

Open Space Advisory Committee – July 14, 2009

Call to Order

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

Attendance

Present: Baran, Hess, Kowalski, Pfeiffer

Late Arrival: Andreoli (arrived at 7:38 p.m.), Corboy (Twp. Committee Liaison - arrived at 7:35 p.m.), Sommers-Sayre (arrived at 7:32 p.m.)

Absent: Cronce

Opportunity for Public Comment

Cathy Urbanski was present as a member of the public.

Approval of written record for 14Apr2009 meeting

(Andreoli, Hess, Sommer-Sayre – Ineligible)

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

Approval of open session written record for 12May2009 meeting

(Andreoli, Sommer-Sayre – Ineligible)

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

Approval of closed session written record for 12May2009 meeting

(Andreoli, Sommer-Sayre – Ineligible)

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

Future Open Space Planning – Discussion

Municipal Farmland Preservation PIG Application (2009/2010 funding round) – Comments from the SADC on farmland plan were reviewed and discussed. Pfeiffer is discussing the comments with our special planner Linda Weber, and is also trying to determine from our planner whether the comments are consistent with what other towns are receiving or whether West Amwell is being singled out. Pfeiffer will also speak with the chair of the East Amwell Open Space committee to see if they have received their comments yet. It was noted some of the comments were not on the prior review letter/checklist and may exceed the SADC's authority. Concern was expressed regarding ramifications of comments regarding Transfer of Development Rights (TDR) and center-based development. The Committee unanimously agreed that TDR and center-based development was not something the Open Space Committee would support.

Easement Monitoring

Letter from DEP Green Acres re: Easement Monitoring – Baran is continuing to call DEP to request the signs. He will also send them a letter to further document this request.

Update on easement monitoring activities – Baran requested that Pfeiffer accompany him to visit areas in Calton and provide direction on how to address potential issues.

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 – Cathy Urbanski presented the completed county municipal grant application to the Committee. It will be presented to the Township Committee for approval at their next meeting.

Open Space Newsletter Status Update – There was a lengthy discussion about the annual newsletter, including format and how it should be distributed given the current budget environment. Possible topics were discussed, including the annual preservation update, landowner interview, funding sources mindful of this year's budget and economy, and the new farmer's market.

Open Space Map Updates – Hess is working on map update.

Fundraising Discussion – Sommers-Sayre indicated that there was nothing new to report and that new funding options are unlikely in the current economic climate.

Project Assignments

No new project assignments were made.

Farmland Preservation Project Update

- Next Farmland Preservation status meeting at the Hunterdon County Planning Board is on July 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. Revised survey received, minor clarification needs to be made to acreage summary.
- Comly (Block 32, Lot 12.01 & Block 32, Lot 12) 143.81 gross acres, Barry Road

- (Andreoli – Recuse due to his brother owning property within 200')
SADC Direct Easement project. Closed in June. Project completed.
- 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. Closed with County in June. Soft cost reimbursement package submitted to County.
 - 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.
 - 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, 2008.
 - Janyszeski/Kutz (Block 17, Lot 4) 37.374 gross acres, Stymiest Road
Liaison: Pfeiffer
Traditional PDR 2008 round application. Farm is under contract. Closed in June. Project completed.
 - 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 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. Pfeiffer and Hess are working on obtaining Green Acres preapprovals.

- Kilmer (Block 8, Lots 14 & 15), ~80 acres, Route 179
Conservation easement project. Contract pending.
- King (Block 13, Lot 65) ~14 acres, Mt. Airy-Harbourton Road.
Potential conservation easement project. Pfeiffer and Hess are working on obtaining Green Acres preapprovals.
- Kurtz Family Trust (Block 16, Lot 2) 25.41 acres, near Stymiest Road
Green Acres fee simple project. Green Acres has closed with Kurtz. Project completed. Hess verifying exact surveyed acreage with Green Acres.
- 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 being prepared.

Bill List

The following bills were received from Bohren and Bohren:

\$298.80 – Gulick II – Billed to Gulick Ord. 27-2007.

\$729.00 – Toll (West Amwell Ltd.) – Billed to Toll Brothers Ord. 05-2009.

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

\$88.20 – Attend County Meeting – Billed to Reserve for Preliminary Expenses.

\$676.20 – Gulick I – Billed to Gulick Ord. 25-2007.

\$102.90 – Gulick II – Billed to Gulick Ord. 27-2007.

\$44.10 – Stiefel – Billed to Stiefel Ord. 08-2008.

\$720.30 – Toll (West Amwell Ltd.) – Billed to Toll Brothers Ord. 05-2009.

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 8:26 p.m.

Next Meeting

Next Meeting: Tuesday, August 11, 2009, 7:30 p.m.