

## **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

### **Meeting Minutes**

**January 17, 2019**

The regular monthly meeting was held at the office of the Department of Land Preservation, 500 Mt. Pisgah Avenue, Oxford, New Jersey. The meeting was called to order by Mr. Tierney at 7:40 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Mr. Tierney led the Pledge of Allegiance.

Members present: Lou Baduini, Tim Bodine, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: Bradley Burke, Dave Dempski

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel; Jim Watters, Mansfield Township.

### **Reorganization**

Ms. Tierney called for nomination for Chairman. Mr. Baduini nominated Mr. Schnetzer. Mr. Bodine seconded the motion.

Mr. Baduini made a motion to close the nominations for Chairman which was seconded by Mr. Bodine.

Roll Call: Mr. Schnetzer – abstain; Mr. Bodine – yes; Mr. Baduini – yes; Mrs. Watters – yes; Mr. Menegus- yes. Motion carries.

Chairman Schnetzer took over the meeting and asked for nominations for Vice-Chairman. Mr. Bodine nominated Mr. Baduini which was seconded by Mr. Menegus.

Roll Call: Mr. Schnetzer –yes; Mr. Bodine – yes; Mr. Baduini – abstain; Mrs. Watters – yes; Mr. Menegus- yes. Motion carries.

Chairman Schnetzer asked for nominations for Secretary. Mr. Menegus nominated Mr. Bodine which was seconded by Mr. Baduini.

Roll Call: Mr. Schnetzer –yes; Mr. Bodine – abstain; Mr. Baduini – yes; Mrs. Watters – yes; Mr. Menegus- yes. Motion carries.

### **Approval of 2019 Meeting Schedule**

Mr. Menegus made a motion to approve the meeting dates for 2019 which was seconded by Mr. Baduini. Motion carries.

**Minutes** of the meeting held on December 20, 2018 were approved on a motion by Mr. Baduini and seconded by Mr. Menegus. Motion carries.

**Correspondence:** Noted

**Public Input (Non-agenda Items):** None

**Old Business:**

### **O'Dowd Update**

Mr. Tierney reported that Mr. Mylod sent a letter stating that no appraisals have been completed on the South farm and that the Franklin portion of the application will have solar panels and is seeking solar panels on the Greenwich portion as well. Ms. Campbell reported that she responded to the letter stating that the contract was breached by Sellers and therefore terminated, and that the new farmland application is on hold because of the PVCA.

### **O'Dowd Auction Update**

Mr. Tierney informed the Board that the auction for the East and West farms will take place on Saturday, February 23, 2019 at 11 am at the Greenwich Township Municipal Building.

### **PVCA Update**

Mr. Tierney stated that the SADC sent out the review letter in December for Mr. Cooper's (Landmark I Appraisal) PVCA market study analysis. Mr. Tierney stated that the SADC wants more clarification.

Chairman Schnetzer commented that the County should pay full funding for farmland preservation for these areas and buy in fee simple for the Great Meadows area to counteract wetlands mitigation purchases. Mr. Tierney stated that he discussed this issue with the Freeholders at their January 16<sup>th</sup> budget meeting.

**Water Tower, BL 48 L 78, Washington Township**

Mr. Tierney stated that there have been no recent updates.

**New Business:**

**Resolutions**

- Piasecki 8 Year Farmland Preservation Program Termination #19-01 (revised). Mrs. Piasecki sold off a portion of BL 1 L 29, Liberty Township and subdivided into a new lot for the house designated at L 29.01. Mrs. Piasecki signed the acknowledgment letter to agree for termination of the program. SADC would like the new owner, Mr. Kinney to be aware that he may apply to be enrolled in the 8 year program and may receive Soil & Water grants. Mr. Baduini made a motion to accept the revised Piasecki 8 Year Farmland Preservation Program Termination #19-01 for BL 1 L 29, Liberty Township, 32.32 acres and BL 29 L 4, Independence Township, 13.66 acres. Mr. Bodine seconded the motion.  
Roll Call: Mr. Schnetzer –yes; Mr. Bodine – yes; Mr. Baduini – yes; Mrs. Watters – yes; Mr. Menegus- yes. Motion carries.

**County Outreach**

Mr. Menegus asked about having maps for targeting parcels for farmland preservation by Project Area or Municipality prepared for the CADB to review to decide which ones it would like to progressively contact for preservation.

**Administrator's Report:** Mr. Tierney went over the report. In response to a question by Mr. Menegus, Mr. Tierney stated that the County Engineering Department has been reviewing all of the surveys for the projects and making determinations for additional ROW's, Bridge Maintenance, Sight Triangle and driveway easements as applicable to each individual application. This is being done prior to closing because it will be far more difficult to obtain these engineering easements after preservation.

Mr. Tierney noted that the Highlands Dual Appraisal Act is set to expire this year in June.

**New Applications:**

*County Applications*

- **Noel** – Franklin Township (Approx. 44 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.
- **O'Dowd South** – Franklin & Greenwich Township – (Approx. 93 ac.) On hold pending SADC PVCA review.
- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.
- **Pereira** – Franklin Township (Approx. 30 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.

**Total Applications: 4            Total Acres: 229**

**Received Green Light Approval:**

*County Applications*

- **Beatty North** – Greenwich (Approx. 86 ac.) Appraisal contracts awarded. Appraisals underway.
- **Beatty South** – Greenwich (Approx. 57 ac.) Appraisal contracts awarded. Appraisals underway.
- **Hoffman-LaRoche** – White (Approx. 93 ac.) Sent appraisals to SADC for CMV.
- **Route 57 Partnership** – Franklin Township (Approx. 70 ac.) Sent appraisals to SADC for CMV.
- **Stampone** – Knowlton Township (Approx. 38 ac.) Appraisal contracts on Freeholder 1/23/19 Agenda.

**Total Applications: 5            Total Acres: 344**

*Municipal Applications*

- **Dokie's Acres** - White Township (Approx. 43 ac.)
- **Kitchen** – Knowlton (Approx. 28 ac.)

**Total Applications: 2            Total Acres: 71**

*Non-Profit Applications*

- **Deer Haven Farm** – Frelinghuysen Township (Approx. 15 ac.) Received appraisals.
- **Pipers Hill Farm** – Washington Township (Approx. 27 ac.) Received appraisals.

**Total Applications: 2            Total Acres: 42**

*State Applications*

- **Total Applications: 0            Total Acres: 0**

Received CMV & Offer Made:*County Applications*

- **Anema, Kris** – Washington (Approx. 20 ac.) Offer letter sent out.
- **Dykstra** – Mansfield Township (Approx. 209 ac.) CMV \$2,600. Corey met with landowner to discuss offer.

**Total Applications: 2      Total Acres: 229**

Under Contract (Title Search & Survey):*County Applications*

- **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) CMV \$3,200. Survey contract on Freeholder Agenda 1/23/19.
- **Haydu** – Harmony Township (Approx. 46 ac.) CMV \$4,900. Received signed contract. Title search done and survey underway.
- **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100. Received signed contract. Survey underway & title work ordered.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Highlands Application has been approved.
- **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved.

**Total Applications: 5      Total Acres: 371**

*Municipal Applications*

- **Mazza** – Knowlton (Approx. 21 ac.) CMV \$4,850. Received signed contract. Survey underway and ordered title search.
- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Survey underway. Ordered Title Search.
- **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Survey underway. Ordered Title Search.

**Total Applications: 3      Total Acres: 144**

*Non-Profit Applications*

- **Heeres** – Harmony Twp. (Approx. 67 ac.) CMV \$3,800. Landowner accepted offer. Received signed contract this week. RFP's out for survey and ordered title.
- **Hensler** – White Twp. (Approx. 40 ac.) CMV \$3,700. Landowner accepted offer. Received signed contract this week. RFP's out for survey and ordered title.

**Total Applications: 2      Total Acres: 107**

Waiting to Close (Final Legal Review):*County Applications*

- **Apple Mountain** – White Twp. (Approx. 65 ac.) CMV \$3,900/\$2,000. Contract purchaser unwilling to close at reduced amount.

**Total Applications: 1      Total Acres: 65**

*Municipal Applications*

**Total Applications: 0      Total Acres: 0**

*Non-Profit Applications*

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. SADC Preliminary Review.
- **Shoemaker I** – White Twp. (Approx. 115 ac.) CMV rcvd (\$5,650) SADC Preliminary Review. Engineering department reviewing survey.
- **Shoemaker II** – White Twp. (Approx. 12 ac.) CMV \$5,000. SADC Preliminary Review. Engineering department reviewing survey.
- **Tjalma II** – Harmony Twp. (Approx. 61 ac.) CMV rcvd (\$4,900) Survey underway. Engineering department reviewing survey.

**Total Applications: 4      Total Acres: 439**

Recent Closings:

- **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625.

Pohatcong Contamination Area Projects:*SADC restrictions and conditions for appraisals:*

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$2,325/ac. being reviewed.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$3,750/ac. being reviewed.
- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Applicant wants to do an agricultural lot line adjustment and submit the portion of the parcel that is not in the PVCA for preservation. Submitted application to Highlands Open Space Grant Program.
- **Myers/Toretta #2** – Franklin Township (Approx. 48 acres) Submitted application to Highlands Open Space Grant Program.
- **Tasevski** – Franklin Twp. (Approx. 87 ac.) Submitted application to Highlands Open Space Grant Program.

*Under Contract (Title Search & Survey):*

- **Crouse, Jennie** – Washington Twp. (Approx. 90 ac.) Landowner accepted offer of \$4,700 for development easement and Highlands Open Space Grant is matching up to 50%. Draft survey received. Engineering made request for changes on survey.

**Total Applications: 6**

**Total Acres: 643**

**Public Comment** – Chairman Schnetzer noted that there was no public comment.

**Adjournment:** A motion for adjournment was made by Mr. Baduini and seconded by Mr. Menegus. Motion carries. Chairman Schnetzer adjourned the meeting at 8:33 pm.

Respectfully submitted,



Teresa Kaminski