

**WARREN COUNTY
BOARD OF RECREATION COMMISSIONERS**

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

**November 15, 2016
MINUTES**

CALL TO ORDER: Mr. Helbing opened the meeting at 5:08 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

ROLL CALL

Members Present: Michael Helbing, John Halmi, David Detrick, Charles Fineran, William Hann

Members Absent: Matt Davis, Raymond Tobaygo

Guests: Elizabeth Roy, Kathy Gardner, Bruce Maxwell, Tom Maxwell, Kristen Marusik

Staff: Corey Tierney, Christina Roberts

MINUTES: The October 11, 2016 minutes were reviewed. Mr. Fineran motioned, seconded by Mr. Halmi to approve the minutes, as presented. Motion carried.

PUBLIC COMMENT

Tom Maxwell, a neighbor of Port Murray Park, requested that Mr. Helbing not bring groups of people from his Metrotrails hikes through Mr. Maxwell's property. Mr. Helbing stated that he was unaware that it was Mr. Maxwell's property and the co-leader of his hike that day had mistakenly said it was permissible. Mr. Helbing apologized and said it will not happen again.

Kristen Marusik, another neighbor of Port Murray Park, lives on Hart's Lane. The canal greenway trail ends right before her property, so she's worried that people may walk down her driveway, not knowing it is private property. She is also concerned for her family's privacy and safety. Another "No Public Access" sign will be ordered and posted on Hart's Lane and a fence or gate can be installed if necessary. The NJ Youth Corps will also be asked to not park on her property when doing work at Port Murray Park.

CORRESPONDENCE

The Department requested an estimate from the landscaper, Michael Hicks, to install ornamental zebra grasses to fill in the gaps between the trees to provide more privacy while waiting for the evergreens to grow fuller. The estimate came in at \$920.00. Mr. Detrick motioned, seconded by Mr. Fineran to have the landscaper proceed with the ornamental grass plantings. Motion carried.

Mr. Tierney spoke to Ted Zellars at JCP&L and requested that they use the gated road off Hoffman Road instead of Ms. Huff's private driveway. He believes the issue should be resolved.

REPORT OF COMMITTEES

Morris Canal Committee

- Mount Rascal canal trail clearing is still underway.
- Plane 6 - The Highlands Project has been working on clearing out the powerhouse. Numerous tires and several feet of debris were removed, but there is still a lot yet to do.
- The canal boat silhouette in Phillipsburg has not been revealed yet. There was an issue with the towpath not being completed per specifications.

Trails

- John Kosar, from Metrotrails, has continued to work on the Warren Highlands Trail.
- The kiosk at Marble Hill was destroyed, possibly by a vehicle accident. The NJ Youth Corps was able to salvage some of the kiosk, but most of it will need to be rebuilt. The municipal police department will be contacted to see if there is a police report for the accident.
- Mr. Helbing needs to scout another route for the trail that was originally planned to go down Spring Lane, a dirt road, because it was recently paved. An alternate that parallels Harmony Brass Castle will need to be determined.

ADMINISTRATOR'S REPORT

Acquisition Updates

Stowaway Self-Storage - Landowner verbally accepted the offer for an easement. Our attorney is reviewing the agreement.

Santini -Strykers Road - Mr. Santini thought the CMV (\$90,000) was a little low, but would accept the higher of the two appraisal values (\$135,000). The County would receive 50% Green Acres cost share of the CMV (\$45,000) and can still potentially receive William Penn grant funding through NJCF. Mr. Hann motioned, seconded by Mr. Fineran to authorize Mr. Tierney to continue negotiations with Mr. Santini with intent to acquire the property for as close to the CMV as possible. Motion carried.

Carfaro - The State is pursuing acquisition of this property.

Hills of Independence - The draft survey has been received. Once the final survey comes in, it will be sent to Green Acres.

Jonestown Road - Environmental issues have been resolved and closing should take place within the next month or so.

Terhune - Mr. Tierney is visiting the property on Friday to make sure everything still looks acceptable. He will bring a copy of the agreement for Mr. Terhune to sign.

True & Caporin - The Caporin Preliminary Assessment Report came back clean with no issues. Still waiting for PAR for True. The True estate sought and received Highlands Council Development Credit. If we do not receive the Highlands Grant, we can go back to the appraiser to determine the residual value is and revise what we are willing to pay.

Benbrook - An offer was made; Mr. Tierney will follow-up.

Cacciapaglia - Awaiting hard copies of appraisal to send to Green Acres.

Mohican Farm Associates - RVC is trying to preserve the property in conjunction with several other parties. It is approximately 350 acres with a dam on the property and they are asking \$3.5 million.

Maintenance

Bread Lock Park Barn - Proposals for rehabilitation of the barn were received, but one was rejected. The qualifying bid was for \$123,393. The initial budgeted amount for the barn rehabilitation was \$50,000, but that was an arbitrary estimate. There are several alternates listed in the RFP that can be included or deducted in the cost of the project. Mr. Tierney will check with Chris Pessolano on the amount of the rejected bid and Michael Margulies from Eclectic Architecture to see if the qualifying bid is a fair amount.

O'Dowd Morris Canal Greenway Trail - Proposals for the canal trail project on the O'Dowd property were received. The lowest bid came in at \$112,000, almost twice the \$60,000 EPA grant. However, Mr. Tierney explained that the bid was the lowest of six others and that a \$50,000 county cost-share is a fraction of the \$1.1 million received through the EPA SEP.

Plane 9 Turbine Chamber Restoration - Ms. Roy received grant funding from the Historic Trust to repair the head wall. She will be working with the Bridge Department to have the sidewalls repaired and to have that area regraded.

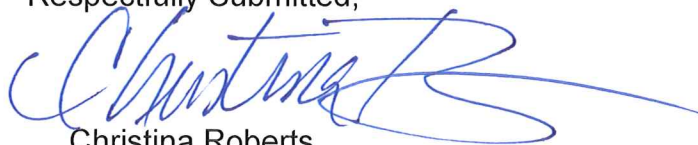
Mr. Tierney reviewed the available budget for maintenance and open space acquisition. There was discussion regarding the prioritization of the Bread Lock Park barn, Morris Canal Greenway Trail, and the Plane 9 turbine chamber restoration. Some aspects of the turbine chamber restoration are unknown due to environmental/moisture concerns and existing estimates that are outdated or inaccurate. The restoration process will need to be done in phases over the course of several years.

Mr. Hann motioned, seconded by Mr. Fineran to proceed with the Bread Lock Park barn restoration and Morris Canal Greenway Trail, since we already have bids for those projects, and seek estimates to replace the timber in the Plane 9 turbine chamber in calendar year 2017, since that is the most urgent aspect of the restoration. Motion carried.

NEXT MEETING - The next meeting will be held on December 13, 2016.

ADJOURNMENT - There being no further business, Mr. Fineran motioned, seconded by Mr. Hann to adjourn the meeting at 7:06 p.m. Motion carried.

Respectfully Submitted,



Christina Roberts
Administrative Clerk