

The regular meeting of the Open Space Advisory Committee was called to order at 7:05 p.m. Present for this meeting were the following Committee members: Jamie Kamph, Rich Schaible Hal Shute, and Cathy Urbanski. John Cronce, George Fisher (Township Committee Liaison), and Dan Malek were absent. Christine Rosikiewicz, Committee Secretary, was also present. John Dale, Township Committee member, was present substituting for George Fisher.

OPEN TO THE PUBLIC

There were no comments from any public present.

APPROVAL OF MINUTES – May 12, 2015

Ms. Urbanski commented favorably on the May meeting minutes. She made a motion to approve the minutes with one typographical correction (“Pam Theil” should be changed to “Pam Their” on page one). Ms. Kamph seconded the motion. All were in favor; the motion passed.

OLD BUSINESS

Green Acres Projects

Hewitt Park Expansion: The refund has been received. Ms. Urbanski will add this property to the ROSI.

Farmland Preservation

Toll North (Amwell Chase): This property is being surveyed. The funding ordinance will be introduced tomorrow night. It will go to closing without a contract. The ordinance can be adopted in August; the closing should be in September.

Lambert: Mr. Shute reported that there is a signed contract; he has not seen it. The funding ordinance will be introduced and survey will be awarded tomorrow night. There are funds in the Open Space trust to cover both these **projects** which will total around \$500,000.

Holcombe III: The SADC reviewed the cell tower owner’s lease and determined that the cell tower owner has the option to expand the lease area indefinitely. Mr. Holcombe has hired an attorney who will contact the cell tower owner to see if the lease can be changed.

Fulper: Mr. Shute reported that the SADC reviewed the **GDP** paperwork. He attended a meeting with Mr. Tomenchok, the Planning Board attorney, and the SADC. The **GDP** ties the properties together. All the properties will have to be preserved if preservation is pursued. The Township has frozen zoning as a result of the **GDP**. It was noted that this **project is now** inactive. Mr. Shute will provide Mr. Fulper with a copy of the letter the Township received and will go over it with him. The Committee further discussed this property including the number of possible buildable lots. The approvals run out in 2024; extensions have been previously granted. This item will be carried until the next meeting.

Ziegenfuss: Mr. Shute had nothing new to report.

Hunting Program: Mr. Shute said that Mr. Malek is working hard on the rule changes the sub-committee worked on. Ms. Urbanski has the updated copy of the Deer Management Program letter, which includes the rule changes, that she will e-mail to the Clerk. This letter will be sent to the

contact person for each of the six hunting parcels. Two permit holders are on probation as they did not meet their quotas last year. This year they will have to meet last year's quota in addition to this year's. **The OS Committee** will recommend to Township Committee that the rule changes be adopted.

NEW BUSINESS

6/19/15 Letter from NJ DEP re: Green Acres Program, Various Projects: Mr. Shute explained that Kevin Appelget, from the State, inspected the Township's Green Acres properties that have easements for the first time. He found deficiencies, most of the deficiencies were due to lack of signage. Signs were provided that, once posted, will rectify the deficiencies. The signs will depict trail access and mark trails. It was suggested a letter be sent in response to advise that the Township is working on coming into compliance. The signs need to be up by July 20th. Mr. Shute said that the regulations need to be reviewed and suggested they speak to other communities. Mr. Shute will ask the Clerk to respond to them that they are in the process of complying. Ms. Urbanski suggested they begin with the Township owned properties. Mr. Shute said he would go over this at the Township Committee meeting tomorrow night.

July 2015 Landowner Guide to SADC Procedures for the condemnation of Preserved Farmland: Mr. Shute explained that the pipeline is classified as a public utility therefore property can be condemned for it. The easements are being condemned for the pipeline. If an easement is condemned for public use then compensation will be given to the entities which purchased the easement. Ms. Urbanski explained that eminent domain can only be used for intrastate and not if the gas is going to be exported. This item is on the agenda for the Township Committee meeting.

Mr. Shute further commented on the reimbursements the SADC, County, and Township will receive when easements are condemned. The Township cannot waive their reimbursement. Mr. Shute commented that he would like the **Township's share of the** reimbursement to be given to the property owner. It is unknown if the Township can do this.

Mr. Dale explained the refund process. The development easements were sold; therefore the cost of them is returned to whom they were purchased by including Green Acres, the County, and the Township. Mr. Shute said appraisals are being done on the value of the property as if it wasn't preserved; this will increase the amount of the refunds. Mr. Shute commented negatively on the condemnation process. Ms. Kamph asked if the SADC can sell the development rights; Mr. Dale said they cannot and that is why the easement has to be condemned.

Files from Ms. O'Brien: Ms. Urbanski will go through Ms. O'Brien's files and work on the County grant.

DEP Release 6/12/15 re: DEP Announces Approval of \$102.3 Million for Green Acres Open Space and Recreation Projects: Mr. Shute reported that there are not projects to apply for at this time.

OPEN TO PUBLIC

There was no public present.

NEXT MEETING DATE

Mr. Shute announced that there would be no meeting in August. The next meeting will be on September 8th.

ADJOURNMENT

Ms. Urbanski made a motion, seconded by Ms. Kamph, to adjourn the meeting at 8:25p.m. All were in favor; the motion carried.

Respectfully submitted,

Christine A. Rosikiewicz
Open Space Secretary