

# MINUTES OF THE REGULAR MEETING OF THE FRANKFORD TOWNSHIP OPEN SPACE March 8, 2006

The regular meeting of the Frankford Township Open Space was held on March 8, 2006 at the Frankford Township Municipal Building, 151 US Highway 206, Augusta, New Jersey. Richard Martin, Chairman called the meeting to order at 7:30 PM advising that the meeting is being held in compliance with the "Open Public Meetings Act". The meeting opened with a salute to the flag.

## **ATTENDANCE/ROLL CALL:**

Present were Richard Martin, Todd Hooker, Carol Ann Kristensen, Richard Wilson, Rocco Zappile, Harold Pellow, & Mick Minard from Morris Land Conservancy. Not present, Ruth Campo and Janet Lyons Fairbanks.

**APPROVAL OF MINUTES:** February 2, 2006 No corrections or changes.

Motion to Approve: Rocco Zappile, Seconded Carol Ann Kristensen All in favor.  
Motion Carried.

## **MORRIS LAND CONSERVANCY UPDATE:**

***Armstrong Bog:*** Mick Minard stated she was given a formal handoff of this project to the State. Mr. Kyle Upper is the new contact for this project and Mr. Meiskin is no longer relevant. Mr. Upper is completely open with this process. Liz Mataset is now heading this and Mick will stay on top of things. The Appraisal process has not started yet, if the State does not have a Land Manager confirmed they will not start the process.

Martin Raff of the Natural Land Trust was asked to inspect the property. Mr. Ruff is going to give a report after the inspection of the property and it's on the agenda for the Natural Lands Trust in mid March. The entire board will then be presented with this project. This is the formal representation, a vote will be taken and then Liz will continue the process.

Mr. Pellow stated that he meet with the new owner Mr. Upper and Glen Keen the attorney and the new owner mentioned that maybe he would sell off everything on Plains Road and 565. This is Plan B. If we can't preserve the whole thing this is another option. Final sale price on this land is not yet disclosed.

Mick also stated that she had meeting with Nature Conservancy to benefit from their intellectual capital, i.e., mapping and pull our resources to do work in Sussex County. The money has to be spent in the high priority projects which all of this is it could move quickly.

***Planning Incentive Grant:*** The deadline is coming up and the letter must be a strong letter for our application. It must be made clear that this program is alive and well. Focus on Water Resource Protection which is high priority for the State. Mick is going to draft the letter and send via email to the Sharon for distribution and signatures.

## **NEW BUSINESS**

**Harris Property:** Mr. Harris is possibly interested. Mr. Martin will give address and phone number to Mick to make contact.

**Grande:** Mick has contacted him and he has an interest. Nothing Further.

**Utter:** No Update

**Goldman:** No Update

**DePiano:** No Update

**Schindler:** Owns the property contiguous to the Armstrong Bog property and Mick is looking for OSC support to reach out to him.

## **OLD BUSINESS:**

**Culvermere:** Motion made to rescind offer of \$200,000 (\$100,000 Open Space money and \$100,000 PIG grant), and place money back into the General funds. A memo is to be sent to the Township Committee to take off our agenda and requesting same.

Motion made by Rocco Zapelli, 2<sup>nd</sup> Harold Pellow, Abstained: Carol Ann Kristensen.

**Staemer, Blk 3, Lot 4** Not a project the OSC is looking to peruse. Only interested in possible TDR. That could be one area to highlight for the PIG

**Royal Chambord:** This property is to serve as an extension to the Park. Mick advises that is parcel also should be added to the PIG. This fits into the water resource as well.

**FINANCIAL REPORT:** \$587,411.76 Balance in the Open Space Account.

**PAYMENT OF BILLS:** NJ Herald

Motion: Richard Wilson Seconded: Rocco Zapelli

**OPEN MEETING FOR PUBLIC:** No public present

**ADJOURNMENT: 8:30 PM**

Motion: Todd Hooker , Seconded: Rocco Zapelli, Motion Carried

**NEXT MEETING: April 6, 2006 at 7:30 PM**

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Sharon Tufaro  
Open Space Secretary