

**EAST AMWELL TOWNSHIP  
FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE  
MINUTES  
December 13, 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                |
|          | Joan Sank       | Alternate 2  |

Liaisons

|          |            |                          |
|----------|------------|--------------------------|
| Present: | Toni Robbi | Environmental Commission |
|----------|------------|--------------------------|

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 January 21, 2010 issue of the Hunterdon County Democrat. On December 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:** The meeting was chaired by Vice-chair, Dick Ginman. A motion was made by Glorianne Robbi to open the meeting to the public, second by Fred Gardner. No members of the public spoke. A motion was made by Pat Cregar to close the meeting to the public, second by Fred Gardner. Both motions carried.

**MINUTES OF MEETING held November 8, 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 Glorianne Robbi to approve the amended minutes, second by Kat Cannelongo. Motion carried.

**BILLS FOR APPROVAL:**

Addition: November hours-Martha Pittore 7.25 hours @ \$12.84=\$93.09.

A motion made by Fred Gardner to pay bills as listed on the agenda and the addition, second by Kat Cannelongo. Motion carried.

**ADDITIONS TO AGENDA:**

Unfinished Business

- Block 18 lot 1-Dippolito (former Cavalier): Glorianne Robbi
- Solar Facilities Dick Ginman
- Deed Research Dick Ginman

New Business

- Higgins property Dick Ginman

**ACTIVE PROPERTIES UPDATE/ADMINISTRATORS REPORT:**

- Financial report-Lupica Preserve (Gutowski/Paulson). Judy Conard distributed the financial accounting for costs after reimbursement from Green Acres on the Lupica Preserve. This financial report will be presented to the Township Committee at their next meeting.

In addition to the written report, Judy Conard made the following report:

- Rynearson: Surveys are complete and submitted to CADB. Judy will continue to work with Princeton-Hydro.
- Scibilia: All documents required by Bank of America for subordination of easement were sent by Gebhardt & Kiefer to BOA. The SADC has been notified of progress made.
- Zuegners: Final funding approved and final contract was sent to landowners. Title work must be ordered and then survey can be submitted. Project will be funded by HLTA using money from RHWHP (Consulting Resources-Duke Foundation) funds.
- Hazel Harrison Trust: CADB advised survey was re-done and closing package will be sent to the State.
- Drift: Hunterdon Land Trust Alliance awaits the Certified Market Value and has funding in place. The project is included in the proposed FOSPC 2011 Capital Budget.
- Thompson/Carluccio, Polhemus, Johanson: Appraisals were received on these Green Acres projects. These projects are included in proposed FOSPC 2011 Capital Budget.
- Other: Request A. Buttoni Bl. 35.01, lot 32.02: Judy Conard stated she received an email from the landowner expressing interest in selling of this parcel. FOSPC discussed the parcel. Due to funding constraints, FOSPC is not interested in acquisition at this time. Judy was asked to notify the owner accordingly

**UNFINISHED BUSINESS:**

State Direct Acquisition of East Amwell farm: Judy Conard stated the one farm in the township has applied directly to the State Agriculture Development Committee (SADC) for sale of preservation easement. The SADC will order appraisals and make an offer within 120 days. FOSPC will provide assistance when needed.

Block 18, Lot 1, Dippolito (former Cavalier): (See Minutes of Meeting November 8, 2010). Glorianne Robbi stated that a letter regarding the legal issues concerning this project was issued by Attorney Cushing to SADC. SADC removed this item from the December 9 SADC meeting agenda. Glorianne Robbi and Kat Cannelongo will continue to monitor this issue.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Date for first meeting of the year (re-organization meeting). FOSPC will hold its reorganization meeting on January 10, 2011.

Hunterdon Land Trust Alliance selection of farm for SADC application: Dick Ginman stated the HLTA is interested in cost sharing on a farm on Old York Road. FOSPC briefly discussed the parcel. Judy Conard stated she will add the parcel to the targeted farm list.

Review proposed Capital Budget. Judy Conard presented the draft budget. FOSPC discussed the narrative summary that provided a review of current applications and grants and the 2011 Budget Projection. A motion was made by Fred Gardner to approve the budget as presented for presentation to the Township Committee, second by Kat Cannelongo. Motion carried.

Deed Research: Judy Conard stated FOSPC was recently notified by Mr. GaNun, chief appraiser at Farm Credit East, that a recent title search on Block 18, Lot 24 shows no formal notification that the property is restricted from further sub-division. This restriction was a provision of the original sub-division approval. FOSPC discussed properties with similar deed restrictions and the importance of memorializing these restrictions in the deed. Judy Conard was asked to issue a memo to the Township Committee to alert them to the situation.

Solar Facilities: Dick Ginman stated he attended a meeting on this topic sponsored by the County. Susan Craft, SADC Director, discussed standards recently published for solar facilities on farms that want to qualify for Right to Farm protection and farmland assessment. SADC is working on solar facility standards for preserved farms that will be published in early 2011. Fred Gardner stated the Planning Board recently reviewed an Ordinance on Solar Facilities prepared by Banisch Associates. This has been forwarded to the Township Committee.

Higgins: Dick Ginman stated Somerset County acquired 163 wooded acres from Mr. Higgins located in the Sourland Mountain area adjacent to East Amwell. A copy of the site map has been received by FOSPC.

### **LIAISON REPORTS**

- **Planning Board:** Fred Gardner stated a tree harvesting Ordinance has been introduced to the Township Committee.
- **Ag Advisory:** No meeting was held.
- **Environmental Commission:**
  - Toni Robbi stated the County Freeholders recently terminated a pilot timber harvesting project designed to enhance County revenues.
  - Conservation easement site review on Myers Lane revealed no agricultural activity.
  - The Commission is sampling surface water.
- **Recreation Committee:** No report was made.
- **Historic Preservation:** No report was made.

### **REPORTS**

RPWHP (Raritan Piedmont Wildlife Habitat Partnership) meeting at Duke Farms: Glorianne Robbi stated she attended the meeting of non-profit organizations participating in RPWHP program. Duke Foundation awarded a grant of \$1 million to Conservation Resources Inc. to fund implementation of Grasslands Conservation Plan. East Amwell is benefiting on three on-going projects, including D & R Greenway-Cider Mill Farm, HLTA-Drift Farm and Zuegner Farm.

**CORRESPONDENCE:** None

### **ANNOUNCEMENTS**

CADB meeting on January 13, 2011  
SADC meeting January 27, 2011

### **OPEN TO THE PUBLIC**

The Vice-Chair opened the meeting to the public. No members of the public spoke. A motion was made by Glorianne Robbi to close to the public, second Pat Cregar. Motion carried.

The next meeting is the **re-organization meeting** and is scheduled for **Monday, January 10, 2011, at 7:30 p.m. at the East Amwell Municipal Building.**

There being no further business, the meeting was adjourned at 9:30 p.m. on a motion by Glorianne Robbi, second by Kat Cannelongo. Motion carried.

Respectfully submitted:  
Martha Pittore  
Secretary