

MINUTES
MORRIS COUNTY
OPEN SPACE PRESERVATION TRUST FUND COMMITTEE
30 Schuyler Place, 4th Floor Conference Room, Morristown, New Jersey
December 10, 2012

The meeting was called to order at 7:30 P.M. by Vice-Chairperson Szwak.

Members present:

Julie Baron, Morris County Park Commission
Paula Danchuk, Region III – Mount Arlington
Louise Davis, Morris County Agriculture Development Board
Ted Eppel, Morris County Planning Board
Leon Moreau, At-Large
Diana Orban Brown, Region II – Mendham Township
Robert Purnell, Region VI – Montville
Laura Szwak, Morris County Municipal Utilities Authority
Rick Watson, Region VII – Morris Twp. (arrived 8:26 P.M.)

Members with excused absence:

Janet Foster, Morris County Historic Preservation Trust Fund Review Board
Kathy Murphy, Region I – Mount Olive
Deborah Nielson, At-Large
Greg Poff, Region IV – Rockaway Township
Stephen Shaw, Region V – Mountain Lakes
Mark Taylor, Region VIII – Florham Park

Also attending:

Deena Leary, Director, Morris County Department of Planning & Development
Ray Chang, Director, Morris County Preservation Trust
Barbara Murray, Open Space Program Coordinator, Morris County Preservation Trust
John Napolitano, Esq., Special Counsel, Morris County Open Space Trust Fund

OPEN PUBLIC MEETING STATEMENT

Laura Szwak stated that, in accordance with the Open Public Meetings Act, adequate notice of the meeting had been provided and filed with the Town of Morristown, the Morris County Clerk, the Daily Record and the Star Ledger.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

On a motion by Julie Baron, seconded by Robert Purnell, the committee approved the minutes of the regular and closed session minutes of the September 12, 2012 meeting. A roll call vote was taken. Aye: Baron, Danchuk, Davis, Eppel, Moreau, Orban Brown, Purnell, Szwak Nay: None Abstain: None

On a motion by Julie Baron, seconded by Ted Eppel, the committee approved the regular and closed session minutes of the September 22, 2012 site visits. A roll call vote was taken. Aye: Baron, Danchuk, Davis, Eppel, Moreau, Orban Brown, Purnell, Szwak
Nay: None Abstain: None

On a motion by Julie Baron, seconded by Leon Moreau, the committee approved the regular and closed session minutes of the October 3, 2012 site visits. A roll call vote was taken. Aye: Baron, Davis, Eppel, Moreau, Orban Brown
Nay: None Abstain: Purnell, Szwak

On a motion by Julie Baron, seconded by Leon Moreau, the committee approved the regular and closed session minutes of the October 22, 2012 presentations. A roll call vote was taken. Aye: Baron, Danchuk, Eppel, Moreau, Orban Brown, Purnell, Szwak
Nay: None Abstain: Davis

On a motion by Julie Baron, seconded by Louise Davis, the committee approved the regular and closed session minutes of the October 25, 2012 presentations, with corrections as noted. A roll call vote was taken. Aye: Baron, Danchuk, Davis, Eppel, Moreau, Orban Brown, Purnell, Szwak Nay: None Abstain: None

NEW BUSINESS

1. Application Review Process – Ms. Murray stated the final meeting of the year is used to review the past funding round and solicit input from the committee on suggested changes. Members discussed the summary book, site visit schedule and appraisal review reports and process performed by the county’s review appraiser, Robert Schwarz. Members agreed the professional level of appraisal review was beneficial to the review process, and recommended the county’s review appraiser continue to be present at deliberations to answer any value questions. Ms. Orban Brown suggested a glossary of appraisal terminology be included with future reports. Ms. Murray stated there is a need to extend the timeline for appraisal review. Timely review and response to Mr. Schwarz’s comments is often constrained by vacation schedules of other appraisers. Extensions for a response to Mr. Schwarz’s comments are feasible only within a very limited time period due to the fall meeting date of the committee. Ms. Murray stated an additional month of review time will be accommodated by making the appraisal due at the time of application; this will also limit the changes in grant requests.
2. Project Status Report – Ms. Murray reviewed the list of recent and anticipated closings with the committee.
3. Report of Flood Mitigation Committee – Louise Davis reported on status of projects being reviewed by the Flood Mitigation Committee.

OLD BUSINESS

1. Amendment to Policy P-1: Requirements for Appraisals – Ms. Murray stated the Policy is the same as previously presented to the committee at the September meeting, at which time the matter was tabled after discussion. The changes will formalize the review process for applicants to address the issues raised by the review

appraiser and indicate what the results of the review would mean. Ms. Murray reviewed the suggested changes, which highlight the:

- credentials of the county's review appraiser;
- process of review in accordance with accepted standards;
- process of resolving questions on the appraisal report;
- role of the application to keep informed throughout the review process; and
- product to be produced by the review appraiser

If the review appraiser concludes there is reasonable documentation to support the value conclusion, the appraised value becomes Morris County's accepted market value (AMV). The county's cost share on a project shall not exceed the AMV from all sources of funds from all county trust fund programs. If there is disagreement on the value conclusion, the reviewer will develop an independent conclusion of value which becomes the county's AMV. The AMV is not a substitute or replacement for Green Acres' certified market value or their independent review process.

Members discussed the changes. Ms. Murray noted the review process as described was followed this past funding round. A formal designation of the value conclusion as Morris County's AMV, however, was not utilized. She noted members Greg Poff and Kathy Murphy who were absent emailed her that they supported the policy.

On a motion by Louise Davis, seconded by Ted Eppel, the committee approved the amendments to Policy P-1: Requirements for Appraisals as written. A roll call vote was taken. Aye: Baron, Danchuk, Davis, Eppel, Moreau, Orban Brown, Purnell, Szwak Nay: None Abstain: None

2. Update to Open Space Element – Ms. Szwak inquired about the status of the plan to update the county open space element. Ms. Leary noted the Park Commission is investigating the use of an educational institution to assist with this undertaking, which is envisioned as a joint work effort between both departments.

ADJOURNMENT

On a motion by Leon Moreau, seconded by Louise Davis, the meeting was adjourned at 8:38 P.M. All in favor.

Respectfully submitted,

Barbara J. Murray