

**EAST AMWELL TOWNSHIP
FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE
MINUTES
October 11, 2010**

Members

Present:	Glorianne Robbi	Chair
	Fred Gardner	Committee Member and Planning Board Liaison
	Kat Cannelongo	Committee Member and Historic Preservation Liaison (Left at 8:50 p.m.)
	Bill duFosse'	Alternate 1 and Agricultural Advisory Liaison
	Joan Sank	Alternate 2

Liaisons

Present:	Toni Robbi	Environmental Commission
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Others

Present:	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 January 21, 2010 issue of the Hunterdon County Democrat. On October 6, 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 Kat Cannelongo. Motion carried.

MINUTES OF MEETING held September 13, 2010. Minor corrections were recommended by FOSPC. These changes will be incorporated into the original which will be filed and distributed. A motion was made by Fred Gardner to approve the amended minutes, second by Kat Cannelongo. Motion carried.

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

ADDITIONS TO AGENDA:

New Business-State acquisition program:	Glorianne Robbi
Unfinished Business: FOSPC budget	Glorianne Robbi

ACTIVE PROPERTIES UPDATE/ADMINISTRATORS REPORT: In addition to the report, Judy Conard made the following report.

Rynearson: Dave Bond signed the DEP form to allow the proposed driveway for the north lot to cross over a small portion of his property. Princeton Hydro can now file the driveway application to DEP. Work will continue to obtain a metes and bounds description to perfect the transfer by deed from Mr. Bond to Mrs. Rynearson.

Scibilia, Greg and Dena: A memo has been prepared for Township Committee approval for appraiser and fees in the sum of \$800 to complete the seventeen documents required by Bank of America for the needed subordination. Subordination has been received from Wells Fargo. Judy will continue to work with Lori MacWilliam.

Zoffinger: A letter to the owner has been prepared expressing FOSPC interest in the property.

Lanwin Development: Two appraisals were received.

UNFINISHED BUSINESS:

FOSPC budget: Glorianne Robbi stated a meeting will be held on October 13th with Jane Luhrs in order to review funding procedures.

Frank Drift: Glorianne Robbi stated Hunterdon Land Trust Alliance (HLTA) has sent a letter requesting cost sharing on the Drift property. Mr. Drift signed a contract with HLTA to sell the development easements. Kat Cannelongo informed FOSPC the property has been sold to another buyer. FOSPC will investigate further and advise HLTA of the situation.

OLD BUSINESS: None

NEW BUSINESS:

Issues that arise because old lot lines remain on tax maps after two contiguous lots are preserved. When two lots are preserved in one application, the lot line is effectively eliminated since no division of the property is allowed in the future. A recommendation was made by F. Gardner and FOSPC agreed that when a lot line is eliminated through preservation, a recommendation should be made to the landowner to file a new deed to describe the property as one lot.

State Acquisition Program: Glorianne Robbi stated she attended the SADC meeting on September 23, 2010. She discussed with Tim Brill the criteria for properties that apply for direct state acquisition. SADC considers properties that obtain a high score using the SADC ranking criteria. FOSPC discussed farms that might meet the criteria. FOSPC will review the SADC rankings and follow-up with potential owners.

LIAISON REPORTS

- **Planning Board:** No report was made.
- **Ag Advisory:** No report was made.
- **Environmental Commission:** Toni Robbi stated the site review group continues to visit properties with conservation easements.
- **Recreation Committee:** No report was made.
- **Historic Preservation:** Kat Cannelongo stated a village walk will be held on October 24, 2010 at 1:00 and 3:00 p.m.

REPORTS

SADC meeting held September 23, 2010: See remarks above. Glorianne stated a discussion was held regarding the proposed rules for solar energy installations when property owners seek Right to Farm protection. SADC will begin work on rules for solar energy installations on preserved farms soon.

CORRESPONDENCE

Noted as listed on agenda with no further comments

ANNOUNCEMENTS

CADB meeting on October 14, 2010. Kat Cannelongo will attend.
SADC will meet in early November. This will be both the October and November meeting.

OPEN TO THE PUBLIC

The Chair opened the meeting to the public. No members of the public were present. A motion was made by Fred Gardner to close to the public. Motion carried.

The next meeting is scheduled for Monday, November 8, 2010, at 7:30 p.m. at the East Amwell Municipal Building.

There being no further business, the meeting was adjourned at 9:00 p.m. on a motion by Fred Gardner, second by Bill duFosse'. Motion carried.

Respectfully submitted:
Martha Pittore
Secretary