

**EAST AMWELL FARMLAND & OPEN SPACE PRESERVATION COMMITTEE**

**Meeting Minutes: October 14, 2013,**

**East Amwell Municipal Building, 1070 Route 202, Ringoes, NJ**

**Call to Order**

The meeting of the East Amwell Farmland & Open Space Preservation Committee was called to order at 7:35 PM by Vice Chairman Dick Ginman. The following notice was read into the record by Recording Secretary Scott Bauman: *“In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting pursuant to the annual meeting notice as published in the January 31, 2013, issue of the Hunterdon County Democrat, a copy of the agenda for this meeting was forwarded to the Township Clerk’s Office, posted on the municipal bulletin board, and faxed to the Hunterdon County Democrat on October 8, 2013.”*

**2013 Attendance**

Member / Liaison	Appointment Designation: Term Expires	1/14/13	2/11/13	3/11/13	4/8/13	5/13/13	6/10/13	8/5/13	9/9/13	10/14/13	11/11/13	12/9/13
Kat Cannelongo	FOSPC: 12/31/13	X	X	X		X	X		X	X		
Patricia Cregar	FOSPC Mayor’s Designee: 12/31/13	X	X			X		X				
Kit Crisafulli	Agricultural Advisory Committee Liaison: 12/31/13	n/a	X	X		X				X		
Pete Fick	FOSPC Alt. II: 12/31/14 & Rec. Comm. Liaison: 12/31/13	n/a	X	X	X		X			X		
Fred Gardner	FOSPC: 12/31/15 & Planning Board Liaison: 12/31/13	X	X		X		X		X	X		
Dick Ginman	FOSPC: 12/31/15 (Vice Chairman)	X	X	X	X	X	X	X	X	X	X	
David Harding	Historic Preservation Committee Liaison: 12/31/13	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a			
Glorianne Robbi	FOSPC: 12/31/14 (Chairwoman)	X		X	X	X	X	X	X	X	X	
Toni Robbi	Environmental Commission Liaison: 12/31/13	X		X	X	X	X		X	X		
Joan Sank	FOSPC Alt. I: 12/31/13	X		X	X	X			X			

*Others present on 10/14/13: FOSPC Administrator & Recording Secretary Scott Bauman, and member of public Matthew Miller*

**Open to the Public**

Vice Chairman Ginman opened the meeting to the public. Matthew Miller of 252 Rileyville Road, Hopewell, NJ introduced himself as a resident who is interested in the meeting; his property where he lives is near the Plimpton parcel that is being preserved. With no public comment heard, Vice Chairman Ginman closed the public portion of the meeting.

**Approval of September 9, 2013, Meeting Minutes**

Chairwoman Robbi requested three changes: 1) add the name “Charlie Van Horn” to the list of “others present”; 2) Approval of Bills- change motion to “made by” Vice Chairman Ginman, and “seconded by” Mr. Gardner; and 3) Approval of Bills- change date of invoice #P11321685 to 7/3/13. Mr. Gardner made a motion, seconded by Ms. Cannelongo to approve the September 9, 2013, meeting minutes as amended. The motion was unanimously approved by voice vote with abstentions by Messrs. Crisafulli and Fick.

**Additions to Meeting Agenda**

Chairwoman Robbi said she wanted to add the subject of sending a thank you letter to Michael Catania, who is the outgoing President of Conservation Resources; he is becoming the new Executive Director of Duke Farms. Chairwoman Robbi said Mr. Catania was supportive in the collaborative open space conservation of 89 acres of grasslands- the Cider Mill Preserve. Chairwoman Robbi added that Conservation Resources thru the Raritan Piedmont Wildlife Habitat Partnership provided generous grants to support the Township's cost share in the purchase of the development rights of two important Amwell Valley farms recognized as vital grasslands, including one directly across from our elementary

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school. The Committee agreed to add this to the agenda; hearing no opposition, Chairwoman Robbi said she will draft a thank you letter for the Mayor's signature and give it to Mr. Bauman.

**Approval of Bills**

Motion made by Mr. Gardner, seconded by Chairwoman Robbi, the Committee unanimously approved payment of the following invoice:

<b>DATE</b>	<b>VENDOR</b>	<b>INVOICE #</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
Sept. 2013	Scott Bauman FOSPC Administrator	n/a	\$350.00	17.5 hours @\$20.00 / hour

**FOSPC Administrator's Report**

**1. Perkovich Parcels (BI 3, Lots 5 & 6) 72 acres**

- Mr. Bauman informed the Committee that there has been no change since last month- this is a SADC direct purchase and the latest news is that appraisals are pending.

**2. Hay Parcel (BI 21, Lot 16.03); Rainbow Road; 24 acres**

- Mr. Bauman reminded the Committee that this involved a \$361,200 development easement grant application (60% SADC, 20% county, 20% municipal contributions) submitted in April 2012. In May 2013 the SADC approved the purchase and the Township Committee approved it via resolution #64-13. The property owner signed the contract and returned it to the Freeholders. The application is expected to be closed by early 2014.
- Mr. Bauman informed the Committee that he received 3 proposals for surveying services: Heritage Consulting Engineers (\$3,750), Bohren & Bohren Associates (\$4,200), and Van Cleef Engineering Associates (\$5,200). Copies of the proposals were included in the Committee's meeting packet. After a brief discussion, Chairwoman Robbi made a motion to accept the Heritage Consulting Engineers survey proposal for the Hay parcel in an amount not to exceed \$3,750. This recommendation to the Township Committee is conditioned upon the availability of funds. Mr. Gardner seconded the motion and it was unanimously approved by the Committee.

**3. Plimpton Parcel (BI 38, Lot 3) 26 acres**

- Mr. Bauman reminded the Committee that this was the property that the property owner initially withdrew interest, and then last month there was a renewed interest to continue the approved County Cooperative Grant application for \$350,000 (50% Green Acres, 20% D&R Greenway Land Trust, 20% municipal / county cooperative grant, 7% municipal share of county open space funds, 3% municipal open space funds). D&R is working with the executor.
- Matthew Miller of 252 Rileyville Road, Hopewell, NJ introduced himself to the Committee and said he is a neighboring property owner; he knew negotiations were going on for a while; he was just curious on the status. Vice Chairman Ginman told Mr. Miller that they are dealing with an out-of-state executor, and some of the delay had to do with the fact that the appraisals came in low. An in-state executor is now taking on a new role. Chairwoman Robbi added that the deceased owner wanted D&R to have it to be preserved.

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### **4. Ridge Road Assemblage (Bl 34, Lots 18, 19, 19.01, 21.01, 21.02) 40 acres**

- Mr. Bauman reminded the Committee that in July 2013 he submitted the County Cooperative Grant application to the County for \$600,000 (50% Green Acres, 30% county open space trust funds, and 20% D&R Greenway Land Trust). The county is expected to make their funding decision by October. It was reported that several of the property owners have been receptive to the communications made by D&R.

### **5. Scibilia Property (Bl 11, Lot 37); 95 John Ringo Road; 40 acres**

- Vice Chairman Ginman said that this matter is pretty much out of our hands; the Township Committee is trying to negotiate with the property owner concerning a mowing covenant. Once an amended deed of easement is agreed upon, the township will receive approximately \$192,000 when the project is closed.

### **6. Van Doren Parcel (Bl 35, Lot 58); South Hill Road; 8.59 acres**

- In September Jay Watson of D&R Greenway Land Trust told the Committee that he received a cold call about this small parcel in the Cattail Brook area; the Committee subsequently told Mr. Watson to pursue the lead and let them know what develops. Vice Chairman Ginman said there is no update and a walk thru is being scheduled in October.

### **7. East Jersey Developers Parcel (Bl 35, Lot 18.01); 18 South Hill Road; 10 acres**

- In September Jay Watson informed the Committee about this property that is owned 50% by an estate and 50% by an individual. There is a telecommunications tower on the property and the matter of removal will need to be remedied. The property would be grandfathered as a building lot. The property gives good access to adjacent properties. Vice Chairman Ginman said there is no update on this property.

## **Old Business**

### **1. “Rambling Pines”: Block 41, Lots 44 & 45**

- In February 2013 the township signed a Memorandum of Agreement with the DEP for hiking trails; the township is still awaiting DEP signatures. Mr. Bauman followed up with the DEP twice and is still awaiting a response. Mr. Robbi and Ms. Cannelongo asked Mr. Bauman to email them copies of the MOA.

### **2. CADB October 2013 Deadline for Upcoming Grant Round**

- Vice Chairman Ginman told the Committee that we tried but were not successful in sending an application to the CADB for the next grant round.

## **New Business**

### **1. Hermine Van Doren (Bl 35, Lot 53); South Hill Road; 7.51 acres**

- Vice Chairman Ginman told the Committee that this is a land locked farm wood lot off of North Hill Road which recently lost farmland assessment. D&R Greenway Trust is in the process of contacting the property owner.

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### **2. Pilipshen Parcel (Bl 40, Lot 17.01): Snyderstown Road; 4.07 acres**

- Chairwoman Robbi asked Committee members to read the September 17, 2013 letter that was included in their meeting packet; the letter is from the property owner's attorney and is an offer to sell the parcel to the township. Chairwoman Robbi said we alerted D&R Greenway Land Trust and the attorney and Jay Watson have been in contact with each other. D&R is sending the attorney a Green Acres application form with the idea that Green Acres may purchase it outright. The lot has street frontage, there is no house, and it is wooded. Comments were made that the route taken sounds correct, the property has not been listed, and it appears that the lot is assessed as though it is a building lot.

### **3. Hunting on Cider Mill Preserve**

- Chairwoman Robbi informed the Committee that neighbors questioned whether hunting was permitted at the Cider Mill Preserve. Chairwoman Robbi received an email from D&R Greenway Land Trust stating that hunting is by permit only and according to the agreement with the State three (3) hunters are chosen via the lottery system.

### **4. Planning for 2014 GreenFest**

- Chairwoman Robbi said that last year the Committee began working on GreenFest in January and it was agreed that more time was needed. Judy Conard was commended by those present for doing a lot of work on this project last year. A suggestion was made that the Committee approach the school to provide the physical space to host the event- all agreed that the municipal building was too crowded last year. Chairwoman Robbi said last year she spoke with the school's principal who was supportive but since this year we are requesting the use of their facilities, Chairwoman Robbi said she will call for an appointment to meet with school officials.
- Those present agreed that the best day to hold the event would be the weekend of April 26 and 27; the GreenFest event would be held on the 26 and the walks would be planned for the 27<sup>th</sup>. A discussion ensued over different ways to get children involved. It was agreed that at this time it was first things first- get a date, and get the school on board. At the next FOSPC meeting (November 11) the Committee will have a better sense of direction. A list of 2013 participants / representatives and a promotional GreenFest brochure were included in the meeting packet.

### **Liaison Report: David Harding- Historic Preservation Committee**

Mr. Harding was not present; Chairwoman Robbi said that David Harding was formally appointed by the Township Committee to fill the remaining 2013 term left unfilled by Ms. Cannelongo when she resigned from the Historic Preservation Committee in September.

### **Liaison Report: Fred Gardner- Planning Board**

Mr. Gardner said the Planning Board approved the master plan re-examination report.

### **Liaison Report: Kit Crisafulli- Agricultural Advisory Committee**

Mr. Crisafulli reported that the October meeting was cancelled due to inclement weather. The Agricultural Advisory Committee wants to put a letter together educating people on how farmland assessment works.

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**Liaison Report: Toni Robbi- Environmental Commission**

Mr. Robbi reported that the hearing date for the Route 202 Hess gas station / convenience store for a use variance for an expansion is now scheduled for November 12, 2013. Mr. Robbi reported that he and other volunteers continue to work on the Rocktown Woods Preserve 2.1 mile trail project- there is now a bridge and two rock crossings completed. Every Sunday between 9 am and 12 pm all are invited to come out and pitch in.

**Liaison Report: Peter Fick- Recreation Committee**

Mr. Fick said the Recreation Committee is scheduled to have a meeting this Thursday; with a new member Chris Kellogg who will be a boost to the Committee. Mr. Fick also reported that the meeting to discuss the proposed south county park is this evening and Thyra Zengel is attending the meeting on behalf of the Recreation Committee. Mr. Fick said he will have a full report at the November meeting. Mr. Fick also reported that the Committee is looking for volunteers to help with this year's Holiday Tree lighting- date to be announced.

**Reports**

Mr. Bauman reported that he along with Chairwoman Robbi and Vice Chairman Ginman attended a meeting with CADB staff on September 18, 2013 to discuss ongoing grant applications that are in the FOSPC Administrator's Report. Chairwoman Robbi said she did not attend the September 26, 2013, SADC meeting.

**Open to the Public**

Matthew Miller of 252 Rileyville Road, Hopewell, NJ wanted to know who he should get in touch with if he is considering offering his property for preservation. Chairwoman Robbi said to get in touch with FOSPC Administrator Scott Bauman. Mr. Bauman introduced himself to Mr. Miller.

Sue Posselt said she was impressed with the agenda layout; and thought it would get people informed about the ongoing activities of this committee.

**Adjournment**

A motion by Mr. Gardner, seconded by Ms. Cannelongo to adjourn was unanimously approved by voice vote. The meeting adjourned at 9:00 PM. The next meeting is scheduled for November 11, 2013, at 7:30 PM in the East Amwell Municipal Building.

Respectfully Submitted,

**/s/ Scott Bauman**

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Scott Bauman, Recording Secretary  
November 3, 2013

**MOTION TO APPROVE: Dick Ginman**  
**MOTION SECONDED BY: Kat Cannelongo**  
**UNANIMOUSLY APPROVED BY THE COMMITTEE: November 11, 2013**