

The regular meeting of the Open Space Advisory Committee was called to order at 7:46 p.m. by Mr. Shute. Present for this meeting were the following Committee members: George Fisher, Dan Malek, Judith O'Brien, Vice Chair Hal Shute, and Cathy Urbanski. Board Secretary, Christine Rosikiewicz, was also present. Committee members Marla Ashton, Committee Chair John Crouce, Jamie Kamph, and Rich Schaible were absent.

OPEN TO THE PUBLIC

There was no public present.

APPROVAL OF MINUTES

October 14, 2014: Ms. Urbanski commented favorably on the minutes and made a motion to approve the minutes with one correction on page 2, under "Trails", "the Committee" should be changed to "Mr. Hershey". Mr. Malek seconded the motion. All were in favor; the motion passed.

OLD BUSINESS

Green Acres Projects

Halper: (B 8 L 38) Mr. Shute received a phone call from the new owner, who is a realtor, and is interested in subdividing the property into two parcels and preserving it. The county will not preserve if the property is less than forty acres but it could be preserved under PIG. There is a large house and a farm house on the property. A bridge would need to be built in order to develop the rear of the property. There are power lines on the property. The property has quite a bit of frontage. Mr. Shute asked the Committee if they would be interested in preserving the 31.6 acres with two exception areas. The Committee discussed the development potential of the property and concluded that they did not see development potential. They would like the property to remain as it is but it is not a good project for the Open Space Advisory Committee. Mr. Shute will advise the owner that the Committee will rank the project and report back to him.

The Committee discussed minimum lot size for preservation. It was suggested the ranking system be used to determine the development potential. Mr. Shute will rank the Halper Farm.

Hewitt Park Expansion: Mr. Shute reported that this property closed. It is being funded by the County grant and Green Acres. Ms. Kamph will put together the Green Acres reimbursement grant packet.

Galloway: Mr. Shute asked if the Committee was interested in the stream frontage property. It was noted the pipeline may go through this property therefore the Committee will wait on that.

Farmland Preservation Projects

Toll North: Mr. Shute reported that Toll has a contract buyer, T&T, a tree service company which will include a recycle-type project on the property. Hay would be grown, mixed with wood chips and mulch, and burned. It was noted that this produces a strong odor. A twenty acre exception area is being requested. Comments were made about this being an industrial use, prohibited in a residential area or light industrial use area, and that it will have a high water usage. The property is in a residential use area. Green houses would be installed on the property and heated by the

burning. Presently there are no other projects like this in New Jersey. Toll is seeking to preserve the property and then sell it to T&T. The SADC has met with Toll and T&T regarding this project.

Discussion took place regarding the next step; it was suggested Toll go to the Planning Board as this is clearly an industrial use.

Lambert: Mr. Shute said the green light was received from the SADC. Appraisals have been awarded. There will be a 5.5 acre exception area. Planning Board will review as the owner would like the ability to build a second house.

Holcombe III: Mr. Shute reported that Planning Board does not want to give up the easement for a road; the project can still be done with the paper road as an easement.

Fulper: This project is on hold due to the pipeline. The property where the pipeline will go through will be condemned. Mr. Shute will contact Mr. Fulper.

Other:

Trails: Mr. Shute reported that Mr. Hershey and his crew put in a stream crossing, extended the loop, and put up blazes.

PIG Review: Mr. Shute will work on this and add the Holcombe property.

Hunting Program: Mr. Malek reported that everything is going well.

Budget: Mr. Shute reported that the debt was refinanced. The debt was paid down by \$400,000. There will be some new funding as the state referendum passed.

Website: Information on bears was put on the website.

NEW BUSINESS

There was no new business.

OPEN TO THE PUBLIC

There was no public present.

NEXT MEETING

The next Open Space Advisory Committee meeting is on December 9, 2014.

ADJOURNMENT

Ms. Urbanski made a motion to adjourn the meeting at 8:42 p.m. Ms. O'Brien seconded the motion. All were in favor; the motion carried.

Respectfully submitted,

Christine A. Rosikewicz
Open Space Secretary