

Open Space Advisory Committee – August 11, 2009

Call to Order

The meeting was called to order at 7:31 p.m.

Attendance

Present: Baran, Cronce, Hess, Kowalski, Pfeiffer

Late Arrival: Corboy (Twp. Committee Liaison, arrived at 8:15 p.m.)

Absent: Andreoli, Sommers-Sayre

Opportunity for Public Comment

No members of the public were present.

Approval of written record for 14Jul2009 meeting

Deferred to next meeting.

Future Open Space Planning – Discussion

Municipal Farmland Preservation PIG Application (2009/2010 funding round) – 522 acres have been preserved so far this year and another 208 acres are currently under contract, of which 130 should close this year. We are on track to preserve 650 acres this year. 5083 acres have been preserved so far.

Linda Weber, Township Special Planner, and Pfeiffer met with SADC staff Tim Brill and Steven Bruder last week to review the SADC comments on our farmland preservation plan and to identify the areas the Township needed to address to meet minimum criteria for the Planning Incentive (PIG) program. The Township may need to take another look at our clustering ordinance and consider making clustering mandatory in areas where it is feasible. Pfeiffer noted he insisted that all clustering would need to be on private well and septic, and the SADC staff indicated that would be acceptable.

Township budget situation was discussed, along with current Master Plan re-examination process. Discussion ensued about the planning expenses associated with updating the Farmland Preservation element of the Master Plan per SADC requirements.

Easement Monitoring

Letter from DEP Green Acres re: Easement Monitoring – Baran is sending a letter to Kevin Applegate documenting their prior conversations and requesting a dozen signs to comply with DEP's letter.

Update on easement monitoring activities – Baran and Pfeiffer reported that they recently walked the Township properties in the Calton area. There does not appear to be any structures encroaching on preserved areas, however there do

appear to be conservation areas that are being mowed. Some dumping of construction debris was noted in the conservation areas. Baran will follow up with West Amwell Police regarding the debris and the previously reported issue of a contractor driving across the conservation easement area. Mayor Corboy arrived during this discussion and provided input and direction.

Easement Markers for New Development – Baran has sent a request to the Planning Board Secretary for the detail from the Heritage application, which may be used as a template.

Miscellaneous Project Updates

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

County Municipal Grant Application – Submitted to County.

Open Space Newsletter Status Update – Nothing new to report.

Open Space Map Updates – Hess is working on some new updates to include the Silvi property having closed with Green Acres and Kilmer being under contract. Pfeiffer described recent problems with the graphics card on the Open Space computer and reminded Hess to back up his map data.

Fundraising Discussion – Nothing new to report.

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 August 19.
- 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. Survey submitted to SADC for review. There was some discussion regarding the remaining nursery stock on the property.
- 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.
 - 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.
- Constructural Dynamics (Silvi) (Block 26, Lot 21) ~218.44 acres, Route 29.
Green Acres Fee Simple Acquisition. Pfeiffer inquired with Catherine Drake regarding project status, who advised it was now OK to add the project to our map as having been preserved via Green Acres program.
- Kilmer (Block 8, Lots 14 & 15), ~78 acres, Route 179
Conservation easement project. Under contract. Public hearing for acquisition and funding ordinances scheduled for August 12.
- 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.
- 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 on agenda for August 12 Township Committee meeting.

Bill List

The following bill was received from Bohren and Bohren:

\$261.00 – 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 Cronce. Motion carried on voice vote – all ayes. Meeting adjourned at 8:40 p.m.

Next Meeting

Next Meeting: Tuesday, September 8, 2009, 7:30 p.m.