

**NEW JERSEY HIGHLANDS WATER PROTECTION
AND PLANNING COUNCIL
MINUTES OF THE MEETING OF JUNE 14, 2007**

PRESENT

JOHN WEINGART) CHAIRMAN

KURT ALSTED)
TRACY CARLUCCIO) COUNCIL MEMBERS
BILL COGGER)
TIM DILLINGHAM)
JANICE KOVACH)
MIMI LETTS)
ERIK PETERSON)
TAHESHA WAY)

VIA TELECONFERENCE

DEBBIE PASQUARELLI)
JACK SCHRIER)
GLEN VETRANO)

ABSENT

ELIZABETH CALABRESE)
SCOTT WHITENACK)

CALL TO ORDER

The Chairman of the Council, John Weingart, called the 50th meeting of the New Jersey Highlands Water Protection and Planning Council to order at 3:02 pm.

ROLL CALL

The members of the Council introduced themselves.

OPEN PUBLIC MEETING ACT

Chairman Weingart announced that the meeting was called in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 and that the Highlands Council had sent written notice of the time, date, and location of this meeting to pertinent newspapers or circulation throughout the State and posted on the Highlands Council website.

Mr. Erik Peterson, Council Member, joined the meeting.

PLEDGE OF ALLEGIANCE was then recited.

Chairman Weingart announced that the main focus of this meeting was to discuss a proposed Resolution for a contract and that the Council would be going into Executive Session to discuss it. He introduced and welcomed Paula Dees, Executive Assistant to Eileen Swan. He also announced that Bill Cogger will join the following Council Committees: Agriculture, Budget & Finance, and Land Conservation.

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EXECUTIVE SESSION

Chairman Weingart announced that the agenda included an Executive Session and that the Open Public Meetings Act permits a public body to exclude the public from that portion of a meeting. He asked if there was a motion to adjourn to Executive Session to discuss the proposed Resolution to enter into a contract with a regional planning firm. Mr. Dillingham made a motion to adjourn to Executive Session. Ms. Letts seconded the motion. The meeting was adjourned to go into executive session at 3:15 pm. Ms. Kovach made a motion to adjourn the Executive Session and Ms. Carluccio seconded the motion. The Executive Session adjourned at 3:45 pm to return to public session. Mr. Weingart then reiterated to the public that in the Executive Session the Council had discussion on a possible contract with a regional planning firm.

PUBLIC SESSION

**CONSIDERATION OF RESOLUTION REGARDING APPROVAL OF
CONTRACT WITH SIEMON AND LARSEN, P.A.**

Chairman Weingart requested introduction of a proposed Resolution authorizing the Highlands Council's Executive Director to enter into a contract with the firm of Siemon & Larsen, P.A. to assist with the completion and implementation of the final Regional Master Plan for an amount not to exceed \$245,000.

Mr. Dillingham introduced the motion and Ms. Kovach seconded it. Chairman Weingart asked if there were any other comments from the Council and finding none asked for any comments from the public.

PUBLIC COMMENT

Hank Klumpp, Tewksbury Township

Mr. Klumpp read a statement criticizing hiring an outside consulting firm and commented that he had not seen a scientific study that put his property in the Preservation Area of the Highlands. He stated that Tewksbury was not in the Highlands Preservation area originally. He ended by expressing his concern about creating a workable plan

Julia Somers, NJ Highlands Coalition

Ms. Somers commented that the Highlands Council had done some remarkable things and that a tremendous amount of work had been completed to date. She went on to support the hiring of an objective regional planner saying that this was the perfect time.

David Shope, Long Valley

Mr. Shope commented that his property in Lebanon Township, like Mr. Klumpp's in Tewksbury, was not in the first drafts of the Highlands Act and was only added shortly before the legislature approved the Act. He referred to the Council's draft maps displayed on the walls of the meeting room as proof that the basis for the plan was already established and said that he did not understand what an outside consultant was going to add to the

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process. He asked about the Request for Qualifications for this project and Chairman Weingart commented that it had been, and continued to be posted on the Highlands Council website. Mr. Shope noted he that was “not on the web.”

Bill O’Hearn, NY/NJ Trail Conference/Ringwood Councilman

Mr. O’Hearn spoke in favor of taking the action of hiring of the Siemon & Larsen commenting that he thought the firm would give polish and was an important move. He also thought it was critically important to “get it right”. He is a member of the four state group for the Highlands Region and said that the “other three states” are watching to see how New Jersey does on this plan.

Mr. O’Hearn raised two issues for Ringwood that he hoped a regional planning firm would help the Council address. He asked how a downtown area can be revitalized without sewers. He had posed the question to Ringwood’s planner with no answer. He sees economic development without unwanted growth difficult to achieve.

He also brought another issue with COAH saying that they had struggled with the Round I and Round II obligations to understand what was required. He asked for assistance and guidance for clarifying the COAH obligations.

Dave Peifer, ANJEC

Mr. Peifer gave a strong endorsement on behalf of ANJEC for selection of the consulting firm. He commented that the plan needs to be clear and accessible. He pointed out that: the Council will be faced with difficult decisions and will need a clear plan for making those decisions in the future; and that there needs to be clear guidance for municipalities. There are 88 towns and 7 counties and he ended by saying that people in the municipalities cannot do what they cannot see.

Ms. Letts noted her agreement with Mr. Peifer that there is a need to simplify the final document.

There being no further public comment, and no further comment from Council members, Chairman Weingart called for a roll call vote on the proposed resolution for a contract with Siemon & Larsen, P.A. The resolution was **APPROVED** 11 to 1 as follows: Alstede aye; Carluccio aye; Cogger aye; Dillingham aye; Kovach aye; Letts aye; Pasquarelli nay; Peterson aye; Schrier aye; Vetrano aye; Way aye; Weingart aye. Council Members Calabrese and Whitenack were absent.

Chairman Weingart announced that the next meeting for Highlands Council would be July 12, 2007 at 10 am. He also mentioned that Eileen Swan, Executive Director, had testified about transfer of development rights at a legislative hearing this morning. Ms Swan explained that it was a hearing of the Assembly Environment and Solid Waste Committee of the amendment to A-3864 enabling municipalities statewide to establish receiving zones for transfer of development rights from Highlands Region or Pinelands area and also providing for impact fees and other incentives. Ms. Swan thanked Jeff LeJava for his work on

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preparing testimony. Dennis Kirwan had also testified on behalf of Clifton as a potential receiving area. Tim Dillingham also testified. She noted that the Committee had reported the bill out but that it was very unlikely to be considered by the full legislature before summer adjournment on June 30th.

ADJOURN

Mr. Cogger made a motion to adjourn the meeting and Ms. Kovach seconded the motion. The meeting was adjourned at 4:03 pm.

CERTIFICATION

I certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Water Protection and Planning Council.

Dated: June 19, 2007

Paula M. Dees

Paula M. Dees, Executive Assistant

TRUE COPY

PUBLIC COMMENTS SUBMITTED

Hank Klumpp 6/14/07

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It has been almost 3 years since the Highlands Act was carelessly signed. Now, the council, at this point feels it needs an objective perspective on the development of the Regional Master Plan. How was this Act ever written without the proper expertise and strong knowledge of planning principles, land use, natural resource management, transfer of development rights, real estate development, etc., etc. Now, an outside firm or individual is going to be called upon to try to do what?

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Rectify the ugly mess that has been created? Are you actually proposing to enter into a contract for almost a quarter of a million dollars? Will this proposed consultant ever hear our concerns? It is obvious that the consultant will have to be an individual with nothing to lose as the result of the Highlands Act. because otherwise they would tell you all that the Highlands Act is nothing but a poorly planned piece of legislation that should go back to the

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drawing board until money is in place to compensate the people who are paying the ultimate price by having the real estate value of their property taken away with unrealistic land restrictions.

All of us who have been standing in front of you for years now have expressed the need for examining the Act from day one. Now, almost three years later, you are playing games with people's lives.

Your council has been like a revolving door with people

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here today and gone tomorrow.

We are the same group of people standing before you facing new people who we can only wonder - Have they even read all the comments we have made over the last almost three years? I have still never been shown the scientific study that put my property in the Highlands Preservation - Is it possible that there is no scientific study to show? If there is no scientific study on my property, my

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property should be exempt. Tewksbury wasn't in the Highlands on the original map. Overnight the boundary line was erased and moved over. Will the individual you're going to pay almost a quarter of a million dollars be able to answer my questions

Hank Klumpp

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