

A special meeting of the East Amwell Township Committee came to order at 7:30 PM. Present were Deputy Mayor Linda Lenox and Committee members Patricia Cregar and Timothy Martin. Mayor Peter Kneski and Committee member Larry Tatsch were absent.

In compliance with the Open Public Meetings Act, a copy of notice of this meeting was filed in the Clerk's Office, posted on the bulletin board, and sent to the Hunterdon County Democrat, Times of Trenton, and Star Ledger on September 14, 2010; notice was also published in the September 16, 2010, issue of the Hunterdon County Democrat. The purpose of this meeting is to hold public hearings for three capital ordinances to purchase turf rubber safety surfacing for playgrounds, to purchase recording equipment, and to purchase a development easement on B.17/L.34. The public is invited to attend. Action may or may not be taken.

The meeting opened with the Pledge of Allegiance.

#### PUBLIC HEARINGS:

A. ORDINANCE 10-15 AN ORDINANCE TO PROVIDE FOR FUNDING FOR CAPITAL IMPROVEMENTS TO THE MARION CLAWSON MEMORIAL PARK WHICH INCLUDES THE PURCHASING AND INSTALLATION OF SAFETY TURF RUBBER SURFACING ON PLAYGROUNDS AS GENERAL IMPROVEMENTS FOR THE TOWNSHIP OF EAST AMWELL, IN THE COUNTY OF HUNTERDON, NEW JERSEY AND APPROPRIATING \$70,000.00 WHICH INCLUDES AN APPROPRIATION OF \$70,000.00 FROM OPEN SPACE TAX TRUST FUND

As proof of publication, the Clerk provided the legal notice from the September 16, 2010, issue of the Hunterdon County Democrat. The ordinance has been posted and been available to the public since introduction on September 9, 2010.

The ordinance will allow for the purchase of rubber turf to replace existing mulch under playground equipment at the park. Mr. Matheny displayed samples of the material, stating that the Township would be purchasing a darker green material for a more subdued look in the park.

Motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously to open to the public for comments. There being no comments, motion by Mr. Martin, seconded by Mrs. Cregar, and carried unanimously to close to the public.

Ordinance 10-15 was adopted on a motion by Mrs. Cregar, seconded by Mr. Martin, and carried unanimously by roll call vote: Mr. Martin, yes; Mrs. Cregar, yes; Ms. Lenox, yes.

B. ORDINANCE 10-16 AN ORDINANCE TO PROVIDE FOR THE PURCHASE OF AN FTR REPORTER 5.4 DIGITAL RECORDING SYSTEM AS A GENERAL IMPROVEMENT FOR THE TOWNSHIP OF EAST AMWELL, IN THE COUNTY OF HUNTERDON, NEW JERSEY AND APPROPRIATING \$4,000.00 FROM THE CAPITAL IMPROVEMENT FUND

As proof of publication, the Clerk provided the legal notice from the September 16, 2010, issue of the Hunterdon County Democrat. The ordinance has been posted and been available to the public since introduction on September 9, 2010.

The ordinance will provide for the purchase of new hardware and upgraded software, which will also allow the easier creation of wave and MP3 files. Maintenance costs for the existing equipment are over \$9,000, and with the purchase of the new equipment, there is a maintenance guarantee for one year at no cost.

Motion by Mrs. Cregar, seconded by Mr. Martin, and it was carried unanimously to open to the public for comments.

Richard Ginman, 125 Mountain Road, asked about the existing equipment and whether the system broadcasts to the back of the meeting room. Mr. Matheny explained that there is a separate amplification system with speakers in the ceiling, which allows people in the back of the room to hear adequately.

Motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously to close to the public.

Ordinance 10-16 was adopted on a motion by Mrs. Cregar, seconded by Mr. Martin, and it was carried unanimously by roll call vote: Mr. Martin, yes; Mrs. Cregar, yes; Ms. Lenox, yes.

C. ORDINANCE 10-17 AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF A DEVELOPMENT RIGHT EASEMENT ON CERTAIN REAL PROPERTY KNOWN AS BLOCK 17 LOT 34 IN AND BY THE TOWNSHIP OF EAST AMWELL, IN THE COUNTY OF HUNTERDON, NEW JERSEY AND APPROPRIATING \$220,000.00 THEREFORE FROM THE OPEN SPACE TAX TRUST FUND

As proof of publication, the Clerk provided the legal notice from the September 16, 2010, issue of the Hunterdon County Democrat. The ordinance has been posted and been available to the public since introduction on September 9, 2010.

The ordinance will allow for the purchase of development easements on the Zuegner property, which has been on Township Committee agendas for many months, including adopting a resolution at the last meeting to cost share with the County and State.

Motion by Mrs. Cregar, seconded by Mr. Martin, and it was carried to open to the public.

Glorianne Robbi, 144 Lambertville-Hopewell Turnpike and Chair of the Farmland/Open Space Preservation Committee, commented that the development easement was on 77 acres of land with 1,075 feet of frontage; the property has prime agriculture soil and high ranking state soils. The Committee is "delighted" that the property will be preserved, and she explained that the Township will pay 20% of the cost, the State will pay 60% of the cost, and the remaining 20% is paid by the County (approved by the Freeholders at their last meeting). The Township's funding comes from the \$750,000 grant paid to the municipality upon completion of the Comprehensive Farmland Open Space Plan.

Some comments were exchanged with the governing body regarding the option letters prepared by the County offering \$9,500 per acre; the Zuegner property had a certified market value of \$13,000, set by the SADC and based on two appraisals. Mr. Ginman commented that the low figures given by the County discourage applicants from pursuing preservation, and he commented on enticing future applications by doing appraisals in the future and getting governing body support to do so.

Mrs. Cregar asked if other municipalities encountered a similar situation; FOSPC representatives felt that other municipalities may not have such high ranking farms and were not "turned off" by the low County figure. Mr. Ginman spoke about FOSPC's work with the Zuegners in pursuing the application, noting that it was a high ranked farm. Mr. Martin asked about the low value given by the County; it was possible that the figure is part of a sliding scale included in old data from CADB that has never been updated.

FOSPC members were happy to see this purchase proceed, and the owners would like to close by the end of the year.

Motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously to close to the public.

Ordinance 10-17 was adopted on a motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously by roll call vote: Mr. Martin, yes; Mrs. Cregar, yes; Ms. Lenox, yes.

#### OPEN TO THE PUBLIC

The meeting was open to the public for comments. There being no comments, motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously to close to the public.

ADJOURNMENT

There being no further business, motion by Mr. Martin, seconded by Mrs. Cregar, and it was carried unanimously to adjourn the meeting at 7:44 p.m.

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Teresa R. Stahl, RMC/CMC  
Municipal Clerk

DRAFT - MINUTES NOT YET APPROVED