

**OPEN SPACE PRESERVATION BOARD MEETING**

McDade Administration Building  
Planning Department (4<sup>th</sup> Floor)  
640 South Broad Street  
Trenton, New Jersey 08650-0068

**\*\*Meeting via Zoom online platform due to Covid-19\*\***

**October 5<sup>th</sup>, 2021**

**PRESENT:**

Leslie R. Floyd  
Haig Kasabach, Chair  
Alan Hershey, Vice Chair  
Wendy Mager  
Jennifer Rogers  
Michael Shine  
Kristine Walsh

**REPRESENTATION:**

County Executive  
Assunpink Rep.  
Piedmont Rep.  
Millstone Rep.  
Park Commission Rep.  
Planning Board Rep.  
Ag. Board Rep.

**ABSENT:**

Tricia Fagan

Cultural Rep.

**NON-VOTING:**

Emily Blackman  
Lisa Fritzinger

Senior Planner/ Board Secretary  
Assistant Planning Director

**PUBLIC:** Dan Pace, FOHVOS

Chairman Kasabach called the October 5th, 2021 meeting of the Mercer County Open Space Preservation Board to order at 5:00 PM.

**I. STATEMENT OF ADEQUATE NOTICE**

Ms. Blackman announced that pursuant to the Sunshine Law, notice of this meeting was mailed to the Trenton Times and the Trentonian, and was posted on the County Planning Department's website, including a public zoom meeting link and instructions.

**II. APPROVAL OF MINUTES**

Ms. Mager made a motion to approve the June 1, 2021 minutes. Mr. Hershey seconded the motion. The minutes were unanimously approved.

**III. PUBLIC COMMENT:** None

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS**

**A. Open Space Grant Applications**

- a. Walker Property, Hopewell Township – FOHVOS application  
Woosamona Road, B50, L8 &20; B51, L27  
**Application Status:** Approved for \$115,280 (40% CMV)

Ms. Blackman introduced the Walker property application from Friends of Hopewell Valley Open Space (FOHVOS) to the Board. Mr. Dan Pace was present representing FOHVOS and provided the Board with some details about the property. It is ~17 acres off of Woosamonsa Road in Hopewell Township and its preservation would enable an expansion of the

Jacobs Creek trail by connecting the Woosamonsa Ridge Preserve to the north with the Cifelli conservation easement public access area to the south. The property is forested and contains a small tributary of the Jacobs Creek, a C-1 stream. There are two existing houses in poor structural condition that will be demolished. Mr. Hershey asked if County grant funds can be used to cover demolition expenses. Ms. Floyd clarified that they cannot, but that Green Acres funds can be used for that purpose. The grant request was for 40% of the Green Acres CMV (\$288,200), or \$115,280. Mr. Shine made a motion to approve the application, which was seconded by Ms. Mager. The application was unanimously approved.

- b. Lanwin Property, Princeton – FOPOS application  
Cherry Valley and Province Line Road – B102, L6.02  
**Application Status:** Approved for \$1,600,000

Ms. Blackman introduced the ~153-acre Lanwin property application from Friends of Princeton Open Space (FOPOS) to the Board. Ms. Mager recused herself because she was the applicant. The property contains mature woodland and ~35 acres of wetlands – it contains regionally significant wildlife habitat because of its large size and the undisturbed nature of the forest. Its preservation would also enable regionally significant passive recreational opportunities. If preserved, Princeton would own and manage it as a municipal park. A developer has applied to the Princeton Planning Board and been approved to build 19 homes on the property. The developer is conducting due diligence currently. The preservation project is a partnership between FOPOS, the Watershed Institute, the Ridgeview Conservancy and the NJ Conservation Foundation. FOPOS has obtained two appraisals for the property, the average of which is \$9,029,500. The grant application is for \$1,600,000, the maximum County grant allowable per project; the usual 40% County grant for this project would far exceed this project cap. The County may contribute additional County direct funds, to be decided at a later date by the County Administration. Mr. Hershey made a motion to approve the grant application, seconded by Mr. Shine. The application was unanimously approved, with Ms. Mager recusing.

## VI. DISCUSSION

### A. Project Updates

1. **County Open Space/Farmland Acquisitions:** Ms. Blackman and Ms. Fritzinger reported that the County's current open space and farmland preservation projects are ongoing. The Chowdhury property farm preservation and trail connection project should close this month.
2. **Park Development:** Ms. Blackman reminded the Board that the final plan for the Moores Station Quarry park development will be presented to the public via zoom on Tuesday, October 12<sup>th</sup> at 6 pm. The zoom link can be found on the County Park Commission's website.
3. **2021 Stewardship Projects:** Ms. Rogers provided the following update on recent County stewardship projects:
  - Deer management is underway on County parks and the Department has applied for a community deer management grant
  - A 5-acre reforestation project is underway on Baldpate along the Ridge Trail near the pond, in partnership with FOHVOS and utilizing a US Forest Service grant.
4. **Return on Environment Study:** Ms. Floyd and Ms. Fritzinger reported that the ROE study is now complete; there will be a release celebration on Thursday, October 7<sup>th</sup> at 3:30 pm at Mercer County Park. Board members are welcome to attend. The Board suggested the County might send the report to the Land Trust Alliance and to local Congressional representatives to better disseminate the important results.

VII. **CORRESPONDENCE:** None

VIII. **CLOSED SESSION** (if necessary): None

IX. **ADJOURNMENT**

The meeting was unanimously adjourned at 5:30 pm.

Respectfully submitted,

  
Emily Blackman, Secretary

**Date Adopted:** December 7, 2021

