

**Franklin Township Open Space Advisory Committee**  
**Tuesday, June 21, 2005**  
**Minutes**

1. **Call to order in accordance with the Sunshine Law provision.** At 7:05 a quorum was present and the meeting was called to order in accordance with the Sunshine Law.
  2. **Introductions/roll call.** Present were members Jones, Connolly, Danile, Orsini, Chase, Clyde and Battin. Also present was Consultant Loos. Arriving later was Sherwood.
  3. **Approval of the May 17, 2005 minutes.** Clyde moved and Orsini seconded a motion to approve the May 17, 2005 minutes with numerous corrections. Motion carried.
  4. **1st opening of the meeting to the public.** Clyde moved and Orsini seconded a motion to open the meeting to the public. Motion carried.
    - Jean Gierlich, Como Drive. JG offered several suggestions to the committee regarding the Memorial Arboretum. First, she suggested that the name be changed to Memorial, Forest. Secondly, she offered that she felt that the agricultural heritage of the property should remain. Thirdly, she said that she was bothered by the ‘planned’ nature of the tree plantings and suggested that a ‘lighter’ touch be utilized. After hearing her concerns, the committee discussed these [points and agreed that, henceforth, the site would be called the “Franklin Township Memorial Forest.” Orsini then told the committee that the Shade Tree Commission would like to explore having a small area on which it could plant trees. Loos will set up a site visit with Orsini, Gierlich and Connolly to look at possibilities.
- (At this point Sherwood arrived.) Clyde moved and Orsini seconded a motion to close the meeting to the public. Motion carried.
5. **Financial Report.** The financial report was reviewed. There is \$10,942,494.32 in the open space trust account.
  6. **Hunting on open space property.** Jones reported that the hunting subcommittee will meet on June 30, that he will join the committee and that there would not be OSAC meetings in July and August unless there was a need to convene to address issues raised by the hunting subcommittee. Clyde suggested that the hunting lottery selection system needs to be open to all and conducted fairly and that there needs to be some winter accessibility to the open space by non-hunters. Battin handed out a copy of the NJ Conservation Foundation’s policy on deer management. She also suggested several policies that should be adopted in the township’s hunting policy. These were that there be \$1 million liability insurance carried by the hunters, that there be a “township held harmless” statement signed by the hunter, that hunters be required to hunt only when there is at least one other hunter present and that there be a sign-in, sign-out policy for all hunters so that we know when there is someone on the property.
  7. **Eagle Scout project.** Clyde reported that his son’s Eagle Scout trail construction project was nearly completed.
  8. **Status report on the property management.** Loos reviewed the status of several projects on open space. Among other things, he reported that the seeding of Negri was completed and that the seeding of Griggstown is being held off until next year in order to better prepare the soil and to get the hedgerows removed. Trail markers will be delivered

next week. He also reported that he is arranging a meeting with the Board of Education to discuss linking the township trail on the Ten Mile Run Greenway to the BHEEC trails.

- 9. Review of Master Plan.** This was tabled until the next meeting. Loos also reported that he had approved hiring two people as temporary employees during the summer months to work on numerous open space projects and that as soon as their background checks came back, they would start working. Major projects will include removing hedgerows and fences, constructing trails and laying out the memorial forest.
- 10. FY 06 open space budget.** Loos handed out the proposed budget for FY 06 that the committee approved at the May meeting. He explained that he had gotten a cost projection from Schoor DePalma on implementing the Memorial Forest site plan proposal. The projected cost was \$70,000. Loos thought that it could be done for less than \$70,000. Loos suggested that the committee add another \$25,000 to account 029 for the Memorial Forest. Orsini moved and Connolly seconded a motion to add \$25,000 to 029. Motion carried.
- 11. Preservation target list.** Loos handed out a preservation target list and the committee reviewed it. After considerable discussion, Orsini moved and Sherwood seconded a motion to send the attached "OSAC Preservation Targets" list to Council for their notification that this is the list of properties that the township should next pursue for preservation. Motion carried.
- 12. 2<sup>nd</sup> opening of the meeting to the public.** Orsini moved and Sherwood seconded a motion to open the meeting to the public. Motion carried.

- Tom Gale, Ford Avenue addressed the committee. He is vice-chair of the Historic Preservation Commission and on behalf of the HPC he asked the committee to consider preserving the Higgins house on Rt. 27, across from Raymond road in the Kingston section of the township. He explained that this property may be the oldest property in the township, possible built in 1714. Though some portions are newer additions, there is still much of this house that is quite old. He also suggested that the two lots, on which this sits, totaling 4 acres, could be preserved as open space. The committee asked numerous questions and explained that they would consider this request in Executive session. Gale also explained the need for an updated inventory of historic properties. The committee suggested that he do more research on cost and to come back to the committee with more information.

At 10:30, upon a motion by Orsini, seconded by Sherwood, a motion carried to go into Executive Session to discuss property negotiations. At 9:55, the committee came out of Executive Session. Orsini then announced the historic tree nomination program and asked the committee members to nominate any tree that they thought would qualify.

Details of the program are in the Franklin Times Newsletter.

- 13. Adjournment.** At 10 PM the committee adjourned, upon a motion that carried, made by Danile and seconded by Connolly.

Respectfully submitted,

John Loos  
Secretary

<b>Property Description</b>	<b>Preferred preservation method</b>	<b>Comments</b>
AT&T on Rt. 518	PIG	Peter Madden may be buying for farmland and may want to preserve through PIG program
Brener on Route 27	OS	
Brener on Stephen Drive	OS	Mature Beech Forest
Bunker Hill Golf Course	Conservation Easement purchase	
Central Jersey Jewish Home	OS	
Cherris camp on Canal Road	OS	Green Acres camp program?
Craig on Bunker Hill	OS	Owner plans to bequeath to D&R Greenway
Elverhigh on Grouser	PIG	
Field on Bunker Hill	OS	Portion across from BHEEC to connect to Ten Mile Run Greenway
Hempel	OS	on Liev Erickson Drive
Kingston Greenway-various	OS	
Lake's neighbors on Cedar Grove	PIG	
Latanzio (Scalzone Park)	OS	
Laurie Rubber in E. Millstone	OS	Wait for redevelopment plan
Lemantovich on Amwell	PIG or OS	Under contract with developer
Limiska	OS	Rear of property should be preserved, but can likely be preserved as part of Planning Board approval process
Oakcrest camp on Cortelyous Lane	OS conservation easement	Green Acres camp program?
Resta on Cedar Grove	PIG	
Rurka farm on New Brunswick Road	Development rights purchase	Outside of PIG project area
Sedneff on Rt. 27 (Frontage along Rt. 27)	Developer Donation	Future site of community garden/entrance to Ten Mile Run Greenway
Temmer on Old Vliet	OS	Owner not now interested
Vorhees in East Millstone	OS OR PIG	Owner sent letter of interest, but no response
Walker on Waldorf	OS	Owner sent letter of interest, but no response
Jackson	OS	Possible funding partners
Canal access next to Easton Ave. Diner	Green Acres	For pedestrian bridge across to canal
Franklin Inn	OS	Wait for redevelopment plan; historic preservation

Remainder of Bunker Hill Road	OS OR PIG	Scenic Corridor
Remainder of Old Georgetown Road	OS OR PIG	Scenic Corridor
Remainder of Rt. 518	OS OR PIG	Scenic Corridor
Remainder of Grouser Road	OS OR PIG	Scenic Corridor
Any farm that is 25 acres or larger	PIG	AAC recommendation
Any farm contiguous to Six Mile Run Reservoir Site	PIG	Recommendation of the Open Space and Recreation Plan, May 2000
Any farm contiguous to already preserved land	PIG	Recommendation of the Open Space and Recreation Plan, May 2000
Route 27 frontage, south of Rt. 518	Conservation easement or site plan approval	
North side of Bennetts Lane	OS OR PIG	
Lake, North of Lake farm	OS OR PIG	Contiguous to Lake farm to the south & township os to the north
Higgins on Rt. 27 north of Kingston	Redevelopment study and rezoning	

**OSAC Preservation Targets  
June 2005**

**Franklin Township Open Space Advisory Committee**  
**Tuesday, June 21, 2005**  
**Executive Session Minutes**

- 1. Higgins property on Rt. 27 in Kingston.** The committee reviewed the request from Tom Gale and the Historic Preservation Commission to have the township purchase a 4-acre parcel located in Block 5 Lot 119.01 and Lot 119.02 as open space and/or historic preservation. After considerable discussion of various options, including purchasing a historic façade easement, open space preservation, walking away from this property and allowing the house to be altered or destroyed, rezoning the property and declaring the property as being in need of redevelopment, Orsini moved and Sherwood seconded a motion as follows: “That the OSAC forward to the Planning Board and the Township Manager and the Council a recommendation to rezone these two lots (Block 5 Lot 119.01 and Lot 119.02) from NB-H to R-40-H ; that this area become a redevelopment area and that, if necessary, a historic study be funded from the open space trust fund, if sufficient historical information cannot be obtained from local Kingston groups such as the Kingston Initiative. Motion carried.
- 2. Lemantovich, also known as Wegner.** Loos explained that he has, on several occasions spoken with Ken Wegner, one of the owners of this 61.59-acre property located at Block 74.01, Lot 8. Wagner on two occasions, after listening to Loos explain that the township was interested in preserving the farm, told Loos that he would get back to him. But he never has. After Loos last spoke to him, he (loos) spoke with developer Jon Frieder and Frieder indicated that he had a contract to develop the property. The committee reviewed the fact that this property is identified in the open space plan as a targeted area for a green belt around the Middlebush village. After further discussion, Orsini moved and Connolly seconded a motion as follows: “that the OSAC recommends to the Council condemnation of this property as open space if all other attempts to negotiate preservation fail.” Motion carried with Battin abstaining.

At 10:55 Orsini moved and Sherwood seconded a motion to close the Executive Session and return to Open Session. Motion Carried.

Respectfully submitted,

John Loos  
Secretary