

## **Open Space Advisory Committee – April 14, 2009**

### **Call to Order**

The meeting was called to order at 7:32 p.m.

### **Attendance**

Present: Baran, Cronce, Kowalski, Pfeiffer

Late Arrival: Corboy (Twp. Committee Liaison), arrived at 7:45 p.m. during the opportunity for public comment

Absent: Andreoli, Hess, Sommer-Sayre

### **Opportunity for Public Comment**

Chester Urbanski, chair of the Agriculture Advisory Committee (AAC) was present and inquired about whether the AAC could offer further assistance to the Open Space Committee during the farmland preservation process. Pfeiffer described the current Planning Incentive Grant (PIG) application process, and reviewed the role the AAC played in approving the PIG application forms. The AAC will also need to be involved in reviewing individual farm applications going forward. It was indicated that if the AAC wanted to get more involved in the process, including assisting with paperwork, that assistance would be welcomed. While it is past the County application deadline for county funding for SFY 2009, it would also be helpful if the AAC could assist with outreach to landowners who may be interested in preserving their land, as we will need to continue to line up new farms for future funding rounds. Criteria and ranking system for preservation was discussed. It was also noted that the AAC should continue to work with the tax assessor to maintain a database of properties with active farmland assessment, which will be needed for future grant applications.

E-mail from the SADC with respect to the potential impact of the lack of farmland preservation funding was distributed by Pfeiffer and discussed. The AAC will also review the e-mail and formulate a response.

### **Approval of written record for 10Feb2009 meeting**

(Andreoli – ineligible)

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

### **Approval of open session written record for 10Mar2009 meeting**

(Baran – ineligible)

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

### **Approval of closed session written record for 10Mar2009 meeting**

(Baran – ineligible)

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

### **Future Open Space Planning – Discussion**

Municipal Farmland Preservation PIG Application (2009/2010 funding round) – Waiting for the SADC to review the revised plan that was submitted earlier this year.

County Funding Situation – Preliminary ranking completed. Toll South and Gulick III are well within threshold to be funded. Hanover Shoe didn't return option agreement so is ineligible for county funding; Township Committee has indicated they are willing to provide a 40% cost share on that project. Nunn may be high enough on the list to be funded, but it is not guaranteed.

Green Acres Funding – Green Acres is recommending that the Township be awarded an additional \$150,000 grant for next fiscal year. Discussion regarding funding priorities ensued. Possible projects include Kilmer, Salata, King, and Bowers. Cronce indicated he would reach out to Ludwick to see if there was interest in preservation. If that could be done in conjunction with the adjoining King property then it would increase the priority of the King project.

Municipal Property Discussion – Back thirty acres is already on Recreation and Open Space Inventory (ROSI) due to the mistake made by the former Open Space Committee. As a result, Green Acres has advised that section is ineligible for Green Acres funding. The property is also ineligible for farmland preservation due to SADC rules that went into effect in 2007. The consensus was that the matter should not be pursued further.

### **Easement Monitoring**

Update on easement monitoring activities – Baran has been performing easement monitoring duties in the Music Mountain/Calton area. Baran also reported there was another incident in the Alexauken Creek on preserved property. Baran suggested that logs be placed to block vehicular access to the Titus and O'Boyle properties.

Letter from DEP Green Acres re: Easement Monitoring – Baran will follow up with Green Acres regarding signs he requested.

Letter from Norm Coryell re: mowing – Letter will be discussed at next week's Township Committee meeting. Section of the property in question is probably on ROSI, which may limit ability to mow it.

Update on complaint about alleged easement violations in Calton – Baran requested copy of most recent survey from files.

Easement Markers for New Development – Baran will review easement markers for proposed Heritage development as a possible template.

### **Miscellaneous Project Updates**

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

County Municipal Grant Application – Nothing new to report.

Open Space Newsletter Status Update – Nothing new to report.

Open Space Map Updates – Hess is working on two open space map updates. Jolley parcel isn't correct on tax map. Copy of correct survey map obtained from Green Acres. After Hess has updated the Open Space map the survey will be provided to the tax assessor so the tax map can be corrected. Other update is Comly project is now under contract.

Fundraising Discussion – Nothing new to report.

### **Project Assignments**

No project assignments were made.

### **Farmland Preservation Project Update**

- Next Farmland Preservation status meeting at the Hunterdon County Planning Board is on April 15.
- 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. Acquisition and funding ordinances adopted on March 18. Toll has agreed to do some cleanup work on the property. Our due diligence period is up this week; letter being sent by Attorney Dragan to Toll Brothers indicating that we will be proceeding with the acquisition. Farm is ranked sufficiently high that we will likely receive some county funding for the project. Survey needs to be updated.
- 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. Under contract.
- 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. Closing with county on reimbursement for land costs anticipated later this year.

- 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 ranks sufficiently high to be funded via the County FIG.
- Hanover Shoe Farm (Block 19, Lot 3.01) ~68 acres, Rock Road West  
Liaison: Pfeiffer  
Owners declined to return county option agreement, but Township Committee is willing to consider providing a 40% cost share on this farm to keep things moving forward via the Municipal FIG. Waiting to hear back from their representative about how they would like to proceed.
- 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. Closing anticipated in first half of 2009.
- Nunn (Block 8, Lot 29.01) ~30 acres, Mill Road  
Liaison: Pfeiffer  
Nunns returned the required option agreement to the County prior to the March deadline. Farm will likely be pursued via the Municipal FIG.

#### **Green Acres Project Update**

- Bowers (Block 28, Lot 26) ~21.5 acres, Goat Hill Road  
Potential conservation easement project, pending determination of funding availability.
- Kilmer (Block 8, Lots 14 & 15), ~80 acres, Route 179

Conservation easement project. Green Acres has advised appraisal will need to be updated to reflect change in project map. Work to update the appraisal is ongoing.

- King (Block 13, Lot 65) ~14 acres, Mt. Airy-Harbourton Road.  
Potential conservation easement project, pending determination of funding availability.
- 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. Waiting to hear back from Mr. Salata regarding issues raised in conversations about possible preservation of the property.
- Stiefel (Block 23, Lot 25) ~60 acres, Linvale-Harbourton Road  
Conservation easement project. Closed with Stiefels on January 28. Reimbursement for land costs received. Reimbursement package for soft costs will be prepared and submitted once all invoices have been received.

### **Bill List**

The following bill was received from Bohren and Bohren:

\$153.00 – Gulick II Survey – Billed to Gulick Ord. 27-2007.

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

\$58.80 – Attend County Meeting – Billed to Reserve for Preliminary Expenses.

\$20.00 – Fulper Stoy I – Billed to Fulper Ord. 17-2005.

\$218.45 – Gulick I – Billed to Gulick Ord. 25-2007.

\$556.55 – Gulick II – Billed to Gulick Ord. 27-2007.

\$20.00 – Holcombe II – Billed to Holcombe Ord. 19-2007.

\$29.40 – Kilmer – Billed to Reserve for Preliminary Expenses.

\$58.80 – Stiefel – Billed to Stiefel Ord. 08-2008

\$1278.90 – Toll (West Amwell Ltd.) – Billed to Toll Brothers Ord. 05-2009.

### **Correspondence**

No additional correspondence was discussed.

### **Opportunity for Public Comment**

No members of the public were present.

### **Adjournment**

Motion to adjourn was made by Baran with a second by Cronce. Motion carried on voice vote – all ayes. Meeting adjourned at 8:52 p.m.

### **Next Meeting**

Next Meeting: Tuesday, May 12, 2009, 7:30 p.m.