

# Union Township Environmental Commission

## Minutes of the June 12, 2007 Regular Meeting

The June 12, 2007 Regular Meeting of the Union Township Environmental Commission was called to order at 7:02 PM.

The notice of meeting as published in the Hunterdon County Democrat and the Courier-News satisfied the requirements of the Open Public Meeting Act, and was also posted in the Municipal Building, on the Union Township website and filed with the Municipal Clerk.

- I. **Roll call:** Present: Alan Ford, Brian Kirkpatrick,  
Robert Nargi, Stephen Hurford.  
Absent: Bob Beylickjian, Sandy Stiger  
Public: Michelle McBride, Scott Eichlin, VJ DiRoberto, Skip Jonas
- II. **Approval of Minutes:** Approval of the minutes from the May 8, 2007 meeting was moved by Mr. Ford, seconded by Mr. Hurford, and approved by a 4-0 vote.
- III. **Old Business:**
  1. None
- IV. **Correspondence:**
  1. Notice of meeting of the New Jersey Highlands Protection and Planning Council on June 14 at 3 pm. Mr. Nargi will attend.
- V. **New Business:** None
- VI. **Chairman's Report:**
  1. Mr. Nargi has a rough draft of the newsletter for review.
  2. The joint management agreement with the New Jersey Water Supply Authority will be referred to the Property Management work group.
  3. Mr. Nargi noted that the Open Space committee was having difficulty locating some records concerning conservation easements. Ms. McBride, who serves on the committee, asked as to the appropriate contacts for pursuing data. Mr. Nargi responded that while the county may be the ultimate sources, it would be best to work through Grace Kocher.
- VII. **Committee Reports:**

**Planning Board:**

  1. Mr. Kirkpatrick reported that the hearings on the Pilot application are continuing, that the matter reported last month to UTEC concerning a new driveway for a lot on Baptist Church Road was continuing, and that the Planning Board was waiting for additional materials from the developer for the Renaissance project.
  2. Mr. Nargi noted concerns about applicants complying with all required submissions on approved projects. He also noted concerns about non-surviving plantings in projects, and how replacement can be required. Mr. Kirkpatrick noted that most approvals include a one-year window for survival.
  3. Mr. Nargi also noted that increases in impervious coverage not allowed by the approved plan should be subject to a recalculation of stormwater management, particularly as it impacts neighboring properties. At present, this would be handled in the permitting process.

**Property Management Work Group:**

  1. Mr. Nargi reported that the group had visited the properties on the Hoffman site as well as the Douglas farm and had begun thinking about ideas to maintain the property and derive revenue from them, which would go to offset management and maintenance expenses, with any surplus being used to supplement the open space fund.
  2. Mr. Nargi noted that all the houses and apartments were presently vacant, although the barns on the Douglas site were being used by the farmer who is haying that site.

3. Mr. Nargi noted that the main Hoffman house is a matter of great concern and in need of repairs. The small apartment on that site is in good repair, while the smaller house is in need of repairs. There are other buildings on the site as well, which are not suitable for residences. Mr. Kirkpatrick noted that the Township Committee was pursuing a grant for roof repairs on the main Hoffman house. Mr. Nargi also noted that the town or county should mow the grass around the houses on a regular basis.
4. Mr. Ford inquired as to the house and barn cluster at the base of the hill adjacent to the railroad. Mr. Kirkpatrick noted that the house was privately owned, but the barns are owned by the township. They are not part of the Hoffman Park.
5. Some discussion ensued about the possibility of selling small parcels containing the buildings. This will be further investigated.
6. Mr. Jonas asked if it was the intention of the township to be a landlord. Mr. Nargi replied that the buildings on the property were the responsibility of the township to properly maintain and to use for rental income, in accordance with the contracts under which the properties were acquired. Mr. Kirkpatrick noted that properties could be occupied by existing tenants at the transfer date, and new leases could be negotiated with them, but that new tenants would require a bidding process.
7. Mr. Nargi stated that the Township Committee had delegated responsibility to UTEC to develop plans for the management of the various properties and to submit those plans to the committee.

**Sidney Brook 319 Grant Project:**

1. Mr. Nargi reminded UTEC members and the public to record time spent on this project, including time spent at meetings. Quarterly reporting is required.
2. Mr. Nargi led a discussion on the responsibilities of the various parties under the grant, including responsibility for performing work and making payments. The original grant proposal and the "Watershed Visual Assessment Standard Protocol" will be circulated to UTEC in order to facilitate further discussion at the next meeting.
3. Mr. Nargi noted that NJDEP is asking that the Quality Assurance Project Plan (QAPP) be revised to meet their requirements. The NJ Water Supply Authority is working on these items. The scope of the work in the original project may be expanding, and all parties need to agree before any work can begin.
4. Mr. DiRoberto asked that the public be provided with a clarification of changes, if any, in the scope of the project beyond that in the original proposal. The distribution of the documents described in 2 above will facilitate this discussion for the next meeting.

VIII. **Hearing of Citizens:**

1. Ms. McBride inquired to the status of mandatory recycling rule changes that would require trash haulers to pick up or separate recyclable materials. Mr. Nargi noted that this was a Township Committee activity and she should address inquiries to them.

IX. **Next Meeting:**

The next meeting of the Commission will be Tuesday, July 10, 2007 at 7:00 pm at the municipal building.

X. **Adjournment:**

The Chair asked for a motion to adjourn. Mr. Kirkpatrick made the motion and Mr. Hurford seconded. All members present voted in favor. The meeting was adjourned at 8:26 pm.

Respectfully Submitted,

Alan Ford, Secretary