr. Pobega said 1.6 acres.

Mr. Pekarsky asks if there is solid ground around it or swamp area.

Mayor DiNardo says it has a solid parking lot.

Mr. Pobega explains concerns about the amount of dock to get a pier or boardwalk to get to the water front on the marsh area would be hundreds of feet.

Mr. Pekarsky asks how many parking spots there are on the lot.

Mayor DiNardo explains that the whole yard is a parking lot with a small house on it that would have to come down that would create more parking but there would have to be bathroom facilities.

Mr. Pobega explains that this is the marina that's in front of us today. The year built is 1930 and the listing price was \$649,000 but they said they were very flexible and came down \$100,000.

Mr. Tyler asks how much we have in the Open Space fund and what would we be looking at matching regarding purchase price.

Mr. Kastning explains that we are recognized as a township that has an open space fund and as a consequence any project that you enter into and you want to use Green Acres money you get a 50% match. If you're high density then it's 75%. You've already been awarded money and that's why I did want to talk to you. As I've been back here they've been attempting to get what's called a stable source of funding which means rather than bonding every couple of years that they've done that since Green Acres was established they would like this consortium of non-profits that's been pushing for a dedicated source of income for a 30 year period and what they've been pushing for is dedicating a piece of the sales tax that's collected towards Open Space Preservation. The problem has been is that the senate has been supportive saying they want to dedicate 300million dollars in sales tax revenue every year for 30 years, the problem is the assembly has declined to take up the bill and there's a disagreement between both houses. Unless you get the leadership of the assembly and the assembly leaders create them and put them up in the house to be considered it doesn't go anywhere. Even if the bill passes it still has to go to the voter's referendum.

Mr. Pobega asks if the local Politicians in the area of Monmouth County support this.

Mr. Kastning replies yes and no. The vote has never been taken by the assembly because it's never been put up front. The governor thinks it's a bad idea for whatever reason.

Mr. Pekarsky asks if we are close to maximum bonding.

Mr. Kastning replies that we are the deepest in debt and there isn't a lot of leeway and they just downgraded our bond rating. Right now is a good time to buy land but you have to find the money.

Mr. Tyler asks if we submit for matching funds are there any?

Mr. Kastning replies yes if your funds have been obligated they are sitting there waiting for you to spend them. What money is sitting out there that's been awarded to you that isn't dedicated to another project that you want to use for this?

Mrs. Eng says I don't think we have any.

Mr. Kastnings explains that you cannot use Green Acres money for this because none exists. Looks like you'll have to use one of those municipal bonds.

Discussion about alternative options for funding.

Mr. Tyler asks what do we have to do to take this forward.

Mr. Pobega responds to go to the site and look at the property using the score cards.

Mr. Tyler states that we do have an opportunity to update the inventory getting rid of things that maybe should not be on there because it may hurt us and reprioritizing. The bad news is we can't take action right now because we don't have an approved open space inventory.

Discussion regarding the ROSI and inventory list and which properties should be on it.

- Request to Town Committee for an Inception to date accounting of trust fund including all interest as outlines in Open Space Trust Fund resolution.

Mr. Pobega said he will draft a letter.

- Status of Pflieger, cleanup of debris per Phase II Environmental Study for reimbursement to trust fund 75% matching funds from Green Acres.

Mayor DiNardo said all the paper work is in.

Background on Pflieger was land owner approached Township after the Open Space Tax was approved by taxpayers in November 2006 and prior to OSAC being created in April 2007. The issue was the Township closed on the property without having the Phase II completed and it has taken this long to get a clean bill of health.

- Update on 2012 Monmouth County Open Space Grant (MCOSG), NATCO Park Trail Project .

Mayor DiNardo said he spoke with Trevor who will be coming forward for a modified plan to keep it under \$100,000.

- Update of Waackaack Creek Meadowlands- Mayor DiNardo said the Town filed a Motion for Summary Judgment.

Mr. Tyler asks if they have filed a cross motion

Mayor DiNardo replies no they have not.

Background here is that this was the property that made the Hazlet Environmental Commission seek the referendum in November 2006 election and conduct a door to door campaign seeking citizen approval. A contract was signed in 2012, the property sub-divided however, the land owner increased his asking price when the property did not close at the end of 2012. There were two lots in question, the uplands which we were buying with Port Authority Open Space Funding and the wet parcel that was being donated by the Land Owner.

- Update on Holy Family.

Mayor DiNardo stated the church has an interested buyer for commercial development. He met with some developers and will try to work to provide some open space out of that project.

- Update on Mahoras Tract.

Mayor DiNardo says the members will visit that site along with the marina.

Background is this is the 13.9 acre tract that Hazlet owns but is located in Holmdel. It is an active NJDEP Brownfield to Greenfield project.

Citizen's Hearing Opened/Closed

MOTION TO ADJOURN: Offered by Mr. Pekarsky and Seconded by Mr. Tyler, 'Voice Vote Yes'

Respectfully Submitted,

Trish Cullen, Secretary

