

Open Space Advisory Committee – February 10, 2009

Call to Order

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

Attendance

Present: Baran, Cronce, Hess, Kowalski, Pfeiffer, Sommers-Sayre

Late Arrival: Corboy (Twp. Committee Liaison) (arrived at 8:16 p.m.)

Absent: Andreoli

Opportunity for Public Comment

Cathy Urbanski was present as a member of the public. There were no public comments offered at this time.

Approval of written record for 09Dec2008 meeting

(Cronce – ineligible)

Motion to approve the record as presented was made by Baran with a second by Sommers-Sayre. Motion carried on voice vote – all ayes.

Approval of open session written record for 13Jan2009 meeting

(Andreoli – ineligible)

Several minor corrections were noted. Motion to approve the record with corrections was made by Hess with a second by Baran. Motion carried on voice vote – all ayes.

Approval of closed session written record for 13Jan2009 meeting

(Andreoli – ineligible)

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

Future Open Space Planning – Discussion

Municipal Property Discussion – Cathy Urbanski, Chair of the Township Lands Committee, addressed the Open Space Committee on this matter. Discussion revolved around Mayor Corboy's request that the possibility of seeking preservation funding for a portion of the municipal property around the municipal building be explored. The Mayor has requested that the Open Space Committee provide input into which portions of the property might be suitable for preservation. Urbanski provided an update on her discussions with Green Acres about whether a trail system could be considered a temporary addition to the ROSI. Cronce provided some background history regarding the acquisition of the property and the original discussions about its potential use. It was noted that the back thirty acres of the property was already on the Recreation and Open Space Inventory (ROSI) due to an error made by the former Open Space Committee a number of years ago. This may preclude obtaining funding for this

portion of the property. A lengthy discussion ensued about the property. Mayor Corboy joined the meeting during this discussion. The consensus of the Open Space Committee was to explore whether it was possible to obtain Green Acres funding for the back thirty acre portion of the property which is already on the ROSI.

County Municipal Grant Application – Application memo received from the County.

County Funding Situation – No significant change since last month. Applications for funding were submitted and we are waiting to see how projects rank.

Municipal Farmland Preservation PIG Application (2009 funding round) – Township Special Planner hired at December Planning Board meeting to complete revisions to draft Master Plan element. Agricultural Advisory Committee (AAC) reviewed a new draft last week and offered comments. Revised draft incorporating AAC comments was reviewed by the Planning Board last night. Draft will be submitted to SADC for review following incorporation of comments by the Planning Board.

Municipal Farmland Preservation PIG Application (2010 funding round) – Kowalski delivered application to SADC in December.

Easement Monitoring

Letter from DEP Green Acres re: Easement Monitoring – Baran reported he is still waiting to receive the signs he ordered from Green Acres.

Update on easement monitoring activities – No activity to report.

Update on complaint about alleged easement violations in Calton – No activity to report.

Easement Markers for New Development – Baran described some proposals for easement markers he has been working on. The proposals were discussed and feedback was offered.

Miscellaneous Project Updates

County Parkland Discussion – We are still waiting for the specific recommendations of the Parks & Recreation Committee.

Open Space Newsletter Status Update – The Committee was reminded to begin thinking of possible articles and topics to include in this year's issue.

Open Space Map Updates – Jolley and Stiefel closed in January. Map should be updated to reflect both these parcels as closed, with Green Acres funding. Hess to complete the updates.

Fundraising Discussion – Hess noted he had received some information with respect to our Payment In Lieu of Taxes (PILOT) receipts and will follow up further with Green Acres.

Project Assignments

Pfeiffer noted the appointment of John Cronce to the Easement Monitoring Subcommittee.

Farmland Preservation Project Update

- Next Farmland Preservation status meeting at the Hunterdon County Planning Board is on February 18.
- Amwell Hunt, Block 8, Lots 20 & 36, 130.36 acres, Route 179/Rock-Lamb Rd.
Toll Brothers South, also known as West Amwell Ltd. Under contract. Rough proposal for costs associated with eventual removal of structures was distributed and discussed.
- Comly (Block 32, Lot 12.01 & Block 32, Lot 12) ~145 acres, Barry Road (Andreoli – Recuse due to his brother owning property within 200') SADC Direct Easement project. SADC and Comly have reached agreement on price. Formal contracts being prepared.
- Fulper Heifer I & II (Block 20, Lots 2 & 2.01) ~88.55 ac., Rocktown-Lamb Rd.
Closed with the county on March 7, 2007. Soft cost reimbursements from county and state are still pending.
- Fulper Stoy I (Block 19, Lot 5) ~93 acres, Mt. Airy-Harbourton Road.
Traditional PDR 2008 round application. Closed with Fulpers in 2005, and in 2006 Township applied to PDR 2008 program for reimbursement. County and State reimbursements are still pending.
- Gulick I (Block 14, Lot 33.02) ~52 acres, Gulick Road
Closed with Gulicks on September 19. County/State reimbursements are pending.
- Gulick II (Block 13, Lot 34) ~38 acres, Gulick Road
Closed with Gulicks on September 19. County/State reimbursements are pending.
- Gulick III (Block 14, Lot 33.05) ~17 acres (TBD), Gulick Road
Agricultural division of land from Gulick I. As a condition of CADB approval for Gulick I, the Gulicks have signed an option agreement granting West Amwell Township and Hunterdon County a five year option agreement, expiring February 28, 2013, to purchase a development rights easement for CMV, which remains to be determined. Farm submitted as a targeted farm as part of municipal and county PIG applications. Since farm cannot be “active” in more than one program at a time, County staff has advised we should hold

off processing a municipal PIG application for this farm until availability of funding in County PIG is determined.

- Hanover Shoe Farm (Block 19, Lot 3.01) ~68 acres, Rock Road West
Liaison: Pfeiffer
Farm submitted as a targeted farm as part of municipal and county PIG applications. Application being completed for municipal PIG.
- Holcombe II (Block 5, Lot 15) ~60 acres, Route 179
Home Farm. Liaison: Pfeiffer.
Township closed with Holcombes on easement on May 1 and closed with County on September 11. Soft cost reimbursement package submitted to county in September.
- Janyszeski/Kutz (Block 17, Lot 4) ~36 acres, Stymiest Road
Liaison: Pfeiffer
Traditional PDR 2008 round application. Farm is under contract. Funding ordinance for Township cost share was adopted on November 7, 2007. Survey completed. Closing anticipated in early 2009.
- Nunn (Block 8, Lot 29.01) ~30 acres, Mill Road
Liaison: Pfeiffer
Farm submitted as a targeted farm as part of municipal and county PIG applications. Application for municipal PIG being completed

Green Acres Project Update

- Bowers (Block 28, Lot 26) ~21.5 acres, Goat Hill Road
Conservation easement project, pending determination of funding availability.
- Jolley (Block 16, Lots 8 & 15) ~35 acres, Route 518
Green Acres Fee Simple project. Green Acres advised in January project has closed. Project completed.
- Kilmer (Block 8, Lots 14 & 15), ~80 acres, Route 179
Conservation easement project. Revisions to project map requested by Kilmer completed. Draft contract being prepared.
- King (Block 13, Lot 65) ~14 acres, Mt. Airy-Harbourton Road.
Potential conservation easement project. Mr. King has been advised that funding will not be immediately available and that the Township is giving priority to larger farms.
- Kurtz Family Trust (Block 16, Lot 2) ~25 acres, near Stymiest Road
Green Acres fee simple project. Under contract.
- Salata (Block 29, Lot 18.02) ~76 acres, Goat Hill Road
Potential conservation easement project. Mr. Salata contacted Pfeiffer after receiving our recent newsletter to inquire about preservation options.
- Stiefel (Block 23, Lot 25) ~60 acres, Linvale-Harbourton Road
Conservation easement project. Closed with Stiefels on January 28. Reimbursement package for land costs submitted to Green Acres in January and is being processed. Reimbursement package for soft

costs will be prepared and submitted once all invoices have been received. The Stiefels expressed their appreciation to the Open Space Committee for its efforts on this project and volunteered to be a reference to landowners who might be considering preserving their land.

Bill List

The following bill was received from Cortes and Hay, Inc.:

\$2,422.33 – Stiefel Title Insurance – Billed to Stiefel Ordinance 08-2008.

The following bills were received from Sharon Dragan, Esq.:

\$102.90 – Attend County Meeting – Billed to Reserve for Preliminary Expenses.

\$558.60 – Kilmer – Billed to Reserve for Preliminary Expenses.

\$1602.30 – Stiefel – Billed to Stiefel Ordinance 08-2008.

\$294.00 – Toll (West Amwell Ltd.) – Billed to Reserve for Preliminary Expenses.

Correspondence

No correspondence was discussed.

Opportunity for Public Comment

No members of the public were present.

Adjournment

Motion to adjourn was made by Hess with a second by Baran. Motion carried on voice vote – all ayes. Meeting adjourned at 8:59 p.m.

Next Meeting

Next Meeting: Tuesday, March 10, 2009, 7:30 p.m.