

Franklin Township Open Space Advisory Committee
Tuesday, March 15, 2005
Minutes

1. **Call to order in accordance with the Sunshine Law provision.** At 7:02 a quorum was present and the meeting was called to order in accordance with the Sunshine Law.
2. **Introductions/roll call.** Present were members Battin, Chase, Connolly, Danile, Jones, Orsini, Puskas, Sherwood and Thomas. Arriving later was Osipowitz. Also present was Consultant Loos.
3. **Approval of the February 15, 2005 minutes.** Chase moved and Sherwood seconded a motion to approve the February 15, 2005 minutes with several corrections (spell Puskus correctly and note that Clyde was present). Motion carried.
4. **Financial Report.** The financial report was reviewed. There is \$11,087,931.44 in the open space trust account. Loos also reviewed a new spreadsheet that shows a projection over the next several years of income from the open space tax and potential additional bonding capacity as a result of increased ratables. Upon a motion by Clyde, seconded by Sherwood, a motion carried to approve the financial report.
5. **1st opening of the meeting to the public.** Orsini moved and Clyde seconded a motion to open the meeting to the public. Motion carried.
 - Susan Dawson, 194 Coppermine Rd. indicated that she and her husband would be making a presentation regarding hunting as soon as they set up a projector.
 - John Mullen, 1201 Hamilton St., indicated that he was speaking on behalf of the Meadows Foundation—of which he is President. He announced that construction on the exterior projects of the van Liew-Suydam house would begin soon and are anticipated to be completed by the end of June.
 - Robin Dawson, 184 Coppermine Road presented a series of photographs to the committee while discussing the recent white-tailed deer hunt on the Griggstown open space tract. Mr. Dawson's main points were:
 1. Deer stands are left on the property;
 2. Parking lot on state property was left a muddy mess and the township never secured written permission to utilize it;
 3. Deer entrails were left throughout the property (and on his property, located adjacent to the township property);
 4. There were no signs posted along the entrance to the property where the cable-line enters the property;
 5. ATVs and horses utilize the property; and
 6. Signage was not clear.

Upon a motion by Clyde, seconded by Orsini, a motion carried to close the meeting to the public.

6. **Old Business.**
 - a. **Memorial Forest Site Plan—discussion with Schoor DePalma representative, Jay Defelicis.** Mr. Defelicis presented a literature and a slide show that reviewed several other arboretums—especially concentrating on Durand Park in Freehold

Township. He also indicated that the soils on the township site appear to be good for the project. He also indicated that he will bring to the April meeting a preliminary plan.

b. Seeding. The committee reviewed the bids received from contractors. Fred Johnstone III was the lowest bidder that met all bid requirements at \$55 per acre. Upon a motion by Clyde, seconded by Sherwood a motion passed to recommend to the Council that a contract be awarded to Fred Johnstone III.

c. NJAS-update on interpretive signage. Loos reported on the status of obtaining three quotes to produce signs for the two large open space tracts. After reviewing a spreadsheet that outlines the costs--(see below) a motion was made by Clyde, seconded by Connolly, to recommend to the Township that a contract be awarded to Fossil to produce four signs, in accordance with the amounts specified below. Motion carried. Fossil was chosen because of its 20 year warranty which was significantly greater than all others and because the sign material seems to be superior.

	Envirosigns	KVO	Fossil	Otter Creek
4 signs, 36" x 24"	\$912.00	\$1,392.00	\$936.00	
Mounting, 2-45 degree Cantilever frames	\$944.00	\$1,424.00	\$900.00	
Mounting, 2-wall mount	\$472.00	\$1,094.00	\$90/hour (\$780.00)	
Design, (estimated @ 6 hours)	\$450.00	\$679.00	\$540.00	
Production sample color proof			\$30.00	
Shipping	\$190.00	\$65.00	\$350.00	
Total	\$2,968.00	\$4,654.00	\$3,536.00	\$0.00
	10 year warranty	5 year warranty	20 year warranty	no warranty

d. Review of Eagle Scout projects. Loos reported that there are Scouts interested in the following projects

- Butterfly garden
- Negri trail/bluebird path
- Wildlife viewing blind at Negri wetlands
- Barn swallow nesting structure at Griggstown
- Three trail projects in Griggstown

The NY-NJ Trails Conference will be conducting a full day workshop in mid-to-late April for all scouts working on trails. Clyde reported that the NY-NJ Trails Conference has already come to the township and met with the scout troops on a preliminary basis.

- e. **Review of 2004-2005 hunting on open space program.** Loos handed out a spreadsheet that showed the number of deer killed, per day, on each of the two open space tracts where hunting was permitted in the 2004-2005 season. He also reported on a recent hunting program on Duke Farms and on his review of the Thompson Land lease program to hunt clubs. Thomas indicated that he thinks the hunt program should continue—taking into consideration ways to improve it based upon the public input. It was suggested that members of the public be on the wildlife control committee. Thomas moved and Puskus seconded a motion to continue the hunt for the 2005-2006 season. Motion carried. Jones suggested a subcommittee to meet in the next month to bring suggestions for improving the program to the next OSAC meeting. Jones accepted volunteers for the subcommittee and Connolly, Danile and Puskus volunteered. Jones asked the committee to take into account the public's comments regarding the recent hunt on Open Space property and to present the key issues the committee should consider for further deliberation for the next meeting in April. Jones asked that the committee meet at least once before the April meeting. Suggestions to be considered included:
- Shortening the length of the hunt—either by reducing the number of days, limiting the number of days per week and/or reducing hours during the day;
 - Restricting some parts of the tracts to be off-limits so that those wishing to utilize the property for such activities as hiking, sledding or snow shoeing could use part of the property.
- f. **Property management status report.** Loos reviewed the report sent to the committee.
- g. **Historic grant subcommittee recommendations for 2005 historic grant.** Connolly reported on the work of the subcommittee. The committee reviewed the draft Resolution which the historic grant subcommittee recommended. Upon a motion by Orsini, seconded by Puskus, the motion carried.
- h. **Review of the Township Master Plan's Land Use Plan.** Tabled to next month.
- i. **Sedneff on Rt. 27.** Loos reported that he had met with Jonathan Frieder, principal of Garden State Homes, which has a contract with Sedneff. Loos presented a concept plan that Frieder has developed for the site. Loos explained that the concept plan would require a height variance because the developer wants to construct 3 and 4-level buildings and only two-levels are permitted in this zone. After considerable discussion, the committee was in agreement that the issue of variances for height was not in their jurisdiction and that they would not recommend anything in this regard to the Zoning Board. Accordingly, they took no action on the project.
- j. **Report on Land Conservation Rally.** Jones reported that he, Battin and Loos attended the Conference.

- k. Naming of properties.** Sherwood questioned the process whereby the names of the open space properties are arrived at. He suggested that this get further discussion at the next meeting.

7. New Business.

- a. Trails committee.** The committee reviewed the resumes of numerous people who have applied to serve on the Trails Advisory Committee (TAC). After some discussion, Orsini moved and Battin seconded a motion that carried to recommend to the Council that the following people be appointed to the TAC:

- Morteza Ansari
- Mark Fortran
- Akira B. Johnson
- Nicki Ann Newby
- Michael Rose

It was suggested that perhaps an Eagle Scout involved in constructing trails be considered for the additional vacancy on the TAC. The committee also passed a motion made by Orsini, seconded by Chase, that John Clyde be appointed as the OSAC representative to the TAC.

- b. NJAS proposed May workshop—OSAC sponsorship?** This item was tabled until next year at the suggestion of Loos and NJAS.
- c. Joint brochure with Parks and Recreation—Alice Osipowitz.** Osipowitz explained that she would like to have a new map and brochure that shows parks and open space. It was suggested that a portion of the cost could be borne by the os trust fund. Orsini moved and Puskus seconded a motion to proceed, within the existing GIS budget from open space budget, to put together a parks/open space map and to get prices for including the map as a Franklin Times insert. Motion carried.
- d. Green Meadows Farm request to lease open space.** The committee reviewed a letter from Green Meadows Farm in which they request that they lease some open space for educational and recreational purposes. The request died for lack of action.

- 8. 2nd opening of the meeting to the public.** Orsini moved and Connolly seconded a motion to open the meeting to the public. Motion carried.
- Susan Dawson expressed the opinion that she did not think the 2004-05 hunt was successful. A major issue from her perspective was that the property was closed for nearly two months. She also provided literature to the committee that she would like to have distributed to the committee.

- Tracy Sonner, 129 Coppermine Rd., asked about the process of purchasing trees for the forest and whether or not the Memorial Arboretum might include some historic structure—such as the old schoolhouse.

Upon a motion by Connolly, seconded by Puskus, a motion carried to close the meeting to the public. Motion carried.

- 9. Executive Session to discuss possible purchase or sale of property.** At 10:30, upon a motion by Puskus, seconded by Connolly, a motion carried to go into Executive Session to discuss property negotiations. At 11:02 the committee came out of Executive Session.
- 10. 201 Campus Drive.** The committee, in Executive Session had discussed the possible sale or purchase of land in the Campus Drive area in Executive Session, based upon a request from the Township Clerk to have the OSAC review a request from Peter Lanfrit who represents Dan Botti, the owner of Lots 4 and 5, captioned above. The request was to have the township either purchase the captioned Botti property or, in the alternative, to sell off to the owner of Lots 4 and 5 the adjacent township-owned land located in Block 536.01, Lot 2.03. The owner of the property is interested in constructing a single family on home lots 4 and 5; this would require a variance from the Zoning Board of Adjustment. On February 23, 2005 OSAC Chairman Jones and Open Space Consultant Loos conducted a site visit of the subject area and they recommended to the OSAC that the township not sell the Township-owned Block 536.01, Lot 2.03, but rather to retain this lot as an open space area in this neighborhood. Lots 4 and 5 could be developed as a single family home, pending approval of a hardship variance from the Zoning Board of Adjustment.. Upon a motion by Puskus and seconded by Connolly , a motion carried as follows:

It is the recommendation of the OSAC that the township not sell the Township-owned Block 536.01, Lot 2.03, but rather to retain this lot as an open space area in this neighborhood. Lots 4 and 5 could be developed as a single family home, pending approval of a hardship variance from the Zoning Board of Adjustment.
--

- 11. Adjournment.** At 11:05 PM the committee adjourned, upon a motion that carried, made by Puskus and seconded by Connolly.

Respectfully submitted,

John Loos
Secretary

RESOLUTION
of the
Open Space Advisory Committee
Regarding the Awarding of the FY 2005 Historic Grant to the Meadows Foundation

Whereas, in FY 2005 the Township of Franklin has budgeted \$140,000 from the Open Space Trust Fund for the purpose of providing a grant for historical preservation; and

Whereas, the OSAC has established a grant program for the purpose of awarding a historical grant; and

Whereas, the Meadows Foundation has applied for said grant in the amount of \$140,000; and

Whereas, the requested amount would be spent on two properties, as follows: \$110,320 toward projects at the Tulipwood House as outlined in the grant application and \$29,680 on projects at the Wycoff-Garretson House as outlined in the grant application; and

Whereas, the OSAC established a Subcommittee comprised of members of the OSAC and Historic Preservation Committee to review the grant requests; and

Whereas, the Subcommittee has met on two occasions to review the grant request and has recommended awarding the above amounts of \$110,320 toward projects at the Tulipwood House and \$29,680 on projects at the Wycoff-Garretson House; and

Whereas the subcommittee also understands that part of the grant request is for constructing and installing four sets of shutters at a cost of \$12,000 but that it is also possible that the House may only need two sets of shutters;

NOW THEREFORE BE IT RESOLVED that the OSAC recommends to the Township Council that the FY 2005 grant to the Meadows Foundation for projects at the Tulipwood House and the Wycoff-Garretson House shall be for a total of \$140,000, as follows:

- \$110,320 toward projects at the Tulipwood House as outlined in the grant application; and
- \$29,680 on projects at the Wycoff-Garretson House as outlined in the grant application—subject to the further Resolve, below; and

BE IT FURTHER RESOLVED that in the event that the Wykoff-Garretson House only needs two sets of shutters, that only \$6,000 is being approved for that project and \$6,000 is held in reserve for which the Meadows can submit an additional project and the OSAC will give it further consideration.

For the Resolution: Battin, Chase, Connolly, Danile, Jones, Orsini, Puskas, Sherwood and Thomas.

Against the Resolution: None