

**WARREN COUNTY
BOARD OF RECREATION COMMISSIONERS**

500 Mt. Pisgah Avenue, PO Box 179
Oxford, NJ 07863

**November 14, 2017
MINUTES**

CALL TO ORDER: Mr. Helbing opened the meeting at 5:09 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

ROLL CALL

Members Present: John Halmi, David Detrick, Raymond Tobaygo, Charles Fineran, Matthew Davis, Michael Helbing, William Hann

Guests: Elizabeth Roy

Staff: Corey Tierney, Christina Roberts

MINUTES: The October 10, 2017 minutes were reviewed. Mr. Davis motioned, seconded by Mr. Tobaygo to approve the minutes, as presented with Mr. Hann and Mr. Helbing abstaining. Motion carried.

REPORT OF COMMITTEES

Morris Canal Committee

- Plane 9/Port Warren - There was a meeting at Plane 9 to discuss the preliminary plan for the turbine chamber. The consultants submitted a fairly reasonable strategy to rehabilitate the tailrace and turbine chamber and address the safety concerns. Repair mortar joints, replace timber, have a mortar analysis completed, electrical engineer needs to install regular lighting and safety lighting, and an emergency response system needs to be installed, as well as an emergency access/escape. The goal is to have it open to the public again by April 2018. The consultants were able to qualify a section of the turbine chamber as museum space, so only one means of ingress/egress is required.
- Canal Trail - North Main to Bread Lock Park is cleared and just needs to be marked, once corn is harvested. The stairs at Richline Road have also been completed. If awarded the TAP grant, the gravel surface will be extended.
- Port Colden - Mr. Detrick said that work will begin again at Port Colden in December and may take two or three Saturdays to complete. The turbine chamber still needs clearing out and two sets of stairs need to be designed, built and, installed. Mr. Helbing can share the project information with the Metrotrails group to see if anyone wants to help.

Trail Committee

- Mr. Helbing inquired if there are any eligible projects to apply for a trail grant, such as trail markers or signs. Mr. Tierney will look into possible options.
- Mr. Helbing presented on the Warren Highlands Trail and other county parks/trails to the Sierra Club last month. The group is interested in a map of the Warren Highlands Trail.
- Mr. Helbing said volunteer David Mashburn contacted him regarding the dumping of cinder blocks in the parking lot at Marble Hill by the picnic benches. The dumping can be reported to the police and it can be requested that they drive by occasionally to check on the site.
- New owner recently closed on the Harker's Hollow property.

- Oxford Mountain can be scoped out in January or February, after hunting season ends, to determine a vision for the property.
- The state closed on Lake Just It Road property and is now marked with a new parking area.

Public Awareness

- Preservation Day - The event will be held at Roseberry House in Phillipsburg, NJ on Saturday, September 15, 2018.
- ParkFest - The event will be held at Bread Lock Park on June 9, 2018 from 11 am to 5 pm.

NEW BUSINESS

Ken Miller submitted an estimate for a steel reinforced door for the Morton Building at the Pump House. The Board originally approved \$1,000 towards the door at a previous meeting, but the new estimate came to \$2,352. The Board can either maintain their original approved amount or increase it. Mr. Tierney said the Board should also start thinking about a long-term plan for the site and how it should be used. After a brief discussion, Mr. Hann motioned, seconded by Mr. Fineran to reject the \$2,352 estimate for the door and maintain the original approved amount of \$1,000 towards the replacement and installation of the door. Motion carried.

OLD BUSINESS

ADMINISTRATOR'S REPORT

Acquisition Updates:

- Umbrello - Need to determine if canal is on the property. Title search may need to be done.
- Barish/Barcellona - Landowner wants to sell; determine if Board is interested.
- Sigler Farm - CMV came back. Pre-Highlands hypothetical value is \$1.657 million (\$9,600/acre) and current value is \$1.237 million (\$7,150/acre) for approximately 173 acres.
- Mr. Helbing suggested contacting NJ Audubon Society, NJ Conservation Foundation, or NJ Fish & Wildlife to see if any are interested in purchasing or partnering on acquisition of any of these properties.
- Sigler Mill - CMV came back. \$240,000 for 1.32 acres, including the mill which contains a Scotch turbine like the ones historically used in the canal. Both Sigler lots combined could be a good future site for the farm incubator program. Mr. Tierney will contact Mr. Sigler to make an assessment of the turbine and report back. Mr. Tierney will also check with the CADB to see if they would be willing to contribute the easement value of the property. A portion of the property can be preserved as farmland and the part including the canal and south of it can be purchased in fee, along with the mill property. Mr. Hann motioned, seconded by Mr. Davis to have the property reappraised to find out the value of the Sigler Farm property including north and south of the canal. Motion carried.
- Singley - Mostly wooded, has a section of canal, and adjoins county-owned property (Fancy). Appraisals underway.
- Hentenaar - Appraisals are underway.
- DiPaolo (formerly Pool) - Contract has been sent to new owner, but has not been returned yet.
- Ferrara - Landowner thinks the canal is included in the property, but a new title search will cost approximately \$2,000. Mr. Detrick said the old Cherry Weber maps should have a good indication as to who the landowner is.
- Albulescu - Contract was sent to owner for review.
- Benbrook - Should close before the end of the year.
- Zander - Offer letter was sent.

Other Business:

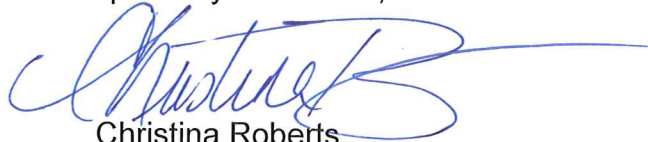
2018 Agreements - Ridge & Valley Conservancy and NJ Youth Corps agreements will be renewed at the December 13th Freeholder meeting.

RVC submitted the wetlands permit application for the White Lake boardwalk.

NEXT MEETING - The next meeting is scheduled for December 12, 2017.

ADJOURNMENT - There being no further business, Mr. Fineran motioned, seconded by Mr. Davis to adjourn the meeting at 6:52 p.m. Motion carried.

Respectfully Submitted,



Christina Roberts
Administrative Clerk