

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

Members

Present:	Glorianne Robbi	Chair
	Dick Ginman	Vice Chair
	Fred Gardner	Committee Member and Planning Board Liaison
	Kat Cannelongo	Committee Member and Historic Preservation Liaison
	Bill duFosse'	Alternate 1 and Agricultural Advisory Liaison
	Pat Cregar	Township Committee- Mayors Designee

Liaisons

Present:	Toni Robbi	Environmental Commission
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Others	Mr. Dippolito	(left 8:15 p.m)
Present:	Bill Rawlyk	(arrived 8: 15 p.m.-left 9:00 p.m)
	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 November 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:** Glorianne Robbi opened the meeting to the public. No members of the public spoke. A motion was made by Fred Gardner to close the meeting to the public, second by Pat Cregar. Motion carried.

**MINUTES OF MEETING held October 11, 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 Dick Ginman. Pat Cregar-Abstention. 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-Block 18 lot 1-Dippolito (former Cavalier): Glorianne Robbi

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

Block 21, Lot 1, Block 20, Lot 17:01: See remarks (Old Business).

Zuegner: See remarks (Old Business)

**UNFINISHED BUSINESS:**

Update: SADC on ranking for possible direct acquisition farm. See remarks (Reports).

**OLD BUSINESS:**

**Update on Thompson/Cider Mill property (Block 21, lot 1, Block 20, Lot 17.01- (88.67 acres):** Bill Rawlyk stated he has received funding commitment from Green Acres, DEP Natural Resources Damages Program, Conservation Resources, and D & R Greenway Land Trust. Match funding will come from the County. Mr. Rawlyk requested FOSPC consideration to use Green Acres funding grant in the amount of \$400,000 to help fund the project. FOSPC reviewed draft Resolution dated November 1, 2010, with attached Amendment Two, which will be presented to the Township Committee and the Planning Board. The Resolution endorses the acquisition and recommends the Township Committee and the Planning Board approve the change in the East Amwell Green Acres Project Area to include this property and others. A motion was made by Fred Gardner to approve the Resolution, second by Dick Ginman. Motion carried unanimously.

Bill Rawlyk asked that letters be sent to Hunterdon County in support of the D&R application for funding on the Thompson/Cider Mill project from the Open Space County monies. FOSPC agreed to send a letter of endorsement and will ask the Township Committee and the Planning Board to do so also.

**Update Zuegner:** Dick Ginman stated HLTA expressed interest for funding Zuegner project using money from RHWHP (Consulting Resources-Duke Foundation) funds. J. Conard stated the formal contract has not yet been sent out from the Attorney DeSapio's office so title work is not ordered and survey cannot be completed.

**Update Drift property and HLTA:** Dick Ginman stated the buyer would like to have a total of three dwellings on the property. This may be difficult to achieve considering the size of the property.

**NEW BUSINESS:**

**Block 18, Lot 1:** Glorianne Robbi attended the SADC meeting on November 4, 2010. The agenda indicated that Mr. Dippolito requested re-approval of the expired approval to replace the main house on the farm. She requested SADC table the matter pending review by FOSPC and the Historic Preservation Committee. The request will be on the December 9<sup>th</sup> SADC agenda. Mr. Dippolito stated he purchased the preserved farm at auction, with certain SADC restrictions. He stated the property consists of two residences: a cottage and the main house. SADC rules require that if a new dwelling is constructed, the old house must be demolished. Mr. Dippolito stated the SADC did not accept several proposals he presented to

retain the old house. FOSPC discussed the project and several suggestions were made. Kat Cannelongo stated the house is old and has historic value. Mr. Dippolito was invited to attend the next Historic Preservation Committee meeting on November 23, 2010 to discuss the matter further.

**Call from appraiser Farm Credit:** FOSPC was notified by Mr. GaNun that a recent title search on Block 18, Lot 24 shows no formal notification that the property is restricted from further sub-division. The Planning Board was notified.

## REPORTS

**Meeting with Chief Financial Officer Luhrs to discuss funding procedures and list of farms to include:** Judy Conard stated she prepared a possible list of farms for funding request based upon meeting held with J. Luhrs. FOSPC reviewed the draft list. Bill Rawlyk stated the following parcels were the most important in priority order:

- Thompson/Carluccio
- Polhemus
- Johanson
- Zoffinger- D& R will work directly with landowner and Green Acres

**SADC meeting held November 4, 2010:** Glorianne Robbi stated the committee conducted a detailed review of the draft outlining proposed rules for solar energy installations when property owners seek Right to Farm protection. Copies of the draft proposal were available for review.

**October CADB meeting:** Kat Cannelongo stated two requests for commercial farm designation were reviewed. A neighbor strongly objected to the request presented by Thornwood Farm. J. Conard stated a review of the minutes shows that Thornwood Farm did receive commercial farm approval at that meeting. The neighbor was advised to attend the Right-to Farm hearing.

## LIAISON REPORTS

- **Planning Board:** No report was made.
- **Ag Advisory:** No report was made.
- **Environmental Commission:** Toni Robbi stated he spoke to a representative from Montgomery Open Space Committee about easement inspections.
- **Recreation Committee:** No report was made.
- **Historic Preservation:** No report was made.

## CORRESPONDENCE

- D&R Greenway request that FOSPC send a letter supporting their application to the Land Trust Accreditation Commission. FOSPC agreed to send a letter of endorsement. J.Conard asked to send the letter.
- All other correspondence noted as listed on agenda with no further comments.

Farmland and Open Space Preservation Committee  
Minutes of meeting held November 8, 2010

**ANNOUNCEMENTS**

CADB November meeting is cancelled.

CADB meeting is December 9.

SADC meeting is scheduled for December 9, 2010 in Trenton.

Planning Board meeting on Wednesday, November 10, 2010

Township Committee meeting on Thursday, November 11, 2010

**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. Second Pat Cregar. Motion carried.

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

There being no further business, the meeting was adjourned at 10:00 p.m. on a motion by Fred Gardner, second by Pat Cregar. Motion carried.

Respectfully submitted:

Martha Pittore

Secretary