

**EAST AMWELL TOWNSHIP  
FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE  
MINUTES  
July 26, 2010**

Members

Present:	Glorianne Robbi	Chair
	Richard Ginman	Vice Chair
	Pat Cregar	Township Committee Mayor's Designee
	Fred Gardner	Committee Member and Planning Board Liaison
	Bill duFosse'	Alternate 1 and Agricultural Advisory Liaison

Liaisons

Present:	Angelo Lovisa	Recreation Committee
	Toni Robbi	Environmental Commission (arrived 8:15 pm)

Others

Judy Conard	Administrator
Martha Pittore	Secretary

**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 June 24, 2010 issue of the Hunterdon County Democrat. On July 7, 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:** Glorianne Robbi opened the meeting to the public. No members of the public were present. A motion was made by Fred Gardner to close the meeting to the public, second by Pat Cregar. Motion carried.

**MINUTES OF MEETING held June 14 2010.** A Motion was made by Fred Gardner to approve the minutes as written, second by Dick Ginman. Motion carried with Pat Cregar abstaining.

**BILLS FOR APPROVAL:**

Additions- Bohren & Bohren \$2,610-for Gutowski/Paulson survey and \$580 for revisions to survey requested by Green Acres : Total cost is \$3,190.

Motion made by Pat Cregar to pay bills as listed on the agenda, plus additions, second by Dick Ginman and carried.

**ADDITIONS TO AGENDA:**

Old Business: HLTA-Drift	Glorianne Robbi
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**ACTIVE PROPERTIES UPDATE/ADMINISTRATORS REPORT:** In addition to the report Ms. Conard reported as follows:

- Rynearson: The contract to sell the easements and contract for engineering work with Princeton Hydro has been signed. The SADC has been updated and advised FOSPC that money is still available for use.
- Scibilia, Greg and Dena: Judy will follow-up with Lori MacWilliam regarding status of mortgage subordination to satisfy the title company.
- Zuegner: Judy will follow-up with Attorney DeSapio's office regarding formal contract and subsequent title work required in order to complete the survey.
- Lanwin Development: Requests for appraiser fee to prepare bid appraisal will be solicited from two other appraisers, including update of previous fee submitted by Martin Associates. Terri Stahl will be advised to add this item on the agenda for the next Township Committee meeting.
- Hazel Harrison Trust: Judy will speak with Bill Millette regarding status.
- Gutowski/Paulson: Closing is scheduled for July 30, 2010. D&R draft agreement is required.

**ADMINISTRATORS REPORT:**

**Polhemus, Johanson and Thompson/Carluccio:** Quotes for appraisal costs have been requested for one appraisal on each of the three properties. After receipt, copies will be forwarded to Tim Matheny and Jane Luhrs for review before work is awarded.

**UNFINISHED BUSINESS:**

- **Funding request to Green Acres submitted June 24, 2010:** FOSPC members briefly reviewed the Green Acres Grant Request. Judy stated \$687,500 represents the four properties currently under negotiation. Judy was asked to check with SADC regarding allocation amount for next year's round.
- **Copy of Annual Report (map and narrative):** Judy stated the annual report was mailed out with the tax bills. FOSPC highly praised the narrative provided by Kat Cannelongo.

**OLD BUSINESS:**

- **Report on final approval process for Comprehensive Farmland Plan at SADC meeting on June 24, 2010:** Glorianne Robbi stated the Comprehensive Farmland Plan presented by Tim Brill was approved at the SADC meeting.
- **Appraisals on Zoffinger property received from Mr. Rodriguez and Mr. Collins:** Judy advised the appraisals were sent to Bill Rawylk for negotiations.
- **Hunterdon Land Trust-Drift property:** Glorianne Robbi stated she received email from Kate Butolph advising the Drift property does not qualify for federal ranch land farm program but HLTA is willing to cover 50% of CMV on the property if Township expresses an interest in cost share. FOSPC briefly discussed using remaining SADC grant funds. Judy will add the parcel to the targeted list and was asked to investigate funds.

**NEW BUSINESS:** None.

### **LIAISON REPORTS**

**Planning Board:** Fred Gardner provided the following report:

- Discussions included proposed construction of a 20,000 sq. ft. indoor riding arena by Barbara Hay. A site plan is required for buildings over 10,000 sq. feet.
- Discussion was held regarding design standards to preserve agricultural land and resources, including historic and scenic roadways for protection.

**Ag Advisory:** Bill duFosse' stated he would like to promote a tax freeze for property owners of preserved property, as is done in other states. This would be an incentive for preservation. FOSPC advised Bill to obtain specific information on how the program works in other states and to contact Farm Bureau. Farm Bureau could provide history of this same initiative in NJ in the past and may have recent information on the various programs in other states.

**Environmental Commission:** Toni Robbi stated the following items were discussed:

- Expansion of road salt use.
- The Environmental Commission will have a booth at the 4-H and Agricultural Fair in August. Volunteers are needed to staff the booth.
- Easement project has been completed and conservation easement inspections have begun.

**Recreation Committee:** Angelo Lovisa provided the following report:

- The outdoor movie night was well attended. The next movie night will be held on August 20.
- No progress has been made on joint project with West Amwell for ball fields. Numerous phone calls and emails have not been answered.

**Historic Preservation:** No report was made.

### **REPORTS**

- CADB meeting held July 8, 2010: Judy stated she received a report from Kat Cannelongo via email. The Barbara Hay property line issue was discussed. CADB suggested she file a new deed to eliminate this problem. However, she will still need a site plan due to the size of the proposed building.
- SADC meeting held on July 22, 2010: (See remarks under Comprehensive Farmland Plan).

### **CORRESPONDENCE**

Noted as listed on agenda with no further comments

### **ANNOUNCEMENTS**

CADB meeting on September 9, 2010. (No meeting held in August)

SADC meeting on September 23, 2010. (No meeting held in August)

**OPEN TO THE PUBLIC**

The Chair opened the meeting to the public. No members of the public were present. A motion was made by Pat Cregar to close to the public with a second by Dick Ginman. Motion carried.

The next meeting is scheduled for Monday, September 13, 2010, at 7:30 p.m. at the East Amwell Municipal Building.

There being no further business, the meeting was adjourned at 9:15 p.m. on a motion by Dick Ginman, second by Pat Cregar. Motion carried.

Respectfully submitted:  
Martha Pittore  
Secretary