

**HARDING TOWNSHIP
HARDING OPEN SPACE TRUST (HOST)
MUNICIPAL BUILDING
WEDNESDAY, JUNE 10, 2020
GOTOMEETING
REGULAR MEETING MINUTES**

Regular Meeting Minutes

OPEN MEETING:

Mr. Pfeiffer called the regular meeting of the Harding Open Space Trust Committee to order at 7:30 p.m. and announced the meeting is being held via a GoToMeeting and was called in accordance with the Open Public Meetings Act.

HOST Attendance: Ms. Devine, Mr. Dietz, Mr. Jones, Mr. Novotny, Mr. Pfeiffer, Mrs. Riley, Mrs. Somers, and Mr. Wepler

Excused Absence: Mr. Platt

Township Attendance: Mrs. Sharp, Secretary

MINUTES OF MARCH 11, 2020:

Mr. Pfeiffer asked if there were any comments or changes with regards to the March 11, 2020 meeting minutes. Mrs. Somers mentioned that Mr. Wepler and Mrs. Riley attended the site visit on February 7, 2020 with Mr. Goll from Princeton Hydro. Mr. Sharp will amend the minutes. Upon a motion made by Mrs. Somers, seconded by Mr. Dietz, and with a vote of all ayes, none opposed, the amended HOST meeting minutes for March 11, 2020 were accepted.

HOST UPDATES:

Masterplan

Mr. Wepler commented that answers should be short. Mr. Dietz and Mr. Wepler commented that the masterplan should be shortened where possible. Mr. Wepler commented that all properties do not require a management plan. Mr. Jones commented that a management plan should not be written for a minority interest in the property. A discussion regarding addendum's ensued. The Masterplan should be HOST's philosophy and history.

Mr. Wepler had the following general comments:

Page 45 Management Plans – add majority owned properties of the Township and controlled by the Township for the management plans.

Frelinghysen #2 & #3 – These two Frelinghuysen properties are adjacent to each other and are located on Sand Spring Lane; one is owned by the Harding Land Trust (HLT) and the other is owned by Harding Township. These two properties are managed in unisom.

A discussion regarding Goals ensued. It was recommended to look at Goal number one and revisit it.

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Mr. Jones commented that general comments should be used not detailed comments. Mrs. Riley commented that That the masterplan is a history of how Open Space was developed. Mr. Dietz commented that it has become too wordy for the Town to understand what the objectives of the Township are. Mr. Novotny commented that the history in the masterplan is helpful for someone to learn and understand.

It was recommended that HOST members take the comments submitted and go through each comment. Below is a list of comments submitted.

Mr. Platt's Comments:

1. 4-18 -- County Parks last paragraph. Loantaka Brook Reservation. (M. Hartley Dodge) remove the "s". (Dodges) ***HOST agreed with this comment.***
 2. 4-27 -- Hartley Farms, second line "historically significant portions of the former estate of Marcellus Hartley Dodge, owner and President of the Remington Arms Company who along with his wife Geraldine Rockefeller Dodge held the world's largest dog show on the Polo Fields from 1927-1957 and is listed on the National and State Register of Historic Places. It is also part of the municipalities Historic District. ***HOST agreed with this comment.***
 3. 4-38 -- add bullet point
- * an anti-trapping Ordinance was passed to stop the killing of the red tail fox and coyote, the natural predator of the white footed mouse, the known carrier of Lyme Disease. ***HOST commented that this should be in the Environmental Section if needed.***
4. 4-41 second paragraph; "enforce dark sky policies, including supporting the Township Committee's decision to enact the Environmental Commissions important study to ban street lights as a way to maintain the rural qualities of the Township.

Mrs Riley and Mrs Somers commented that there needs to be flexibility in the Masterplan. Mr. Wepler commented that the Masterplan has become too detailed oriented. The consensus was HOST did not agree with this comment.

Mr. Wepler's Comments:

1. Dark Sky Places Program. Pages 4-6 and 4-7 I do not recall anyone saying they wanted to "explore the possibility of participating in the Dark Sky Places Program. People stated that they liked Harding's "dark skies." Harding has adopted restrictions on lighting, but no further restrictions should be imposed. To my knowledge only Nic Platt has expressed an interest in joining the Dark Sky Places Program. ***A lengthy discussion regarding Dark Skys ensud. It was suggested that Dark Sky's does not belong in the HOST section. This is a Planning Board recommendation.***
2. Page 4-8 What was deleted. A line was deleted, what was it? ***Nothing changed in this section.***
3. Page 4-12 New management plans adopted by TC. ***Was recommended to remove adopted and use implemented.***
4. Pages 4-16- 4-18 Restrooms are mentioned in Loantake, but not in Great Swamp or Jockey Hollow. ***Comment was to remove restrooms or add them in at the Great Swamp and Jockey Hollow.***

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5. Page 4-18 Add “cross country skiing”. **HOST recommending adding cross country skiing to the Primrose section.**
6. Page 4-21 Municipal and Non-Profit Owned Land. Line 3 the word “partner” should be “partnered.” **This is a typo.**
7. Page 4-22 Waterman, What do deed records show as to ownership rather than tax records. **The ownership is incorrect. Define this more accurately. It is a jointly owned property. Use language from the deed. A copy of the deed and conservation easement was submitted to the planner.**
8. Page 4-22 “the Harding Township Board of Education” not “he Harding Township Board of Education” and “containing” not “contains”. **Two typos.**
9. Page 4-23 Delete Dear. Township owned. **The Dear property is owned by the Township. It was acquired by Harding Land Trust and then transferred to the Township.**
10. Page 4-24 Defined term should be the Harding Land Trust (the “Land Trust” or “HLT”) since both terms are used. HLT is used only once, consider changing HLT to Land Trust. **HOST agreed to use HLT.**
11. Page 4-39 How is it not inconsistent to say preserve dark sky, but improve outdoor nighttime conditions that enhance and protect the quality of life for residents? **HOST commented that this requires reworking. By preserving night skies, you are enhancing the night quality.**
12. Page 4-44 The caption defines the Open Space Trust Committee as “HOST” but throughout the text it is referred to as “The Trust Committee”. **When referring to the Open Space Trust Committee use HOST.**

Also “The Committee also undertakes baseline documentation and monitoring of open space properties to ensure that the township is a good steward of its open space lands.” **Keep**
13. Page 4-45 Should “historic Structures” be deleted from our list of priorities for open space acquisition? **The goal of HOST is not preservation of historic structures. Take this out of the HOST section.**
14. Page 4-45 Why do management plans for properties which the Town has a small minority interest and which the Town cannot control or affect (Scudder, Anderson Woods & Waterman). The Township used its ability to receive Green Acre Funding to make these purchases possible, but has a very small ownership stake that does not allow it to determine the management of these properties. **HOST commented to make management plans specific, do not list each management plan, use majority owned and township controlled.**
15. Page 4-46 Recognition should be made that certain acquisitions of open space will of necessity be opportunistic resulting from changing circumstances of the owner (death, taxes or divisions of property). **Comment was sometimes. The open space tax is discussed annually. This is a Planning Board recommendation.**
16. Page 4-47 Goal 1 delete “become a Dark Sky Community.” **Bullet #4 – not part of the Open Space element. Planning Board recommendation.**
17. Page 4-48 Linkage between School and Library. This has been studied and rejected as placing children at risk and should not continue to be an objective to reach a goal. Also covered by no. 2. **HOST recognizes the concern, but this is very difficult to accomplish. Provide Trails. Acquire easements that would link public places with one another.**

18. Page 4-48 Develop management plans only for those which the Town can control. Create an exception for small ownership stakes. ***HOST agreed with this comment.***

19. Page 4-48 The Town already has adequate Dark Sky policies, do not create more. ***Is there a section where Dark Sky's should go. Planning Board recommendation.***

David Dietz's Comments:

1. 4-1 The plan has gone from 21 pages to 49. The Master Plan should be short and readable. It should be accessible as possible to as many citizens as possible. It should not be written as a Green Acres application. To that end we could use appendices. ***HOST recommends condensing paragraphs where possible.***

2. 4-4 Second paragraph -- Mr. Dietz commented restoring the original language and eliminating most of the additions. ***HOST discussed the 2006 public meeting information and suggested tightening up the wordage for the 2019/20 section.***

3. 4-5 Recommend using the summary from Page 2 of the current plan and moving most of what is on pages 4-5 to 4-7 and pages 4-9 to 4-12 an appendix as mentioned in number 1. ***Can the information be merged.***

4. 4-12 - First paragraph -- The "modest" amount of interstitial open space should be 737 acres, not 500+, based on chart on 4-15. ***Change the word "modest" to "significant".***

5. 4-16 Condense. ***Comment was history information. The superfund site was added. Discuss with the Planning Board.***

6. 4-17 First sentence in second paragraph under Jockey Hollow. The term "undisturbed vegetation" should be replaced with "decimated by deer". ***This is federal land recommended to leave it.***

7. 4-18 Bottom - Who in Harding maintains the ROSI? ***The Municipal Clerk has the Rosi on file.***

8. 4-19 Wexford Lane is on the 7/2/19 ROSI but is called "James Street". ***The consensus was to use what is on the ROSI to describe Wexford Lane.***

9. 4-20 What about Dear and Culbertson? ***It was recommended to see if they were on the ROSI. Dear was added to the ROSI in February 2016. Culbertson is not on the ROSI and it is recommended to not include it on the ROSI as it is a diversion property.***

10. 4-20 New paragraph in middle of page - The list of properties permitting hunting is incorrect. (Or at least I hope it is.)

A copy of the Hunting policy and procedure will be forwarded to the planner. The following properties are the list of properties currently in the Hunting Policy & Procedures Program:

<u>Block / Lot</u>	<u>Property Name/Hunting Conditions</u>
Block 46 Lot 4.01	105 Bailey's Mill and Young's Road (driving only) Latitude 40.738865, Longitude (-)74.527454
Block 35.01 Lot 18	Rte. 202/287 (880 Mt. Kemble Ave) & Glen Alpin Road (bow hunting) Latitude 40.75198, Longitude (-)74.527613
Block 8 Lot 9.01	Margetts Field-1 Featherbed Lane (bow hunting) Latitude 40.74937,

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	Longitude (-)74.477285
Block 2 Lot 18	Waterman property Loantaka Lane North – 634 Spring Valley Road (bow hunting) Latitude 40.759504, Longitude (-)74.451498
Block 23 Lot 1	Gatehouse property--James Street & 110 Harter Road (bow hunting) Latitude 40.763665, Longitude (-)74.487924
Block 27 Lot 3.01	Eggert Property--663 Mt. Kemble Avenue (bow hunting) Latitude 40.757956, Longitude (-)74.523776
Block 35, Lot 14	Rossell Property – 140 Bailey’s Mill Road (bow hunting) Latitude 40.742852, Longitude (-)74.529278
Block 48, Lot 2	96 Young’s Road Latitude 40.73744, Longitude (-)74.52553

11. 4-21 Update Gatehouse and Glen Alpin with changes from the TC meeting. ***The HLT Interest in Glen Alpin is being swapped for the Gatehouse.***

12. 4-23 Freylinghysen 3 is listed on the ROSI, but is called "Silver Brook/ Pine Brook Greenway". ***HOST recommends the Planner check this.***

13. 4-24 "Primrose Preserve" is generally known as "Brook Drive North" It has nothing to do with "Primrose"? "Primrose Farm" B46 L26 is "Primrose Preserve" ***HOST recommends keeping Primrose Preserve.***

14. 4-27 Top paragraph – Crestley/Healey has a 55.4 acre easement, which Mr. Dietz believes is eased to NJ Conservation Found. This is a significant conservation easement which is not mentioned anywhere. B 5 L 4.03 borders Great Brook. ***HOST recommends that the planner check the tax map and Morris County property record.***

15. 4-29 Stream Corridor Protection- middle of page –Mr. Dietz believes it would be helpful to have a map of all the stream corridor easements. In addition to Crestley/Healey there are many along Silver Brook and Primrose. This ties in with a couple of Open Space objectives.

16. 4-30 Wilkerson - Did this have Green Acres funding? ***Mr. Wepler commented 50,000 from Green Acres.***

17. 4-34 - 37 Mr. Dietz believes these four pages could be made concise. Except opening up more open space for passive activities, Mr. Dietz does not see the need for more parks. However mentioning needs of the older group is good. ***HOST recommends the planner review to see if this section can be tightened up.***

19. 4-38 The addition on the bottom of the page seems redundant. ***Planning Framework – this is a Planning Board recommendation.***

20. 4-40 middle of page - Lets discuss - Do we want access to waterways or just the greenways? ***Mr. Pfeiffer commented that waterways are not permanent things. It was suggested to add “protection of water resources” tp the last sentence.***

21. 4-40 Ground water recharge sounds like it belongs in a different section of the Master Plan. ***HOST recommended this be taken out of the HOST section.***

22. 4-41 to 44 - Landscape Project- The GSNWR primary mission is to develop and protect critical habitat areas . 71.9% of Harding is in Rank 5 and it is all Federal land. I don't see spending four pages on a subject, while important, has little impact on the Open Space PLAN. ***HOST recommends that the planner revisit this section to see if it can be condensed.***

23. 4-46 Maintenance and Stewardship - This is one of HOST's key priorities, but it is stuck at the end on page 46. should we recommend that the planner be funded to implement the recommendation to update the database? Should we recommend a committee to study the issue of funding and implementing stewardship plans? ***Stewardship should be addressed. Should goal number 5 have more. Planning Board recommendation.***

24. 4-47 to 49 Need to review all Goals. ***Recommend reviewing Goal 1 – Planning Board recommendation.***

A discussion ensued regarding conservation easements. The masterplan does not mention them. Should they be recognized and encouraged. Should there be a map that shows easements.

It was recommended that Mr. Jones contact Elena Gables from Heyer Gruel to discuss the comments from this meeting and to discuss the possibility of condensing sections where possible. HOST is looking for policies, basic details, and detailed addendums.

OTHER MATTERS THAT MAY COME BEFORE HOST AND HEARING PERSONS PRESENT:

There were no hearing persons present and no further business.

ADJOURNMENT – Mr. Pfeiffer

A motion to adjourn was made by Mr. Jones and seconded by Mr. Wepler. The meeting adjourned at 10:15 pm.

Respectfully submitted,



Lisa A. Sharp
Secretary, Harding Open Space Trust Committee