

**WARREN COUNTY MUNICIPAL AND CHARITABLE CONSERVANCY  
TRUST FUND COMMITTEE**

500 Mt. Pisgah Avenue  
Oxford, NJ 07863

**MINUTES OF THE MEETING OF  
October 2, 2017**

**CALL TO ORDER:** Todd Tersigni opened the meeting at 7:31 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

**ROLL CALL:**

**Members Present:** Jean Smolha            Todd Tersigni            Nancy Miller            Robert Vetrecin  
                         Charles Fineran           Ethel Conry            Timothy Bodine        Carren Thomas  
                         Steve Zarbatany        Susan Beall

**Members Absent:** David Smith

**Guests:** Michael Margulies, Beth Styler-Berry, Matthew Hall, Michael Franks, Reverend Bernard Kelly, Ken Kutzman, Diane Hull, Charlotte Morris, David Morris, George Scherer, Christine Scherer

**Staff Present:** Corey Tierney, Christina Roberts

**Minutes:** The September 11, 2017 minutes were reviewed. Mr. Fineran motioned, seconded by Mr. Zarbatany to approve the minutes as presented. Motion carried.

**PUBLIC COMMENT**

Michael Franks, a neighbor of Shabbecong Mountain Preserve, attended the meeting to speak on behalf of Jennifer Lamberti, Chair of the Washington Borough Open Space Committee and provide information on the project. The site is comprised of forest, wetlands, and steep slopes, and is a potential habitat for several federally endangered species of wildlife.

**CORRESPONDENCE**

Shabbecong Mountain Preserve - The letter requested of the Washington Borough attorney regarding Washington Borough's COAH housing obligations was distributed to the Committee. Mr. Fineran stated that he spoke to Mr. Osborn from Green Acres. Mr. Osborn said that if the property is purchased with Green Acres funds, it would be protected as open space. Ms. Miller spoke to the borough attorney, which reiterated the same.

Ms. Miller also noted that she looked online at the Pohatcong Valley Groundwater Contamination website, which indicates that the property may be located in the groundwater contamination area. Her concern is that we would be investing in polluted swampland. Matthew Hall, Washington Borough Manager, explained that the property is not considered by the EPA to be within the groundwater contamination area, but may be in an area that is being monitored. Even if the property were contaminated, it may affect its value, but would not affect its use for passive recreation purposes.

The open space tax was recently approved by borough residents, which could help fund maintenance on the site. Trail maintenance will primarily be done by volunteers, with anything above their capacity being done by the municipal public works department.

Ms. Smolha inquired if any negotiations have been done with the landowner to lower the price of the property. The Trust for Public Land has been negotiating with the landowner.

## 2017 MUNICIPAL & CHARITABLE CONSERVANCY TRUST FUND COMMITTEE AWARDS

To begin the award process, straw polls will be done to determine what projects will receive funding, beginning with the 50% reduction request amounts. Additional funding may be added to projects as the awards process proceeds. An official vote will be completed at the end of the meeting to finalize award amounts.

### **Bobcat Ridge**

Roll Call: "Full, partial, or none" that **Bobcat Ridge** receives their full reduced request of \$75,000.

Timothy Bodine - Partial  
Robert Vetrecin - Full  
Nancy Miller - Full  
Jean Smolha - Partial

Susan Beall - Full  
Ethel Conry - Full  
Carren Thomas - Full

Steve Zarbatany - Full  
Charles Fineran - Full  
Todd Tersigni - Full

Totals: Full: 8, Partial: 2, None: 0, Abstain: 0; Motion carried.

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### **Shabbecong Mountain Preserve**

Roll Call: "Full, partial, or none" that **Shabbecong Mountain Preserve** receives their full 50% reduced request of \$250,000.

Timothy Bodine - None  
Robert Vetrecin - None  
Nancy Miller - None  
Jean Smolha - None

Susan Beall - None  
Ethel Conry - Abstain  
Carren Thomas - None

Steve Zarbatany - Partial  
Charles Fineran - Partial  
Todd Tersigni - None

Totals: Full: 0, Partial: 2, None: 7, Abstain: 1; Motion carried.

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### **First Presbyterian Church of Hackettstown & Presbyterian Chapel**

Mr. Fineran inquired which of the two projects submitted by the First Presbyterian Church of Hackettstown was more important - the church steeple or the chapel roof. Mr. Margulies said that the Presbyterian Chapel roof replacement is an emergency stabilization project and cannot be completed at any less than the full amount; therefore, a reduced request was not submitted.

Roll Call: "Full, partial, or none" that the **Presbyterian Chapel** receives a full 50% reduced request of \$37,500.

Timothy Bodine - Full  
Robert Vetrecin - Full  
Nancy Miller - Full  
Jean Smolha - Full

Susan Beall - Full  
Ethel Conry - Full  
Carren Thomas - Full

Steve Zarbatany - Full  
Charles Fineran - Full  
Todd Tersigni - Full

Totals: Full: 10, Partial: 0, None: 0, Abstain: 0; Motion carried.

\*It was noted that the Presbyterian Chapel roof replacement project could not be completed with a 50% award, but they would accept any award they could get and raise the rest of the funds.

Roll Call: "Full, partial, or none" that the **First Presbyterian Church Steeple** receives their full 50% reduced request of \$102,000.

Timothy Bodine - Partial  
Robert Vetrecin - Partial  
Nancy Miller - None  
Jean Smolha - Partial

Susan Beall - Full  
Ethel Conry - Partial  
Carren Thomas - None

Steve Zarbatany - Partial  
Charles Fineran - Partial  
Todd Tersigni - Partial

Totals: Full: 1, Partial: 7, None: 2, Abstain: 0; Motion carried.

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### **Asbury Mill**

Roll Call: "Full, partial, or none" that **Asbury Mill** receives their full 50% reduced request of \$143,250.

Timothy Bodine - Full  
Robert Vetrecin - Partial  
Nancy Miller - Full  
Jean Smolha - Partial

Susan Beall - Full  
Ethel Conry - Partial  
Carren Thomas - Full

Steve Zarbatany - Full  
Charles Fineran - Abstain  
Todd Tersigni - Full

Totals: Full: 6, Partial: 3, None: 0, Abstain: 1; Motion carried.

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**St. James Lutheran Church** - The Sophia Sharps stained glass window cannot be completed at any less than the full amount; therefore, a reduced request was not submitted for this project.

Roll Call: "Full, partial, or none" that **St. James Lutheran Church** receives their full request of \$25,950.

Timothy Bodine - Full  
Robert Vetrecin - Full  
Nancy Miller - Full  
Jean Smolha - Full

Susan Beall - Full  
Ethel Conry - Full  
Carren Thomas - Full

Steve Zarbatany - Full  
Charles Fineran - Full  
Todd Tersigni - Full

Totals: Full: 10, Partial: 0, None: 0, Abstain: 0; Motion carried.

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Since the Presbyterian Chapel project could not be completed with a 50% award, Ms. Miller suggested that the chapel roof replacement be fully funded and the project application for the church steeple can be resubmitted next year.

Roll Call: "Yes" to agree that the **Presbyterian Chapel** receives their full request of **\$75,000** and the **First Presbyterian Church** steeple project will receive **NO** funding this year.

Timothy Bodine - Yes  
Robert Vetrecin - Yes  
Nancy Miller - Yes  
Jean Smolha - Yes

Susan Beall - Yes  
Ethel Conry - Yes  
Carren Thomas - Yes

Steve Zarbatany - Yes  
Charles Fineran - Yes  
Todd Tersigni - Yes

Totals: Yes: 10, No: 0, Abstain: 0; Motion carried. The **Presbyterian Chapel** will receive **\$75,000**. The **First Presbyterian Church** steeple project will receive **NO** funding this year.

Mr. Margulies requested that the church steeple project be tabled until the end of the meeting to see if there were any leftover funds, before determining if the project is awarded anything.

Since there is leftover funding available, Mr. Tersigni requested the Board consider fully funding the Bobcat Ridge open space project.

Mr. Fineran motioned, seconded by Mr. Vetrecin to award **Bobcat Ridge** their full, original grant request of **\$120,000**.

Roll Call: "Yes" to agree that the **Bobcat Ridge** receives their full, original grant request of **\$120,000**.

Timothy Bodine - Yes	Susan Beall - Yes	Steve Zarbatany - Yes
Robert Vetrecin - Yes	Ethel Conry - Yes	Charles Fineran - Yes
Nancy Miller - Yes	Carren Thomas - Yes	Todd Tersigni - Yes
Jean Smolha - Yes		

Totals: Yes: 10, No: 0, Abstain: 0; Motion carried. **Bobcat Ridge will receive \$120,000.**

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Ms. Miller motioned, seconded by Mr. Vetrecin to award **Asbury Mill** an additional \$100,000, making their award total **\$243,250**; Mr. Fineran abstained from voting.

Roll Call: "Yes" to agree that the **Asbury Mill** receives an additional \$100,000, making their award total **\$243,250**.

Timothy Bodine - Yes	Susan Beall - Abstain	Steve Zarbatany - Yes
Robert Vetrecin - Yes	Ethel Conry - Yes	Charles Fineran - Abstain
Nancy Miller - Yes	Carren Thomas - Yes	Todd Tersigni - Yes
Jean Smolha - Yes		

Totals: Yes: 8, No: 0, Abstain: 2; Motion carried. **Asbury Mill will receive \$243,250.**

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Ms. Thomas asked if an award can be granted to Washington Borough for Shabbecong Mountain Preserve, pending the borough's receipt of a "No Further Action" letter from the Environmental Protection Agency (EPA). Mr. Tierney explained that a Green Acres preliminary assessment report will be completed prior to closing and any remediation would need to be addressed prior to closing.

Ms. Miller motioned, seconded by Mr. Vetrecin to award **Shabbecong Mountain Preserve \$50,000**.

Roll Call: "Yes" to agree that the **Shabbecong Mountain Preserve** will receive **\$50,000**.

Timothy Bodine - Yes	Susan Beall - No	Steve Zarbatany - Yes
Robert Vetrecin - Yes	Ethel Conry - Abstain	Charles Fineran - Yes
Nancy Miller - Yes	Carren Thomas - Yes	Todd Tersigni - Yes
Jean Smolha - No		

Totals: Yes: 7, No: 2, Abstain: 1; Motion carried. Shabbecong Mountain Preserve will receive \$50,000.

The Committee discussed what should be done with the balance of \$85,800 in funding. Several members felt the funds should go to the First Presbyterian Church, some thought the money should be rolled over to 2018, and some felt the funds should be awarded to Washington Borough for Shabbecong Mountain Preserve.

Mr. Vetrecin motioned, seconded by Ms. Thomas to award **Shabbecong Mountain Preserve** an additional \$85,800, making their award total \$135,800; funding contingent on the borough's receipt of a "No Further Action" letter from the EPA.

Roll Call: "Yes" to agree that the **Shabbecong Mountain Preserve** will receive **\$135,800** (instead of \$50,000).

Timothy Bodine - Yes  
Robert Vetrecin - Yes  
Nancy Miller - Abstain  
Jean Smolha - No

Susan Beall - No  
Ethel Conry - Abstain  
Carren Thomas - Yes

Steve Zarbatany - Yes  
Charles Fineran - Yes  
Todd Tersigni - Yes

Totals: Yes: 6, No: 2, Abstain: 2; Motion carried. **Shabbecong Mountain Preserve will receive \$135,800.**

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**2018 Municipal and Charitable Conservancy Trust Fund Committee Awards are as follows:**

**Bobcat Ridge** - \$120,000  
**Shabbecong Mountain Preserve** - \$135,800  
**Asbury Mill** - \$243,250  
**St. James Lutheran Church** - \$25,950  
**First Presbyterian Chapel** - \$75,000

Mr. Fineran motioned, seconded by Mr. Vetrecin to approve the 2018 Municipal and Charitable Conservancy Trust Fund Committee grant awards, as listed above.

Roll Call: "Yes" to approve all of the 2018 Municipal and Charitable Conservancy Trust Fund Committee grant awards, as listed above.

Timothy Bodine - Yes  
Robert Vetrecin - Yes  
Nancy Miller - Yes

Susan Beall - No  
Jean Smolha - No  
Carren Thomas - Yes

Steve Zarbatany - Yes  
Todd Tersigni - Yes

Ethel Conry - Yes (abstaining for Shabbecong Mountain Preserve only)  
Charles Fineran - Yes (abstaining for Asbury Mill only)

Totals: Yes: 8, No: 2, Abstain: 0; Motion carried. **The 2018 grant awards will be submitted to the Freeholders for their approval.**

Total awards equal \$600,000, with no carryover funds.

### **2018 MEETING DATES**

Mr. Zarbatany motioned, seconded by Mr. Vetrecin to approve the proposed 2018 meeting dates.

Roll Call: "Yes" to approve 2018 meeting dates.

Timothy Bodine - Yes  
Robert Vetrecin - Yes  
Nancy Miller - Yes  
Jean Smolha - Yes

Susan Beall - Yes  
Ethel Conry - Yes  
Carren Thomas - Yes

Steve Zarbatany - Yes  
Charles Fineran - Yes  
Todd Tersigni - Yes

Totals: Yes: 10, No: 0, Abstain: 0; Motion carried.

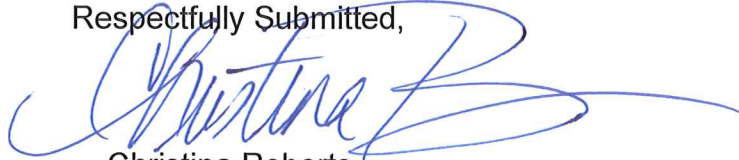
**NEXT MEETING**

The November meeting is canceled. The next meeting is scheduled for July 2, 2018.

**ADJOURN**

There being no further business, Mr. Vetrecin motioned, seconded by Mr. Fineran to adjourn the meeting at 8:41 p.m. Motion carried.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Christina Roberts", with a long, sweeping horizontal flourish extending to the right.

Christina Roberts  
Administrative Clerk

**WARREN COUNTY  
DEPARTMENT OF LAND PRESERVATION  
500 MT. PISGAH AVE.  
P.O. BOX 179  
OXFORD, NEW JERSEY 07863**

COREY J. TIERNEY  
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**Warren County Municipal & Charitable  
Conservancy Trust Fund Committee**

**2018 Meeting Schedule**

July 2, 2018

September 10, 2018  
(Offices closed September 3<sup>rd</sup>)

October 1, 2018

November 5, 2018 (if needed)

Meetings are held at 7:30 p.m. on the first Monday  
of each of the above-listed months, unless otherwise noted.

**LOCATION:**

Department of Land Preservation  
500 Mount Pisgah Ave.  
Oxford, NJ 07863