

FOWWOS NEWS



Friends of West Windsor Open Space, P.O. Box 73, West Windsor, NJ 08550

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Appelget Farm Preserved

A fourth generation family farm in West Windsor has been permanently preserved, ensuring that farming will continue on the property in perpetuity. The Township has purchased the development rights to Appelget Farm along Conover Road. Township Council approved the move passing ordinances that authorized the township to enter into a contract to purchase the development rights to the parcel. It also approved a bond ordinance for the purchase in December, 2008.

The Appelget family moved to West Windsor in 1919, when it was a farming community. But after the development of Route 1 and the resulting building boom in the 1970s and 1980s, all but 10 acres of the 160-acre farm was sold for development, prior to implementation of West Windsor's farmland preservation program. With the township's purchase of the development rights on the remaining

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The Appelget Farm

Don't forget to renew your membership every year!

Keep it Green!

By Alison Miller

Preservation of open space has always been FOWWOS's primary mission. The state Green Acres program has helped to fund most of West Windsor's open space purchases. But New Jersey's statewide preservation efforts will come to an end in November unless voters support the Green Acres, Clean Water and Farmland Preservation Act on Election Day this November 3rd.

FOWWOS has joined the NJ Keep It Green Campaign, a diverse coalition of 130 pro-preservation organizations from around the state which is working to make voters aware of the many advantages of continuing to fund preservation efforts around New Jersey.

The New Jersey Conservation Foundation, in cooperation with the Keep It Green Coalition, has done research on the benefits that the state preservation programs provide. Here are some of the facts they have uncovered:

- The average home price increases 16% when it is located

near permanently preserved open space.

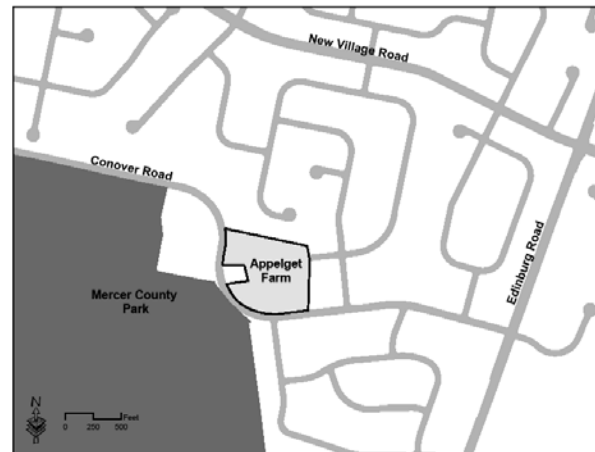
- The value of a vacant lot increases 35% when it is located next to permanently preserved open space.
- 1,931 farms generated \$30 million in income from sales of edible farm products in 2007.
- 92 different agritourism activities offered by New Jersey farmers produced \$30 million in reported income in 2007;
- Properties listed on a historic register benefit from at least a 5% increase in market value.
- 29 jobs are created for every million dollars spent rehabbing historic residential buildings.
- 38 jobs are created for every million dollars spent rehabbing historic nonresidential buildings.
- 7,000 jobs are supported by New Jersey's public recreation lands

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portion of the farm, the family will still own the land; but it will be preserved as farmland forever. A unique condition of the sale requires that one acre of the farm be set aside for a community use to be determined cooperatively between the Appelgets and the Agricultural Advisory Committee.

FOWWOS Trustee Kevin Appelget and his wife Lori live at the farm and are looking forward to continuing the family tradition of farming the property. Mr. Appelget, 36, said the purchase will preserve the farming tradition, for not his family, but for the entire community. Possible community use ideas include a small community supported agriculture program, farm to school food program or u-pick.



A map of the Appelget Farm

OFFICERS AND TRUSTEES

Alison Miller, President
 Bob Murray, 1st Vice President
 Andrew Kulley, 2nd Vice President & Secretary
 John Sabino, Treasurer
 Elliot Kleiman, Assistant Treasurer and Assistant Secretary

Bob Kenny - Counsel to Board

Kevin Appelget
 Ted Begun
 David Siegel
 Ronald Slinn

FOWWOS is a nonprofit organization incorporated under Section 501(c)(3) of the Internal Revenue Code, E.I.N 22-3419086.
 Preserving Land in West Windsor Since 1996

Progress with Individual Property Plans (IPPs)

By Ron Slinn

FOWWOS is concerned not just with West Windsor's acquisition of land for open space but with how the township treats the open space it acquires. To that end, members of FOWWOS and of the Shade Tree Commission have been working with the administration on developing Individual Property Plans (IPPs) for specific maintenance and development proposals on these properties.

The first example of a concise IPP has been developed for the Rogers Preserve, covering location, history, a natural resource assessment, and access and trail signage, together with precise scheduled action plans and budgets on management and maintenance recommendations. Maps based on aerial photographs and GPS mapping convey essential details of property boundaries as well as the existing network of walkable trails. Supplemental generic information is also given on vegetative and wildlife inventories as well as established regulations governing the township's open space properties.

Following are some examples of information in the Rogers Preserve IPP. Several unique species are present on the property, once a Christmas tree farm: Douglas Fir, White

Fir, White Pine, Colorado Spruce and Norway Spruce. The site contains a network of two trails that extend from the Clarksville Road parking lot to Cranbury Road and Landing Lane. The trails merge at three intersections and cover the property sufficiently; there is no need for additional trails, nor is the property suitable for other than trail development. The trails are delineated by mowed grass in open areas and paths cleared of leaves and lined with deadfall in wooded areas. All trails are closed to mountain biking, for public safety and to avoid soil erosion and rutting. It is recommended that equestrian use also be prohibited, but this issue will be determined in the future by the IPP committee. Informational kiosks containing a map of the preserve showing all recognized trails should be considered at the access points at Clarksville Road, Landing Lane and Berkshire Drive.

IPPs for the other top priority properties are anticipated by the end of the summer. They will then be submitted for review with the administration.

Trustee Ken Carlson Relocating

President's Message by Alison Miller

Ken Carlson, FOWWOS Trustee since 2000, has relocated to Cambridge, Massachusetts, where he loves his new job. He will be missed in West Windsor, but his contributions to the community will endure.

Ken is an avid bicyclist and hiker. Wanting more opportunities for people to enjoy the open space that has been preserved in West Windsor, in October of 2001 he, along with FOWWOS member Ken Naglak, spearheaded the formation, as part of FOWWOS, of the Recreational Trails and Bikeways Committee to serve as an advocacy group for bicyclists and pedestrians. Due in no little part to Ken's ability to work with elected officials as well as township staff, the group was tremendously successful, pointing out opportunities for trail and bike lane creation around the township, and inspiring Mayor Hsueh to form the Mayor's Bicycle and Pedestrian Task Force in 2002 under the same leadership.

The two groups coexisted in harmony, with most members belonging to both. Recreational Trails grants were obtained to develop the Millstone and Zaitz Preserve multiuse trails, which were then built with mostly volunteer labor. A township-wide sidewalk inventory was created. Ken was a

major organizer and major participant in these endeavors and it is fair to say that without him West Windsor's open spaces would be far less accessible to and enjoyable by the public.

After adoption of a revised and improved bicycle and pedestrian component to the Circulation Element of the West Windsor Master Plan in 2005, Mayor Hsueh disbanded the Task Force. But Ken, along with other members of FOWWOS and the Task Force felt that West Windsor still needed a bicycle and pedestrian advocacy group. Thus was born the West Windsor Bicycle and Pedestrian Alliance, a 501(c)(3) non-profit corporation that has continued to advocate for non-vehicular travelers in and around West Windsor. Ken served as its President until 2009, when he stepped down to 2nd Vice-President, and also served as 2nd Vice-President of FOWWOS in 2006-7.

Ken's latest contribution has been to spearhead the formation of a joint FOWWOS/WWBPA Trails Committee, to continue to watch over, maintain, and hold group walks on West Windsor's existing recreational trails, as well as encourage and participate in the creation of new ones.

Ken, thank you for your years of hard work and dedication. We will miss you, especially while we enjoy the fruits of your labor.

Help preserve open space-- join FOWWOS every year!

Keep it Green! from page 3

- For every 10% increase in forest cover, water treatment and chemical costs decrease by 20%.
- One tree provides \$62,000 in air pollution control.
- New Jersey's estuaries and bays provide \$5.3 billion in ecosystem services.
- Open spaces in New Jersey support 2,134 known native plant species.
- Open spaces in New Jersey support close to 900 wildlife



The Appelget Farm

species.

- Access to parks leads to a 25% increase in people exercising three or more times a week.
- People living in a greener environment report fewer health complaints.
- Recovery rates of surgical patients accelerate when patients are provided access to natural scenes and vistas.

Preserving land is an investment in economic, physical and environmental health and well-being. Without continued funding for preservation, tremendous opportunities for conservation will be lost. The State Senate and Assembly voted with strong bi-partisan support to put this \$400 million bond measure on the ballot in November, which would continue the current level of funding for open space, farmland and historic preservation for two years. Now it is up to us, the voters, to be similarly bi-partisan and pass the Green Acres, Clean Water and Farmland Preservation Act on November 3rd.



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**Preserving Land in West Windsor
Since 1996**

FOWWOS Membership Form:

Name: _____

Address: _____

Address: _____

Telephone: _____

E-mail: _____

To join FOWWOS: Send name and address to the address above. Enclose dues check made out to FOWWOS for one of the following memberships.

Tax deductible yearly membership dues are:

Student	\$25.00 per year
Adult	\$25.00 per year
Family	\$40.00 per year
Supporter	\$50.00 per year
Benefactor	\$100.00 per year

Please make checks payable to FOWWOS and mail to:

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Customer Name
Street Address
City, ST ZIP Code