

Open Space Advisory Committee – May 12, 2009

Call to Order

The meeting was called to order at 7:30 p.m.

Attendance

Present: Baran, Hess, Kowalski, Pfeiffer

Late Arrival: Cronce (arrived at 7:36 p.m. during discussion of easement monitoring)

Absent: Andreoli, Corboy (Twp. Committee Liaison), Sommers-Sayre

Opportunity for Public Comment

No members of the public were present.

Approval of written record for 14Apr2009 meeting

Deferred to next meeting.

Future Open Space Planning – Discussion

Municipal Farmland Preservation PIG Application (2009/2010 funding round) – Nothing new to report. Waiting for comments from the SADC.

County Funding Situation – Nothing new to report.

Green Acres Funding – Cronce will follow up with Ludwick. Consensus is that we should recommend at least getting an appraisal on Bowers and King to determine how much these projects might cost.

Easement Monitoring

Letter from DEP Green Acres re: Easement Monitoring – Baran will follow up again with Green Acres about signs.

Response to Letter from Norm Coryell – Response from Township Clerk Lora Olsen to Mr. Coryell was distributed and reviewed.

Update on easement monitoring activities – Baran is continuing easement monitoring in Calton/Music Mountain.

Easement Markers for New Development – Nothing new to report.

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 map updates. Hess will check with Catherine Drake regarding the status of Kurtz project.

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 May 20.
- 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. Pfeiffer and Cronce visited property to locate septic system. Pfeiffer met with Zoning Officer Baldino to discuss project and exception area. Survey comments compiled and Pfeiffer will likely meet with surveyor later this week. Memo received from Deputy Clerk re: recycling credits.
- 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 PIG.

- 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 PIG. 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 PIG.

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), ~80 acres, Route 179
Conservation easement project. New appraisal report received and submitted to Green Acres for certification.
- King (Block 13, Lot 65) ~14 acres, Mt. Airy-Harbourton Road.
Potential conservation easement project.
- 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. Project to be considered inactive until we hear back from Mr. Salata.
- 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 bills were received from Sharon Dragan, Esq.:

\$58.80 – Fulper Stoy I – Billed to Fulper Ord. 17-2005.
\$279.30 – Gulick I – Billed to Gulick Ord. 25-2007.
\$44.10 – Kilmer – Billed to Reserve for Preliminary Expenses.
\$499.80 – Toll (West Amwell Ltd.) – Billed to Toll Brothers Ord. 05-2009.

The following bill was received from Tom Rodriguez Associates:

\$2070.00 – Kilmer Reappraisal – Billed to Reserve for Preliminary Expenses.

Correspondence

No correspondence was discussed.

Opportunity for Public Comment

No members of the public were present.

Closed Session (Purchase, Lease, or Acquisition of Real Property)

Between 7:52 p.m. and 7:56 p.m. the Committee held a closed session to discuss the purchase, lease, or acquisition of real property.

Motion to enter closed session was made by Baran with a second by Hess.
Motion carried on voice vote – all ayes.

Motion to leave closed session was made by Hess with a second by Kowalski.
Motion carried on voice vote – all ayes. Closed session ended at 7:56 p.m.

There were no results of the closed session to report at this time.

Additional Discussion re: Easement Monitoring

Title policy for Titus property was discussed with respect to blocking vehicular access with a log. However, Baran reported that the log had already been placed.

Adjournment

Motion to adjourn was made by Hess with a second by Kowalski. Motion carried on voice vote – all ayes. Meeting adjourned at 8:01 p.m.

Next Meeting

Next Meeting: Tuesday, June 9, 2009, 7:30 p.m.