Publication copy

Salem County OPRA response, April 25, 2012: Open Space Advisory Committee minutes June 23, 2010; County letter July 1, 2010; Association letter July 15, 2010; County and Association e-mails of March 22 and 28, 2011

Source: Salem County, response to an Open Public Records Act request by Ronald W. Yarbrough, April 25, 2012 (pages 1-5 of 6); handwritten notes on page 3 are on the copy as received in the requester's file

Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

Salem County Open Space Advisory Committee
Minutes, Regular Meeting
June 23, 2010

Members in Attendance: Ron Howard, Bill Stoms, Debbie Duffield, Mark Wilson, James Schulte, Judy Oshipp and Jennifer Coombs

Non-Voting Members in Attendance: Kris Alexander, Lou Joyce and Freeholder Beth Timberman

Chairman [redacted] Stoms called the meeting to order at 6:01 p.m.

Compliance with the Open Public Meetings Act as it was advertised in the Today's Sunbeam and Elmer Times and the meeting dates and times are listed on the bulletin board located in the Ware Building.

Approval of the May 26, 2010 minutes (Schulte/Howard) all ayes.

Jessica Daher of the Littoral Society gave a power point presentation to the Committee on the Greenways of Salem County. The Littoral Society is trying to create a more active partnership with the different Counties by working closer together. The presentation discussed how Greenways is a corridor of undeveloped farmland or open space and that the efforts are targeted along the water corridors. It also discussed sprawl development.

The Committee reviewed the application from the Lake Centerton Homeowners Association and decided that a letter would be sent to them to answer the following questions: Identified cost to repair dam, source of the estimate, did the Association approach Pittsgrove Township for ownership and how much are they actually asking for.

Alloway Township is wondering if the County would like to be a funding partner on a piece of ground that is located across from the feed store. The cost of the property is $20,000. More information will be coming from the Township.

D&R Greenway – Griscom property located in Mannington Township. D&R is making some progress on the funding structure on this application and will let the Committee know more once everything is finalized.

Meeting adjourned at 7:25 p.m. (Howard/Duffield) all ayes.

The next OSAC monthly meeting will be July 28, 2010.

Salem County Open Space Advisory Committee
51 Cheney Road, Suite 3
Woodstown, NJ 08098

July 1, 2010

Lake Centerton Park Homeowners Association
23 Lake Centerton Drive
Pittsgrove, NJ 08318
ATTN: Cliff Wheaton

RE: Open Space Application

Dear Mr. Wheaton:

The Salem County Open Space Advisory Committee (OSAC) reviewed your application at their June 23, 2010 meeting. The Committee members would like some clarification on the following questions:

1. Identify the cost of the repair/replace of the dam.
2. Identify the source of the estimate
3. How much is the Association actually requesting. On your application you state $400,000, but you also list Green Acres as a source for $400,000.
4. Since your intention is to turn ownership over to another entity, has the Association contacted Pittsgrove Township

If you could please provide the clarification to the above mentioned questions before the next scheduled OSAC meeting on July 28, 2010 it would be most helpful.

Sincerely,

Kris Alexander
Secretary

Lake Centerton Homeowners Association
23 Lake Centerton Drive
Pittsgrove, NJ 08318

[redacted]
Cell: [redacted]
Email: [redacted]

July 15, 2010

Salem County Open Space Advisory Committee
51 Cheney Road, Suite 3
Woodstown, NJ 08098
ATTN: Kris Alexander

Re: Centerton Lake Property
Salem County Open Space Preservation Application

Dear Ms. Alexander:

I received your July 1, 2010 letter indicating that the Salem County Open Space Advisory Committee (OSAC) would like some clarification on several questions.

Below are answers to those questions.

1. Identify the cost of the repair/replace of the dam.

   We worked with several contractors and engineers and decided to go with a proposal / estimate from a company named Marine Maintenance & Construction for a total cost not to exceed $511,000.

2. Identify the source of the estimate.

   As indicated in number one above, the estimate is from Marine Maintenance and Construction.

3. How much is the Association actually requesting. On your application you state $400,000, but you also list Green Acres as a source for $400,000.

   Green Acres agreed to provide the Homeowners Association with a grant of $400,000 about two years ago. The Association did not act on the grant at that time. We contacted Green Acres about one month ago and they felt that the $400,000 may still be available for the project but would not know for sure until

their new fiscal year starts. It is my understanding that Green Acres new fiscal year started July 1, 2010 although we have not hear anything from them since our last communication with them in mid June. In our application to the OSAC we would like to request the difference between what Green Acres will ultimately agree to provide and the final cost of the dam repair ($511,000).

4. Since your intention is to turn ownership over to another entity, has the Association contacted Pittsgrove Township?

   Yes. The formal resolution of support from Pittsgrove Township was provided as part of our application for open space funding.

Thank you for your help with this matter. If there is anything else that is needed to help with the review and approval of the application, please let me know.

Sincerely,

Clifford C. Wheaton
Secretary/Treasurer
Lake Centerton Homeowners Association

Joyce, Lou

From: Joyce, Lou
Sent: Monday, March 28, 2011 10:54 AM
To: 'Ben Laury'
Subject: RE: Centerton Lake

Ben,

Some background information is appropriate here. From what I know, the Green Acres program had an appraisal in 2008 and considered a purchase of the lake property for $400,000. The NJDEP Office of Dam Safety had approved a loan to reconstruct the dam for $1.1M, but needed a public guarantee.

The Green Acres commitment that Mike refers to, could only be pursued if the dam was completed.

My last contact with Curt Gellerman regarding this issue was the day the department made the decision not to pursue the purchase, ostensibly because the Assistant Commissioner decided that the state did not want to own any more dams.

The Green Acres program is still interested in the lake property, just not the dam. Curt suggested that if an arrangement can be made to keep ownership and responsibility for the dam with the homeowners, or township or county then they may be able to move forward.

I suggest we ask Kathy Stuart to arrange a meeting with Assistant Commissioner Amy Craddick to find a solution.

Louis

Lou, I need your advice. Is there anything that can be done ? If so, where do we start ?

Ben Laury, PE
Laury Heating Company
Cell: [redacted]
----- Original Message -----
From: Michael Rossi [redacted]
To: 'Ben Laury' [redacted]
Cc: [redacted] ; [redacted] ; 'Cliff Wheaton'
[redacted]
Sent: Tuesday, March 22, 2011 11:09 AM
Subject: Centerton Lake

Ben, we were just advised that the "state"(Green Acres) is backing out of their commitment to give us $400,00. FOR THE DAM RESTORATION! We've worked long and hard to get this project to the reality of engineering, construction plans and hopefully a new dam. Can you get a meeting together with the "powers to be" and see if this can be resolved?This is an injustice to all of us who have worked so hard for so long and now that we are right on the verge of resolving everything, they pull the rug out from under us. WE NEED YOUR HELP ! Please feel free to call me to discuss, my cell is [redacted] Thanks, Mike

Michael M. Rossi III