

**WARREN COUNTY**  
**BOARD OF RECREATION COMMISSIONERS**  
500 Mt. Pisgah Avenue, PO Box 179  
Oxford, NJ 07863

**December 12, 2023**  
**EXECUTIVE SESSION MINUTES**

**Members Present:** Mike Helbing, Charles Fineran, John Trontis, Bill Hann Jr.

**Members Not Present:** John Halmi, Ray Tobaygo

**Staff Present:** Corey Tierney, Kim Barnes, Elizabeth Roy, Jennifer Correa-Kruegel

**EXECUTIVE SESSION:**

Mr. Fineran made a motion to move to Executive Session at 5:02 pm for the purpose of discussion to purchase property. Mr. Hann seconded the motion. All in favor, motion carried.

Regarding the purchase of the Cafaro property. Mr. Tierney distributed a map of the Cafaro property in Mansfield Township (57.7 acres, Block 1204, Lots 2 & 2.02). It does contain the Morris Canal and adjoins the Rockport Wildlife Management Area. Green Acres was under contract to purchase it; however, they ran into a few issues with municipal drain easements. The mayor had suggested preserving it as a farm. The Warren County Agriculture Development Board (CADB) was going to purchase it as a farm and then resell it. However, zoning does not allow for residential. The Agriculture Board does not want to preserve it as farmland if it cannot also contain a house because it is difficult to sell farmland without a house. The property includes about 1,200 feet of Morris Canal. The landowner is willing to sell the property for \$350,000. The CADB is asking if the Board of Recreation Commission would be willing to purchase it instead as open space. Mr. Tierney asked the board if they would like to purchase it as open space. The property includes 15 acres of field that is high and dry. It is developable for commercial buildings. The purchase price offered is below the appraisal value. There was discussion of the pheasant farm next to the property. Mr. Trontis asked for a staff recommendation, in which Mr. Tierney replied he would recommend it purchasing it although the property adjoins state land and it would make more sense for the state to purchase it. The canal section could be preserved, it does adjoin public property, there is the potential of swapping it with the state in the future for another piece of land, and we would be purchasing it below value.

Mr. Hann made a motion to leave executive session at 5:15 pm. Mr. Fineran seconded the motion. All in favor, motion carried.

Mr. Hann made a motion with Mr. Fineran seconding the motion to follow Mr. Tierney's recommendation to purchase the property at Block 1204, Lots 2 and 2.02, in Mansfield Township and to direct Mr. Tierney and staff to explore all land swapping opportunities with other entities that are contiguous to that property as it pertains to recreation and benefit to the Morris Canal. All in favor, motion passed.