

## **Open Space Advisory Committee – September 8, 2009**

### **Call to Order**

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

### **Attendance**

Present: Cronce, Hess, Kowalski, Pfeiffer

Late Arrival: Sommers-Sayre (arrived at 7:35 p.m. during approval of written records)

Absent: Andreoli, Baran, Corboy (Twp. Committee Liaison)

### **Opportunity for Public Comment**

No members of the public were present.

### **Approval of written record for 14Jul2009 meeting**

(Cronce – Ineligible)

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

### **Approval of written record for 11Aug2009 meeting**

(Andreoli, Sommers-Sayre – Ineligible)

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

### **Release of closed session written records for 10Jun2008, 13Jan2009, 10Mar2009, and 12May2009**

Motion to release the records was made by Kowalski with a second by Hess. Motion carried on voice vote – all ayes.

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

Municipal Farmland Preservation PIG Application (2009/2010 funding round) – Hunterdon County has established an application deadline of October 21 for the 2010 funding round. The County is requiring that applicants sign the County's option agreement in order to be considered for funding, regardless of program, which has had a negative impact on the Municipal PIG. Targeted farms were reviewed and discussed. It was noted that the Roebblings may be interested in preservation and it was agreed the Roebbling parcels were a project that should be pursued. Pfeiffer will contact their representative to make them aware of the current County funding policy and application deadline. It was noted Special Planner Linda Weber is working on revisions to the Farmland Preservation Plan.

### **Easement Monitoring**

Letter from DEP Green Acres re: Easement Monitoring – Nothing new to report.

Update on easement monitoring activities – Nothing new to report.

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. Pfeiffer addressed this issue to the Township Committee last month after speaking with the chair of the East Amwell Open Space Committee.

County Municipal Grant Application – Submitted to County.

Open Space Newsletter Status Update – Funding for newsletter is in this year's budget. First draft of a newsletter was distributed and discussed.

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

### **Project Assignments**

No project assignments were made.

### **Farmland Preservation Project Update**

- Next Farmland Preservation status meeting at the Hunterdon County Planning Board is on September 16.
- 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. Waiting for SADC to finish review of survey. Pfeiffer to attend CADB meeting on September 10 with respect to application for county funding.
- 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 County on reimbursement for land costs on September 1. Project completed.
- 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. Closed with County on reimbursement for land costs on September 1. Pfeiffer is working with CFO Jane Luhrs to prepare soft cost reimbursement package.
- 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.
- 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 PIG.

#### **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), ~78 acres, Route 179  
Conservation easement project. Under contract. Acquisition and funding ordinances adopted on August 12. Award of survey and environmental assessment 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.
- 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 submitted in August.

#### **Bill List**

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

\$72.89 – Attend County Meeting – Billed to Reserve for Preliminary Expenses.

\$602.70 – Fulper Stoy I – Billed to Fulper Ord. 17-2005.

\$338.10 – Gulick I – Billed to Gulick Ord. 25-2007.

\$147.00 – Gulick II – Billed to Gulick Ord. 27-2007.

\$1102.50 – Kilmer – Billed to Kilmer Ord. 21-2009.

\$764.40 – Toll (West Amwell Ltd.) – Billed to Toll Brothers Ord. 05-2009.

**Correspondence**

Appropriation account summary from CFO Luhrs was distributed and 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 8:06 p.m.

**Next Meeting**

Next Meeting: Tuesday, October 13, 2009, 7:30 p.m.