

The regular meeting of the Open Space Advisory Committee was called to order at 7:31 p.m. by Mr. Cronce. Present for this meeting were the following Committee members: Committee Chair John Cronce, George Fisher, Dan Malek, Rich Schaible, and Vice Chair Hal Shute. Board Secretary, Christine Rosikiewicz, was also present. Committee members Marla Ashton, Judith O'Brien, Jamie Kamph, and Cathy Urbanski were absent.

OPEN TO THE PUBLIC

There was no public present.

APPROVAL OF MINUTES

November 11, 2014: Mr. Malek made a motion to approval the minutes with one typographical correction and the following edits: Page 1 under "Halper" add "Block 8 Lot 38", the last sentence of the first paragraph under Halper should read "Mr. Shute will advise the owner that the Committee will rank the project and report back to him.", under "Toll North" the word "Biochar" will be replaced with "T&T" and the last sentence shall read "The SADC has met with Toll and T&T regarding this project." Mr. Shute seconded the motion. All were in favor; the motion passed with Mr. Cronce and Mr. Schaible abstaining.

OLD BUSINESS

Green Acres Projects

Halper (B 8 L 38): Mr. Shute is seeking the survey to determine property lines and is waiting to hear back from Green Acres. Mr. Cronce inquired about the land on the south side of the property. Mr. Shute said there were fifty acres total; JCP&L purchased seven and the rest were preserved by Green Acres. There are 32 acres on the north side that could be preserved.

Hewitt Park Expansion: Mr. Shute reported that the CMV has not yet been received; this is needed to apply for reimbursement. There is \$17,000 that will be received by the Township from the County. Mr. Shute went over the reimbursement process.

Galloway: Mr. Shute reported that Ray Runkel is interested in the upper portion of the property. The Committee is waiting for the pipeline situation to resolve.

Farmland Preservation Projects

Toll North: Mr. Cronce attended the County meeting and reported that the farm will be preserved with or without T&T. If T&T could buy the farm outright they would preserve it them self. Mr. Shute noted the large exception area of 20 to 25 acres. Mr. Cronce said the exception area was requested by the state and the county had questioned it. T&T has reported that the entire property will remain in agricultural use. Mr. Shute said the use for the exception area doesn't qualify as strictly farming or it wouldn't be needed. Mr. Shute referred to the SADC minutes which called it a "recycling" use. Mr. Cronce said the state and county said that any use of the exception area would need to meet Township requirements. The prospective buyer wants to buy the property whether the exception is approved or not and says he will keep the property in farming. Mr. Shute inquired if greenhouses were mentioned. Mr. Cronce said they were not. Some of the property will be used for his landscaping business. The only use that may not be "normal" would be the biochar. Mr. Cronce believes the biochar machine is not that huge per the presentation at the County meeting. Further

comments were exchanged about the size of the exception area. The Committee discussed how the use would still need to be approved by the Township. It was suggested the Committee seek out the SADC packet for this property. Mr. Cronce said the buyer offered to come to an Open Space Committee Meeting to discuss his plans for the property. The Committee agreed to invite him to the January meeting; Mr. Cronce will contact him.

Lambert: This application is moving forward without the option agreement as it has not been obtained yet. The owner would like the opportunity to build a second home in the five acre exception area; Mr. Shute brought this up at Planning Board last month. A decision was not made but allowing an accessory house for large parcels (over fifty acres) was suggested by the planner and discussed. This would require a change in the ordinance. The appraisal has not yet been received.

Holcombe III: This property closed. Mr. Shute discussed the paper street at the Planning Board meeting; the Planning Board would like to leave it. Mr. Cronce reported that the County and property owner would like it removed. It is the Township Committee's decision and the Open Space Committee can make a recommendation that it is removed. Mr. Cronce went over the history of the paper street and explained how this street will not be built as it no longer makes sense since Rt. 179 was not developed. There is also a cost to build the road. A letter will be sent to Township Committee recommending the paper street be removed.

Fulper: It was reported that Mr. Fupler is fighting the pipeline.

Other:

Trails: There was no report.

PIG Review: Mr. Shute, Mr. Cronce and Ms. Rosikiewicz met and ranked the farms using a modified ranking process. It was noted that the Farmland Preservation Plan uses the County's process which is a complicated point system. Mr. Shute and Mr. Cronce reviewed the County considerations and ranked each property from 1-3 with a 3 being the best. Any farm that ranked under 15 was not put on the list. Mr. Shute went over the targeted farm list as follows:

AM Chase – both properties together will remain on the list

Nunn- lowest ranking, removed from list

Runkle 1- removed from list

Fulper – Both properties together ranked high and will stay on the list.

Hanover – removed

Lambert – on list

Fozman- removed

Holcolm – added to list

Muller – ranked as one parcel but not added to list due to soil quality and small size of parcel

Kaluzny – added to list

Danberry – added to list

Runkle- This property is in Mt. Airy and was added to the list.

Zigenfuss – not added to list, will need to apply through the County

Mr. Shute asked the Committee if they would like to add any other properties or had any comments on the rankings. The PIG application needs to be reviewed and submitted. The number of farms on the application will remain the same if the farms ranking under 15 are removed (Runkle 1, Hanover, Fozman, Mueller, and Zigenfuss). Four farms will be added. The Committee agreed with this list. Ms. Rosikiewicz will e-mail last year’s PIG application to Mr. Shute.

Hunting Program: Mr. Malek reported that he contacted the head of each parcel to check in. Everything is going fine except for signs being removed on one parcel. Mr. Malek advised the group to put the signs back up and contact the police if it happens again.

Budget: Mr. Shute reported that that budget was “all set”.

NEW BUSINESS

Proposed Pipeline: Mr. Cronce said it was brought to his attention the Committee should compose a letter regarding the pipeline. Ms. Urbanski composed a letter which the Committee Secretary will send out.

Zigenfuss: Mr. Cronce reported that he spoke to the property owner regarding the right of way and he was advised that it is in the deed which the County has a copy of.

OPEN TO THE PUBLIC

There was no public present.

NEXT MEETING

The next Open Space Advisory Committee meeting is on January 13, 2015.

ADJOURNMENT

Mr. Malek made a motion to adjourn the meeting at 8:26 p.m. Mr. Schaible seconded the motion. All were in favor; the motion carried.

Respectfully submitted,

Christine A. Rosikiewicz
Open Space Secretary