

EAST AMWELL FARMLAND & OPEN SPACE PRESERVATION COMMITTEE
Meeting Minutes: September 9, 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 Chairwoman Glorianne Robbi. 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 September 5, 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			
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						
Pete Fick	FOSPC Alt. II: 12/31/14 & Rec. Comm. Liaison: 12/31/13	n/a	X	X	X		X					
Fred Gardner	FOSPC: 12/31/15 & Planning Board Liaison: 12/31/13	X	X		X		X		X			
Richard Ginman	FOSPC: 12/31/15 (Vice Chairman)	X	X	X	X	X	X	X	X			
Glorianne Robbi	FOSPC: 12/31/14 (Chairwoman)	X		X	X	X	X	X	X			
Toni Robbi	Environmental Commission Liaison: 12/31/13	X		X	X	X	X		X			
Joan Sank	FOSPC Alt. I: 12/31/13	X		X	X	X			X			

Others present on 9/9/13: Committeeman David Wang-Iverson, F/OSPC Administrator Scott Bauman, Jay Watson of D&R Greenway Land & Trust, David Harding, and Charlie Van Horn

Introduction of FOSPC Administrator Scott Bauman

Mr. Bauman introduced himself to the Committee; he has been working as Administrator since June- this is his first meeting as Recording Secretary. Mr. Bauman thanked Chairwoman Robbi and Vice Chairman Ginman for bringing him up to speed on the business affairs of the Committee, and for taking him on a driving tour of the township in August. Mr. Bauman said he is enjoying the work and is looking forward to working with all the Committee members.

Open to the Public

Ms. Cannelongo made a motion to open the meeting to the public, seconded by Vice Chairman Ginman; with no objections and by unanimous voice vote the Committee opened the meeting to the public. With no public comment heard, Mr. Gardner made a motion to close the public portion of the meeting; Ms. Cannelongo seconded the motion and with no objections and by unanimous vote, the Committee closed the meeting to the public.

Approval of June 10, 2013, Meeting Minutes

Chairwoman Robbi requested a change on page 2 under “New Business- Hunterdon County Funding Application”, first sentence- change to: “[A]t a previous meeting, D&R shared a list of potential open space properties on Ridge Road for possible preservation”. Mr. Gardner made a motion, seconded by Vice Chairman Ginman to approve the June 10, 2013, meeting minutes as amended. The motion was unanimously approved by voice vote with Ms. Sank abstaining.

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Approval of August 5, 2013, Meeting Minutes

Chairwoman Robbi explained to the Committee that the August 5, 2013, meeting was held as a special meeting in order to approve payment for a \$2,150 invoice by Norman J. Goldberg, Inc. for the appraisal of Block 38, Lot 3. The appraisal was completed and already received by the Committee. Vice Chairman Ginman made a motion, seconded by Chairwoman Robbi to approve the August 5, 2013, meeting minutes as presented. The motion was unanimously approved by voice vote from Chairwoman Robbi, Vice Chairman Ginman, and Committee member Pat Cregar.

Approval of Bills

Motion made by Vice Chairman Ginman, seconded by Mr. Gardner to approved unanimously by voice vote to approve payment for the following invoices:

DATE	VENDOR	INVOICE #	AMOUNT	DESCRIPTION
6/6/13	Banisch Associates, Inc.	P1321628	\$180.00	Prepare annual updated open space map
7/3/13	Banisch Associates, Inc.	P1321685	\$210.00	Revisions to open space map for tax mailers, prepare poster map
June 2013 July 2013 August 2013	Scott Bauman FOSPC Administrator	n/a	\$690.00	34.5 hours @\$20.00 / hour

Additions to the Agenda

Mr. Gardner asked if there is interest in discussing a farm on Rileyville Road for preservation; Chairwoman Robbi said it could be discussed under New Business.

Liaison Report: Fred Gardner- Planning Board

Vice Chairman Ginman asked Mr. Gardner about the status of the master plan reexamination report; it was previously reviewed, commented, and given to Mr. Gardner to pass to the Planning Board for their consideration. Chairwoman Robbi asked about whether the Board was considering changing the Amwell Valley Agricultural District agricultural zone district; Mr. Gardner said that it was a principal concern at the last meeting; the Board saw no reason to move either the Agricultural District or the Sourland Mountain District. Mr. Gardner expressed reaffirmation of the fragility of the Mountain District. Mr. Gardner expressed hope in having the reexamination report approved this year- he is satisfied with the report. Mr. Gardner asked if anyone had any proposals for substantial changes to the reexamination report they should tell him soon.

Administrator's Report

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

- Mr. Bauman informed the Committee that this is a SADC direct purchase and the latest news is that appraisals are pending.

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

- Mr. Bauman informed the Committee that this is a development easement grant application for \$361,200 (60% SADC, 20% county, 20% municipal contributions). It was submitted in April 2012 and in May 2013 the SADC approved the purchase; the Township Committee approved resolution #64-13 and presently the property owner signed contract and returned it to the Freeholders for their consideration. Mr. Bauman has sent a request for surveying services to three surveying firms and expects their responses soon. The application is expected to be closed by early 2014.

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

- Mr. Bauman informed the Committee that the Plimpton estate trustee was no longer interested in preserving the parcel with grant funds approved through a 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). However, recently Jay Watson, Vice President of the D&R Greenway Land & Trust received a phone call from a member of the deceased owner's family who has an interest in preserving the property.
- Mr. Watson introduced himself to the Committee and said he will meet with the uncle of the deceased owner this week, and he will update Chairwoman Robbi and Mr. Bauman about the results of the meeting.

4. Scibilia Property (BI 11, Lot 37); 95 John Ringo Road; 40 acres

- Mr. Bauman informed the Committee that the mowing covenant language is still being discussed between the property owner, the township, the county, and the SADC. It is hopeful that an amended deed of easement will be signed soon and the township will receive approximately \$192,000 once the project is closed.

5. Van Doren Parcel (BI 35, Lot 58); South Hill Road; 8.59 acres

- Mr. Watson described the Van Doren parcel as a small parcel in the Cattail Brook area; he received a cold call about this property. He is bringing it to the Committee's attention. The property is a bit removed from other preserved parcels, it has a natural gas pipeline running through it; he doesn't see any threat to the property. Vice Chairman Ginman commented that obtaining smaller parcels helps keep large parcels of developed land from forming.
- Mr. Watson said he was willing to pursue this lead if the Committee was interested. Mr. Gardener, Vice Chairman Ginman, and Ms. Sank expressed their interest in having Mr. Watson pursue the lead. Mr. Watson added that the owner right now is an estate. Vice Chairman Ginman recommended a walk thru in the next few weeks. After further discussion, the FOSPC told Mr. Watson to feel free to pursue the lead and let them know what develops.

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6. **East Jersey Developers Parcel (BI 35, Lot 18.01); 18 South Hill Road; 10 acres**
 - Mr. Watson unrolled a color map showing the Committee the property boundaries and the nearby preserved properties. Mr. Watson said the property is owned 50% by an estate and 50% by an individual. There have been some positive conversations about agreeing to a price. There is a telecommunications tower on the property; all parties are in discussion on how to handle the removal of the tower and equipment building. Mr. Watson said he could have his contractor take a look at the tower to estimate the expenses. Mr. Gardner and Mr. Robbi agreed that the property would be grandfathered as a buildable lot. The property gives good access to adjacent preserved properties. Mr. Watson will keep the Committee updated on this matter.

7. **Ridge Road Assemblage (BI 34, Lots 18, 19, 19.01, 21.01, 21.02) 40 acres**
 - Mr. Bauman informed 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 in October.

 - Mr. Watson said he had a good meeting with owners; should the application be approved and a price is agreed, the titles could be wrapped up in a few months time. Chairwoman Robbi said the last time the Committee met in June the township share was larger, but at a meeting with the county recently, it was learned that the county can cover up to 50% of the costs, more than the 20% previously thought. With no further questions for Mr. Watson, he thanked the Committee for their time and all the effort they make to preserve land in the township.

Unfinished Business

1. 2013 Open Space and Preserved Farmland Annual Report. Chairwoman Robbi informed the Committee that color copies of the report were sent in every tax bill, and additional copies could be obtained for 19 cents each. Presently there are about 25 extra reports remaining. After a brief discussion, Vice Chairman Ginman made a motion to approve 50 color copies at 19 cents a piece of the 2013 Open Space and Preserved Farmland Annual Report; Ms. Cannelongo seconded the motion and it was approved unanimously.

2. 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 and is awaiting a response.

New Business

1. CADB Grant Round. Chairwoman Robbi told the Committee that the CADB deadline for the next grant round is this October but there are no potential applicants at this time. If anyone knows of a potential applicant they should contact Chairwoman Robbi immediately. Mr. Gardner noted there is possible interest by a farm owner in the Rileyville Road area, and follow-up contact is planned.

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2. Township Open Space Trust Fund Appropriations. Chairwoman Robbi informed the Committee that on July 11, 2013, the Township Committee approved Resolution #84-13 appropriating \$419,000 in trust fund appropriations- \$370,000 going to debt service, \$39,000 to maintenance of parks and lands for recreation and conservation, \$8,500 to the Clawson House rehabilitation, and \$1,500 to serve as a matching grant for a trail grant application for the Rocktown Woods Preserve.

Liaison Report: David Harding- Historic Preservation Committee

Chairwoman Robbi introduced David Harding to the Committee. Since Ms. Cannelongo recently resigned from the Historic Preservation Committee, she can no longer serve as their liaison to the Farmland Preservation and Open Space Committee, but she still remains on the Committee as a member. David Harding serves on the Historic Preservation Committee and expressed an interest in serving as their liaison to the Farmland Preservation and Open Space Committee. It is hopeful that the Historic Preservation Committee will soon appoint Mr. Harding to the liaison role.

Mr. Harding informed those present that the Committee is planning a Dr. Larison/Silvia Dubois theater production planned for early 2014. The Committee is working on the walking tour map of Ringoes and using the Califon map as a guide. There is renewed interest in organizing the stored historic records in the basement office located in the municipal building.

Liaison Report: Toni Robbi- Environmental Commission

Mr. Robbi reported that the Hess gas station and convenience store on Route 202 is seeking a use variance for the expansion of the convenience store and service station; the hearing date is set for October 8, 2013. Mr. Robbi said it appears that the storm drain to the property leads directly to a small stream with no filtration. After reviewing the plans, the Environmental Commission is recommending that the owner install some bio-retention that could filter the storm water leaving the site.

Mr. Robbi reported that rough clearing is completed for the main loop of the Rocktown Woods Preserve 2.1 mile trail project. The most recent project involves installing a 12 foot long bridge over a stream. Mr. Robbi reported that the Environmental Commission had a booth at the 4-H fair held last month. Mr. Robbi noted that there were recycling problems at the fair.

Liaison Report: Peter Fick- Recreation Committee

Chairwoman Robbi said that liaison Peter Fick was not able to attend tonight's meeting but he emailed her a report. Paraphrasing from Mr. Fick's report, Chairwoman Robbi reported that the Recreation Committee is having problems getting a quorum for their meetings, there was a follow-up meeting scheduled to discuss the proposed south county park but it was cancelled in June.

Liaison Report: Kit Crisafulli- Agricultural Advisory Committee

Chairwoman Robbi said that liaison Kit Crisafulli was not able to attend tonight's meeting. Chairwoman Robbi said she attended the SADC reorganization meeting on July 25, 2013- it was a short meeting. Chairwoman Robbi further reported that she learned of a right to farm agricultural mediation program with two mediators in Hunterdon County- Kate Buttolph of the Hunterdon Land Trust, and Guy DeSapio. Chairwoman Robbi gave Mr. Bauman a copy of the SADC Minimum Eligible Farm Standards and the County PIG Eligible Farm Standards for 7/1/13 – 6/30/14. For Hunterdon County, the

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FY2014 average quality score for the SADC state acquisition program and the county PIG acquisition program is 64.25.

Correspondence

Chairwoman Robbi informed the Committee of the correspondence sent in the meeting packet, including a letter from the Mayor to Governor Christie asking for his support for the Keep it Green initiative, and three articles by Michele Byers of the NJ Conservation Foundation.

Adjournment

A motion by Vice Chairman Dick Ginman, seconded by Ms. Cannelongo to adjourn was unanimously approved by voice vote. The meeting adjourned at 9:20 PM. The next meeting is scheduled for October 14, 2013, at 7:30 PM in the East Amwell Municipal Building.

Respectfully Submitted,

/s/ Scott Bauman

Scott Bauman, Recording Secretary
October 14, 2013

MOTION TO APPROVE: Fred Gardner

MOTION SECONDED BY: Kat Cannelongo

UNANIMOUSLY APPROVED BY THE COMMITTEE: October 14, 2013