

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF DECEMBER 7, 2017

PRESENT

JIM RILEE)	CHAIRMAN
KURT ALSTEDE)	VICE CHAIR
TRACY CARLUCCIO)	COUNCIL MEMBERS
TIMOTHY P. DOUGHERTY)	
MICHAEL R. DRESSLER)	
MICHAEL FRANCIS)	
CARL RICHKO)	
MICHAEL SEBETICH)	
JAMES VISIOLI)	
RICHARD VOHDEN)	
ROBERT G. WALTON)	

VIA-TELECONFERENCE

ROBERT HOLTAWAY)
MICHAEL TFANK)

ABSENT

BRUCE JAMES)
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CALL TO ORDER 158TH meeting of the New Jersey Highlands Water Protection and Planning Council to order at 4:02pm.

ROLL CALL

Roll call was taken. Members Holtaway and Tfank were present via tele-conference. Members Dressler and James were absent. All other Council Members were present. *The following staff members were present: Margaret Nordstrom, John Maher, James Humphries, Corey Piasecki, Kim Ball Kaiser, Maryjude Haddock-Weiler, Keri Green, Casey Ezyyske, Christina Petagna, Carole Ann Dicton, and Tom Tagliareni. Also present were Nicholas Kant, Assistant Counsel, Governor's Authorities Unit, and Jennifer Moriarty, Deputy Attorney General.*

Member Dressler was present at 4:03pm.

OPEN PUBLIC MEETINGS ACT

Ms. Tagliareni announced that the meeting is being held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. The Highlands Council sent written notice of the time, date, and location of this meeting to pertinent newspapers of circulation throughout the State and posted notice on the Highlands Council website.

PLEDGE OF ALLEGIANCE was then recited.

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APPROVAL OF HIGHLANDS COUNCIL MINUTES OF OCTOBER 19, 2017

Chairman Rilee asked for a motion on the Minutes of October 19, 2017.

Member Walton made a motion to approve the Minutes of October 19, 2017. Member Francis seconded it.

A roll call vote was taken. The Minutes of October 19, 2017 were APPROVED 13-0.

APPROVAL OF HIGHLANDS DEVELOPMENT CREDIT (HDC) BANK MINUTES OF NOVEMBER 2, 2017

Chairman Rilee asked for a motion on the HDC Bank Minutes of November 2, 2017.

Member Walton made a motion to approve the HDC Bank Minutes of November 2, 2017. Member Dougherty seconded it.

A roll call vote was taken. The HDC Bank Minutes of November 2, 2017 were APPROVED 13-0.

CHAIRMAN'S REPORT

Chairman Rilee announced that he has reappointed all of the Directors of the HDC Bank to new terms.

EXECUTIVE DIRECTOR'S REPORT

Ms. Nordstrom highlighted the following staff activities:

Plan Conformance Implementation:

- Chester Borough, Morris County
 - Planning Area Petition Ordinance: Municipal adoption; deemed consistent
 - Master Plan Reexamination Report and Resolution: Municipal adoption; deemed consistent
 - Master Plan Highlands Element: Municipal adoption; deemed consistent
 - Highlands Land Use Ordinance: Municipal adoption; deemed consistent
- Holland Township, Hunterdon County
 - Highlands Land Use Ordinance: Municipal adoption
- Hampton Borough, Hunterdon County
 - Planning Area Petition Ordinance: Rescinded

HDC Bank Credit Allocation & Purchase Update

- HDC Allocation Applications Received
 - Mansfield Township, Warren County, Block 201 Lot 3.02

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- 25.31 acres residential
- West Milford Township, Passaic County, Block 5304 Lot 20
 - 63.73 acres residential
- West Milford Township, Passaic County, Block 5405 Lot 8
 - 7.08 acres residential

AUDIT COMMITTEE

Committee Chair Walton reported that the Committee met by phone to review the 2016 audit report. The audit report did not contain any adverse findings. The Committee continues to recommend that the Council change auditors periodically, even though there has been difficulties obtaining bids from qualified auditors. Committee Chair Walton reported that he called the auditor to finalize the process as part of regulatory compliance.

Chairman Rilee asked for a motion on the resolution.

Resolution – Acceptance of Audit Report

Member Walton made a motion on the Resolution. Member Dougherty seconded it.

Chairman Rilee opened the meeting to public comment on the resolution.

There was no public comment.

There was no Council comment.

A roll call vote was taken. The resolution was APPROVED 13-0.

LANDOWNER EQUITY AND LAND PRESERVATION COMMITTEE

Committee Chair Walton reported that at the October 19 Council meeting, the Open Space Partnership Funding Program was allocated approximately \$1.77M by the Council to use toward funding outstanding applications. The Committee is making recommendations today to fund eight (8) of those applications for a total request of \$1,747,478.00, representing over 900 acres of land in Hunterdon, Warren, Somerset, and Passaic Counties. Committee Chair Walton reported that the remaining funding of approximately \$26K will be held for future funding.

Chairman Rilee asked for a motion on the resolution.

Resolution – Approval of Applications Under The Highlands Open Space Partnership Funding Program Pursuant to Administrative Rule N.J.A.C. 7:70-1 et seq.

Member Visioli made a motion on the Resolution. Member Dougherty seconded it.

Chairman Rilee opened the meeting to public comment on the resolution.

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Public Comment

David Shope, Lebanon Township, NJ – Mr. Shope disagreed with Member Walton’s comments regarding preserved and protected lands. Mr. Shope also spoke in opposition of the Open Space Partnership Funding Program regarding non-profit entities.

Council Comment

Vice Chair Alstede asked to characterize the 900 acres. Mr. Humphries responded that the 900 acres is a mixed of woodlands and farmlands. He also noted that some properties may not have qualified for or ranked well in other farmland preservation programs.

A roll call vote was taken. All members present voted to APPROVE 13-0. Member Walton voted “yes” on the resolution except for the Lebanon Township properties (Block 57, Lots 13, 13.01, and 13.02), on which he abstained.

Member Walton left the meeting at 4:14pm.

RMP AMENDMENT COMMITTEE – Work session

Vice Chair Alstede reported that Council has a statutory requirement to revise Council’s Regional Master Plan (RMP) every six years. Council has a draft Monitoring Program Recommendation Report (MPRR) and tonight the Council is having a work session to discuss the report.

Member Dressler stated that he feels 80-85% of the MPRR is good work, but 15-20% of the MPRR has problems and Member Dressler requests that Council have some of the members of the public come in to discuss their comments before Council. Member Dressler added that he would like to see this process move forward.

Member Visioli commented that he would like to see the people who made those comments come forward to see if they are satisfied with the responses.

Member Carluccio commented that she feels the MPRR has no more life and she has been disappointed with the public process.

Committee Chair Alstede reported that today is a day to have robust discussion and to hear about specific points that need to be discussed.

Member Dressler reiterated that 80-85% of the MPRR is good work. Member Dressler feels the people who made comments need to be brought into the process. Member Visioli noted that the responses to the public comments should make sense to the people who commented.

Member Francis commented that a good plan is a good plan no matter a shift in political leadership.

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Ms. Nordstrom asked for further explanation of Council's concerns. She added that staff are available and ready to discuss topics that have been previously mentioned as areas of concern from both Council members and the public. These areas include:

- Highlands Forestry Management Plan
- Highlands Open Water Buffers
- Development of a Region-wide Smart Growth Capability Map
- Climate Change
- Alternative wastewater treatment systems for cluster development and not served by traditional systems
- Grow New Jersey Program for Redevelopment Areas

Mr. Vohden asked what the next step is in this process. Ms. Nordstrom noted that the next step in this process is to adopt the MPRR as a work plan.

At this time, Council had a robust discussion regarding the MPRR and some of the issues Council has with recommendations and the process.

Member Visioli left the meeting at 4:58pm.

Member Dressler left at 5:27pm.

In conclusion, Ms. Nordstrom will send an email to Council Members requesting additional information about their concerns with the MPRR. This will be used as the foundation for a continued work session at Council's next meeting.

Chairman Rilee then opened the meeting to the public for any other comments.

Public Comment

Hank Klumpp, Tewksbury, NJ – Mr. Klumpp commented on an article in the *Hunterdon Review* dated February 17, 2016. Mr. Klumpp spoke about reports by Bloustein and PlaceWorks.

Julia Somers, New Jersey Highlands Coalition – Ms. Somers explained the components of a forest. Ms. Somers urged Council to visit a forest.

Monique Purcell, Department of Agriculture – Ms. Purcell commented on the format of the MPRR and requested an overview of that format at the next meeting.

H. Ronald Smith, Lake Hopatcong Commission – Mr. Smith would like to know how grant funds can be used for Lake Hopatcong and would like to meet with staff.

Deborah A. Post, Chester Township – Ms. Post spoke in opposition of Council's work in the past six years.

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David Shope, Lebanon Township, NJ – Mr. Shope spoke in opposition of the Transfer of Development Rights program.

Council Comment

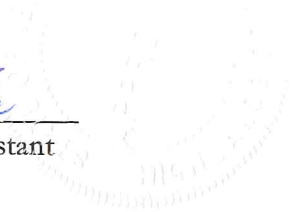
Member Richko made a motion to adjourn the meeting. Member Francis seconded it. All were in favor. The meeting was adjourned at 5:45pm.

CERTIFICATION

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

Date: 3-15-18

Name: Annette Tagliareni
Annette Tagliareni, Executive Assistant



Vote on the Approval of These Minutes

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede			✓			
Councilmember Carluccio			✓			
Councilmember Dougherty			✓			
Councilmember Dressler			✓			
Councilmember Francis			✓			
Councilmember Holtaway	✓		✓			
Councilmember James			✓			
Councilmember Richko		✓	✓			
Councilmember Sebetich			✓			
Councilmember Tfanck						✓
Councilmember Visioli			✓			
Councilmember Vohden			✓			
Councilmember Walton						✓
Chairman Rilee			✓			