

**FRANKFORD TOWNSHIP OPEN SPACE**  
**February 1, 2007 – 7:30 P.M.**  
**MINUTES OF THE REGULAR MEETING**

**CALL TO ORDER**

The regular meeting was called to order by the Chairperson, Rocco Zappile by announcing that the meeting is being held in compliance with the “Open Public Meetings Act”.

**Flag Salute**

**ATTENDANCE:**

Present were Ruth Campo, Carol Ann Kristensen, Richard Wilson, Rocco Zappile, Wolfgang Gstattenbauer, Todd Hooker, Harold Pellow.

Those Absent: Janet-Lyons Fairbanks (excused)

**APPROVAL OF MINUTES**

A motion was made by Wolfgang Gstattenbauer to approve the January 4, 2007 reorganization minutes and regular meeting minutes. Seconded by Ruth Campo. No changes or corrections. All were in Favor. The Motion was carried.

**OLD BUSINESS**

**TDR’S** – Wolfgang stated that the TDR committee meet once again with Janice Talley and one of the things that they looked at was the Open Space Plan and did an updated plan to show the delineated the Agricultural development area. At the meeting the TDR committee asked that Moosefund Farms and Risdon Campground would be included in the outline that she had. The TDR committee is to look at all the properties and include all of the properties that are in excess of 100 acres to be part of the potential TDR program. It was felt that those properties in excess of 100 acres would more than satisfy any TDR requirement that the center would have, therefore keeping it at the 100 acres or more, providing they get a good density number out of the town center. CarolAnn asked for a map at the last land use board meeting to show what the build out would look like in the town center assuming there would be roughly around 300 houses in the age restricted area which would then require 300 additional houses in the non-restricted buildings which is still up in the air based on the newspaper reports etc. A workshop is scheduled to be held at the 2<sup>nd</sup> land use board meeting and hopefully by then there will have an answer in terms of what the density in the town center would be. This will help determined what TDR properties would be needed.

**Open Space Minutes Cont.**  
**February 1, 2007 Minutes**  
**Page 2**

**BOARD BUSINESS:**

**Morris Land Conservancy Update:**

Winding Brook Farm: Rocco stated with respect to Mick Minard's email we are basically in a holding pattern waiting for the state to make the next move. Carol Ann stated that before she meets with Alison she would like to get in touch with Richard Paul because MLC is referencing an option agreement with block 3 lot 7 that Miskein had something to do with. At the state level and at our level we have a different name which was Kyle Upper. We need clarification on this. Carol Ann stated then that she will reach out to Richard Paul, who only has 7 acres. Todd Hooker stated that focus should be made on what we currently have outstanding and work on the monies that we have committed right now with Armstrong and Winding Brook and would like to see these projects finished before jumping into additional ones.

**Farmland Preservation Priority Sites:** Harold Pellow stated that the new map depicts the green it what MLC wanted all of the 20 acres plus sites shown in dark green plus the sites that Open Space is looking at cross hatched, which are basically the Armstrong Bog, Schindlear, Goldman, Royal Chambord.

**MLC & Frankford 2007 Agreement** – A discussion was made with respect to the 2007 agreement between MLC and Frankford Township. It is a concern with the OSC of the staffing changing that are made at the Morris Land Conservancy. There needs to be some consistency in their staffing and getting someone up to speed and make that a point for this year. It was suggested that the contract contain an additional stipulation as to the MLC giving their focus on Frankford Township. It was suggested to add/amend the 2007 contract that MLC commits to keeping one particular person as our point of contact. A motion was made by Todd Hooker, seconded by Wolfgang Gstattenbauer to accept the agreement subject to our changes made on the contract. All were in favor. Todd will add the changes to the "scope of services" under the contract.

Ruth Campo had suggested that the current list that has been used for reference to properties in Frankford greater than 20 acres be possibly updated to reflect new properties owners or take off properties that should no longer be an option. A request will be made to John Dyksen to update this list and have available to the OSC by the next meeting.

**Open Space Minutes Cont.**  
**February 1, 2007 Minutes**  
**Page 3**

**Correspondence:**

Open Space Achievements 2006 and the 2007 to be reviewed by the committee and discussed at the next meeting.

ANJEC Grants 2007 Smart Growth Planning. No discussion was made at this time.

**Financial Report:** Carol Ann stated that in the Open Space Fund there is \$713,631.76 and does not include the PIG Grant.

**Invoices:**

A motion was made by to pay Morris Land Conservancy the amount of \$2625.00. Quarterly payment which finishes up last years contract. A motion was made by Harold Pellow and seconded Richard Wilson. All were in favor.

**Public Participation:**

No public present.

**Adjourn:**

A motion was made by Todd Hooker to adjourn, seconded by Ruth Campo. All were in favor. The Motion was carried.

**Respectfully submitted,**

*Sharon Tufaro*

**Sharon Tufaro**  
**Open Space Secretary**