

Open Space Advisory Committee – October 12, 2010

Call to Order

The meeting was called to order at 7:34 p.m.

Attendance

Present: Andreoli, Kowalski, Sommers-Sayre, Pfeiffer

Late Arrival: None

Absent: Baran, Cronce, Fisher (Twp. Committee Liaison), Hess, Urbanski (Excused)

Opportunity for Public Comment

No members of the public were present.

Approval of open session written record for 10Aug2010 meeting

(Andreoli, Cronce, Kowalski – ineligible)

Minor correction was made to attendance to note that Kowalski was absent from the August meeting. Motion to approve the record with the minor correction was made by Sommers-Sayre with a second by Pfeiffer. Motion carried on voice vote – all ayes.

Approval and release of closed session written record for 10Aug2010 meeting

(Andreoli, Cronce, Kowalski – ineligible)

Motion to both approve and release the record was made by Sommers-Sayre with a second by Pfeiffer. Motion carried on voice vote – all ayes.

Approval of written record for 14Sep2010 meeting

(Baran, Hess, Urbanski – ineligible)

Motion to approve the record as presented was made by Kowalski with a second by Andreoli. Motion carried on voice vote – all ayes.

Future Open Space Planning – Discussion

Continuation of discussion Re: Open Space Plan – Pfeiffer summarized the factors discussed at the August meeting as reflected on page two of the August minutes. Suggested additions were discussed including historic quality, environmental impact and density. Potential minimum eligibility criteria was also discussed. It was suggested projects should be a minimum of 20 acres or adjacent to another preserved parcel (excluding special circumstances). Criteria discussed:

- Size
- Farm Status
- Landowner willing to provide discount to CMV or donation
- Adjacency

- Development potential
- Historic characteristics
- Environmental resources
- Density (Proximity to other preserved properties that may not be adjacent)

Municipal Farmland Preservation PIG Application (2009/2010/2011 funding rounds) – Pfeiffer met with Tim Brill and Steve Bruder from the SADC last month, along with Special Planner Linda Weber and Agricultural Advisory Committee Chair Chester Urbanski. SADC has approved revised plan and public hearing is scheduled for October 19 Planning Board meeting. SADC approval is scheduled for their November meeting.

Green Acres Funding – Kilmer will close tomorrow. Pfeiffer will work with Township CFO Jane Luhrs to complete soft cost reimbursement package. Invoices on the project go back more than six years. Pfeiffer noted that Jane is retiring at the end of the year.

Easement Monitoring

Update on easement monitoring activities – Nothing new to report.

Miscellaneous Project Updates

Open Space Newsletter – Web publication will include annual update and updated map.

County Municipal Grant Application – Urbanski has put in over 35 hours into the application. Pfeiffer has also put in several hours reviewing the application. Application was submitted to the County last week. Kevin Richardson has asked for some additional information which will be provided.

Open Space Map Updates – Machinga, Toll, Kilmer updates need to be made to map. Pfeiffer will follow up with Hess.

ROSI Update – Will need to be updated to include public access areas from the Machinga property, as well as the Toll and Kilmer projects. ROSI map will also need to be updated. Pfeiffer will follow up with Hess.

Project Assignments

No additional project assignments were made.

Farmland Preservation Project Update

- Amwell Hunt, Block 8, Lots 20 & 36, 130.36 acres, Route 179/Rock-Lamb Rd.
Toll Brothers South, also known as West Amwell Ltd. Demolition work is currently in progress. Public works has been asked to secure

the old farmhouse. Pfeiffer investigated soil conservation plan and USDA can offer assistance.

- Gulick III (Block 14, Lot 33.05) ~17 acres, Gulick Road
County PIG project. Gulicks have accepted offer. Township Committee granted final approval and approved funding ordinance for municipal cost share. SADC final approval was scheduled for September.
- Nunn (Block 8, Lot 29.01) ~30 acres, Mill Road
Liaison: Pfeiffer
Nunns returned the required option agreement to the County prior to the deadline. Farm will be pursued via the Municipal PIG. County will help with the GIS mapping. Pfeiffer has completed first draft of application and submitted it to the County so that mapping data can be added.

Green Acres Project Update

- Bowers (Block 28, Lot 26) ~21.5 acres, Goat Hill Road
Potential conservation easement project.
- Kilmer (Block 8, Lots 14 & 15), ~62 acres, Route 179
Conservation easement project. Sommers-Sayre and Pfeiffer completed baseline site inspection last month. Twp. Committee Liaison Fisher, Pfeiffer, and environmental consultant conducted a separate site inspection to verify required cleanup items were addressed. Old farm structures in conservation easement area will not need to be removed. Pfeiffer completed report and submitted it to Green Acres, which approved the report and authorized closing. Closing scheduled for October 13.
- Lawson (Block 16, Lot 6.01) ~15 acres, Route 518.
Potential direct state acquisition. Appraisals ongoing.

Bill List

The following bill was received from Gould Environmental:

\$536.50 – Kilmer – Billed to Kilmer Ord. 21-2009.

Correspondence

No correspondence was discussed.

Opportunity for Public Comment

No members of the public were present.

Adjournment

Motion to adjourn was made by Kowalski with a second by Sommers-Sayre. Motion carried on voice vote – all ayes. Meeting adjourned at 8:30 p.m.

Next Meeting

Next Meeting: Tuesday, November 9, 2010, 7:30 p.m.