

Agricultural Advisory Committee Meeting Minutes

January 9, 2014

Attendance: Chester Urbanski, Betty Jane Hunt, Bill Kiriluk, Greg Sappington, Heidi Tomenchok

Members absent: None

The meeting was called to order at 7 pm.

Reorganization

Betty Jane Hunt has been reappointed for a 3-year term; Betty Jane completed the Oath of Allegiance as part of the Township and State requirements.

Election of Chairman and Secretary

Chairman -Chester Urbanski was nominated by Bill Kiriluk; nomination seconded by Betty Jane Hunt; approved by all members.

Secretary – the role of Secretary will be a rotating role; the schedule is as follows:

- February – Chester
- March – Betty Jane
- April – Greg
- May – Heidi

Approval of minutes

December 5, 2013 minutes – no changes; approved as written.

Lambert Farm

Refer to map, following, below.

The area delineated by yellow is a highway commercial zone area which is approximately 20 acres in size; there is an existing residence which is currently in use by a member of the Lambert family; it is expected to remain as such. The area delineated in blue is an R-4 zone and is approximately 38 acres. The Lambert Farm property is adjacent to Ziegenfuss property and Toll Brothers property, both undeveloped parcels at present. The Lambert property is also bordered by The Estates at West Amwell, a developed housing area, zoned R-1A.

The Lambert family is currently looking to keep the 5 acre parcel, with residence intact; they are also considering adding an additional 1 acre and possibly establishing a business on the parcel; this parcel would remain in the Highway Commercial Zone.

The Ag Advisory Committee has been requested by the West Amwell Township Open Space Committee to review the property for possible inclusion in the Open Space PIG (Planning Incentive Grant). Money may be available from the State (60%), Hunterdon County (20%) and Township (20%) for Open Space at the current time.

The Ag Advisory committee's initial thoughts are as follows:

- Ziegenfuss and Toll Brothers properties are in the Farmland Preservation process; the committee would like to know the status of the applications
- The Lambert Farm property as is does not appear to be developable due to the 18' access easement to the Ziegenfuss property, the close proximity to the NJ Power and Light Co and PSE&G lines and the Alexauken Creek Category 1 stream 300' buffer. See attached map, below. As such it would most likely remain as farmland.
- The best scenario would be to preserve the Lambert Farm property in conjunction with Ziegenfuss and/or Toll Brothers and if not able to do so, it is probably best for a recommendation to be to leave the Lambert Farm as is and use Open Space money in another part of the Township.

Prior to making a formal recommendation, members of the Ag Advisory Committee will join Hal Shute, Open Space member, and Porter Little representing the Lambert family, on a walk of the property; this is set for Friday, Jan 10, 2014 at 4 pm; as many members as can attend are encouraged to do so. Based on the walk, additional information will be provided at the February 6 Ag Advisory meeting and at that time we will decide if a formal recommendation should be provided to the Open Space Committee.

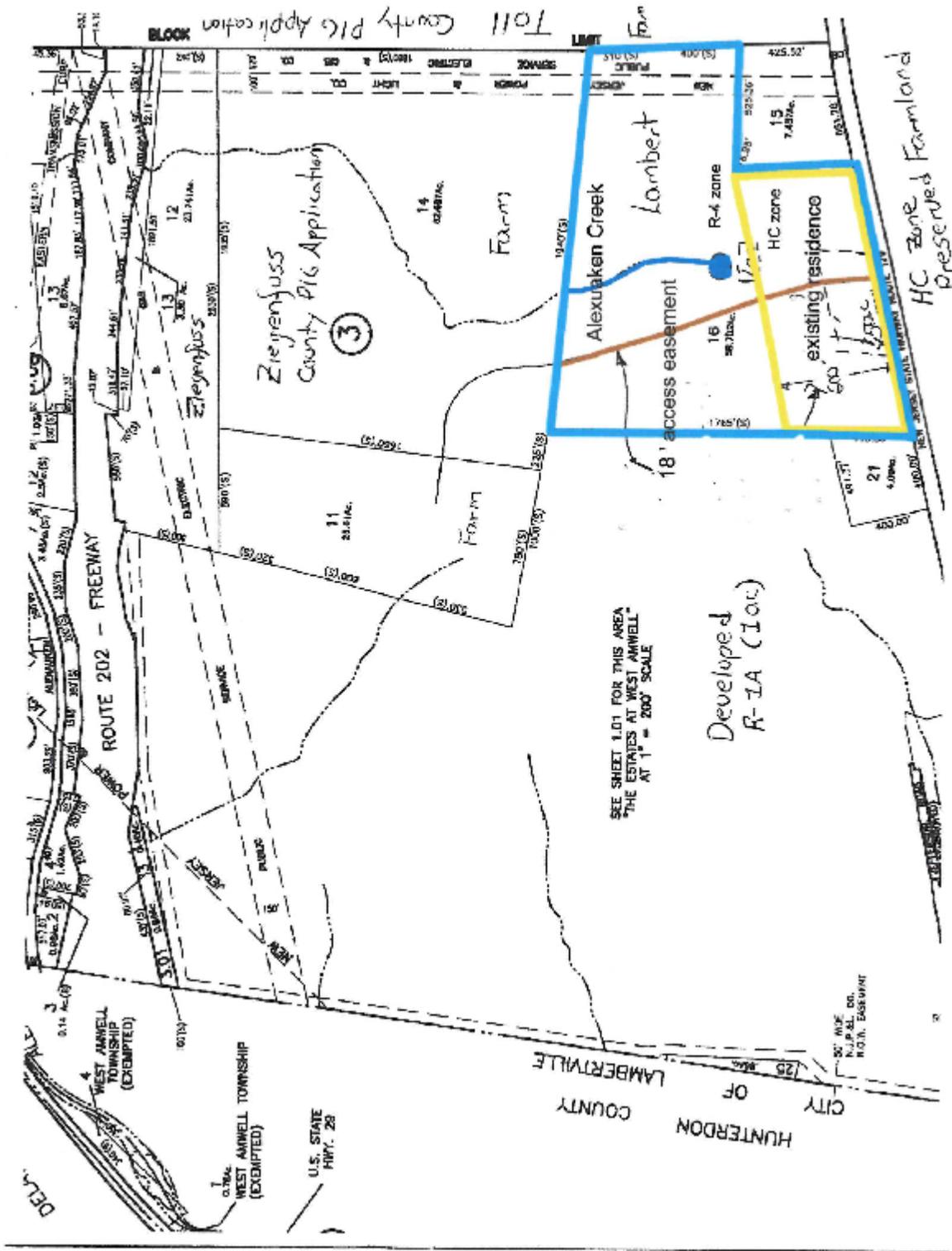
Additional Business

None

The meeting was adjourned at 7:30 pm.

The next meeting regularly scheduled meeting is Thursday, Feb 6, 2014 at 7 pm at the Municipal Building.

Minutes prepared by Heidi Tomenchok



Toll County PIG Application

SEE SHEET 1.01 FOR THIS AREA
"THE ESTATES AT WEST ANMELL"
AT 1" = 200' SCALE

HC Zone Preserved Farmland