

INUTES: Farmland and Open Space Preservation Committee
Minutes of meeting held March 8, 2010

**EAST AMWELL TOWNSHIP
FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE
MINUTES
MARCH 8, 2010**

Members	Glorianne Robbi	Chair
Present:	Richard Ginman	Vice Chair
	Kat Cannelongo	Committee Member and Historic Preservation Liaison (left at 9:00 p.m)
	Bill du Fosse'	Alternate I and Agricultural Advisory Liaison
	Fred Gardner	Alternate I and Planning Board Liaison
	Joan Sank	Alternate II
Liaisons	Toni Robbi	Environmental Commission
Present:	Angelo Lovisa	Recreation Committee
Others	Judy Conard	Administrator
	Martha Pittore	Secretary
	Mary Penney	D & R Greenway, (left @8:45p.m.)
	Bill Rawlyk	D & R Greenway, (left @ 8:45p.m.)

IN COMPLIANCE WITH the Open Public Meetings Act, it was noted that this is a regular meeting of the Farmland and Open Space Preservation Committee pursuant to the meeting notice published in the January 21, 2010 issue of the Hunterdon County Democrat. On March 3, 2010 notice of this meeting was filed in the Township Clerk's Office, sent to the Hunterdon County Democrat and the agenda was posted on the bulletin board.

OPEN TO THE PUBLIC: Chair Robbi opened the meeting to the public. Ms. Robbi introduced Bill Rawlyk and Mary Penny from D&R Greenway. Motion was made to close the meeting to the public by Fred Gardner, second by Dick Ginman. Motion carried.

MINUTES OF MEETING held February 8, 2010. FOSPC members recommended minor corrections to the minutes. These changes will be incorporated into the minutes which will be filed and distributed. Motion by Dick Ginman, second by Kat Cannelongo to approve the amended minutes. Motion carried. Fred Gardner abstained.

BILLS FOR APPROVAL: Motion made by Dick Ginman to pay bills as listed on the agenda, second by Fred Gardner and carried.

ADDITIONS TO AGENDA:

Kupczak update on Green Acres inquiry

Dick Ginman

SPECIAL DISCUSSION WITH BILL RAWLYK

Discussion of Zoffinger property on Spring Hill Road (Block 37 Lot 15: 21 acres more or less)

Bill Rawlyk spoke to Mr. Zoffinger, who expressed interest in a bargain sale. Mr. Rawlyk explained the property details to FOSPC. The property connects to both Hopewell and Montgomery Townships and to the area known as the Crossroads of the Revolution. Mr. Rawlyk asked FOSPC to approve a cost share of 50%, using money from the Green Acres grant. After discussions and review of the map, FOSPC agreed this project worthy of consideration. FOSPC noted appraisals completed previously in 2004-2005 were outdated and new appraisals would be required. D&R Greenway will pursue negotiations for a contract with the owner. Motion was made by Dick Ginman to recommend approval of appraisals for the Zoffinger property to the Township Committee in order to move the project forward and preserve current Green Acres grant funding. Second by Fred Gardner. Motion carried. Judy Conard will draft a written request to the Township Committee and follow-up with Catherine Drake at Green Acres.

Update Gutowski/Paulson: Bill Rawlyk stated that the contract has not yet been signed because of due diligence issues on the part of D&R Greenway. Mr. Rawlyk believes the issues have been resolved. The matter will be discussed further at the next Township Committee meeting but his expectation is that the contract will be signed soon.

Update on Thompson CADB application: Bill Rawlyk stated Mr. Thompson received the appraisal he ordered. Although the value is slightly higher it is comparable with the appraisal received by the Township. Mr. Rawlyk stated that negotiations with Mr. Thompson continue. Mr. Rawlyk reminded FOSPC that the 'option agreement' for this project will be issued to D&R Greenway for signature

Other Projects: Bill Rawlyk offered the following projects for consideration:

- Johanson
- Parsons
- Polhemus
- Weisneck

Motion was made by Dick Ginman to recommend to the Township Committee that funding approval be granted for four additional appraisals (two appraisals on each of two properties). FOSPC will order appraisals after a landowner has agreed to sell the property and when FOSPC determines that enough Green Acres grant funding remains. Second by Fred Gardner and carried.

ACTIVE PROPERTIES UPDATE/ADMINISTRATORS REPORT: In addition to the report Ms. Conard reported as follows:

- Helen Rynearson: Dr. Sousa at Princeton Hydro confirmed that permits from DEP are required. Dr. Sousa indicates that DEP approvals take about 120 days after application is received. Ms. Conard will speak to Stefanie Miller at SADC to let her know this delay is expected.
- Kupczek: Block 30, lot 33: The owners expressed an interest in selling their property to Green Acres. The Kupczek Family asked various questions. Judy will research and respond to these questions.

UNFINISHED BUSINESS:

Discussion of targeted farms for farmland and open space preservation: FOSPC reviewed and discussed outreach list dated February 5, 2010. Properties not in the ADA will not be considered. Motion was made by Dick Ginman to send an outreach letter to all the owners with property in the ADA and greater than 30 acres, second by Fred Gardner. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

LIAISON REPORTS

Planning Board

- Fred Garnder stated discussion will continue with Mr. Wolin, Amwell Vineyards on regulations for septic, permits for buildings, etc.

Recreation Committee

- Angelo Lovisa stated the Easter Egg Hunt planned for the 2nd Saturday before Easter will be held on the ball fields behind the Municipal Building.

Environmental Commission

- Toni Robbi reported 16 sites around the Township continue to be tested for salt impact as a result of winter road salt. Results to date indicate no salt contamination or change in PH.

Historic Preservation

- No report was made.

Ag Advisory

- Bill duFosse stated no meeting was held in February.

REPORTS

CADB meeting held February 11, 2010

- Written report by Judy Conard dated 2/13/10 noted.

SADC auction of two West Amwell properties

- Glorianne Robbi stated bids were placed on the Holcombe property; no bids were received when the property was offered without a RSDO; 4 bids were placed with RSDO. Mr. Spolar of Delaware Township was the successful bidder for \$450,000.
- No bids were received for the Case Property.

CORRESPONDENCE

- Noted as listed on the agenda with no additions or comments.

ANNOUNCEMENTS

- CADB meeting on Thursday, March 11, 2010
- SADC Meeting on Thursday, March 25, 2010

OPEN TO THE PUBLIC

The Chair opened the meeting to the public. No members of the public spoke. A motion was made by Dick Ginman to close to the public with a second by Fred Gardner. Motion carried.

The next meeting is scheduled for Monday, April 12, 2010, at 7:30 p.m. at the East Amwell Municipal Building.

There being no further business, the meeting was adjourned at 9:45p.m. by motion made by Fred Gardner, second by Dick Ginman. Motion carried.

Respectfully submitted:

Martha Pittore
Secretary