

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes**

**February 15, 2018**

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 Vice-Chairman Baduini at 7:31 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Vice-Chairman Baduini led the Pledge of Allegiance.

Members present: Lou Baduini, Tim Bodine, Bradley Burke, Dave Dempski, Jason Menegus, Abigail Postma

Members absent: Joel Schnetzer

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel, Amy Mandelbaum and Stefanie Miller, SADC.

**Abigail Postma, Oath of Office** – Ms. Campbell swore in Ms. Postma as CADB Member.

**Minutes** of the meeting held on January 18, 2018 were approved on a motion by Mr. Burke and seconded by Mr. Dempski. Ms. Postma abstained. Motion carries.

**Executive Minutes** of the meeting held on January 18, 2018 were approved on a motion by Mr. Menegus and seconded by Mr. Bodine. Ms. Postma abstained. Motion carries.

**Correspondence:** Noted

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

**Old Business:**

**O'Dowd Auction Update – Fiedler Realty**

To be discussed in Executive Session.

**PVCA Update**

Mr. Tierney expects the analysis reports from the appraisers at the end of February and mid-March.

**New Business:**

**Certification of Commercial Farm - Anderson Farm, Richard Anderson, BL 1103 L 9 & BL 1104 L 6 & &, Hardwick**

**Township** – Mr. Burke made a motion to table this to next meeting and have Ms. Kaminski send a letter requesting missing 2017 FA-1 Form and request that Mr. Anderson be present at the meeting for Certification. Mr. Dempski seconded the motion.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Mr. Menegus – yes; Ms. Postma – yes.  
Motion carries.

**TLC-NJ Proposed Partnership agreement for non-profit farms**

**Heeres, BL 45 L 26, 67.2 acres, Harmony Township and Hensler Farm, LLC, BL 18 L 16, 40.77 acres, White Township**

Mr. Menegus made a motion to approve the TLC-NJ non-profit agreement for the Heeres and Hensler farms. Mr. Dempski seconded the motion.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Mr. Menegus – yes; Ms. Postma – yes.  
Motion carries.

**Gooserock Farm, LLC letter re proposed New Bee Keeping Rules discussion**

The correspondence was noted and Mr. Burke will bring up the issue to the County Board of Agriculture.

**Round Hill Farm, Blirstown – Ridge & Valley request to transfer easement**

The Board is not interested in accepting title to transfer the easement to the County based on the deed of easement violation of changing the metes and bounds description of the property by adding another lot portion that was done by the Township.

**Outreach 2013 Meeting farmland preservation letter results**

Mr. Tierney went over the accomplishments and he and the Board discussed possibly having more regional outreach meetings around the County at libraries or other buildings.

**Administrator's Report:** Mr. Tierney went over the report.

New Applications:

*County Applications*

- **Claeysens** – Liberty Township (Approx. 100 acres) Does not meet minimum eligibility requirements. Landowner stated that more acreage has been cleared. Will require a site visit. Currently has an application with Highlands Council. Determined ineligible by SADC; to be removed from next report.
  - **DeLorenzo** – Blirstown & Knowlton Townships (Approx. 57.07) Checking on tillable acreage. Asked landowner about adding another lot. Determined ineligible by SADC; to be removed from next report.
  - **Noel** – Franklin Township (Approx. 44 ac.) On hold pending PVCA review.
  - **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) On hold pending PVCA review. Need access confirmed.
  - **Pereira** – Franklin Township (Approx. 30 ac.) On hold pending PVCA review. Applicant wants to enlarge exception area.
- Total Applications: 5      Total Acres: 293**

*Municipal Applications*

- **Del-Gap (McConnell)** – White (Approx. 18 ac.) Pending SADC eligibility determination.
- Total Applications: 1      Total Acres: 18**

*Non-Profit Applications*

- **Heeres** – Harmony Twp. (Approx. 67 ac.) On CADB Agenda for cost-share with TLC-NJ.
  - **Hensler** – White Twp. (Approx. 40 ac.) On CADB Agenda for cost-share with TLC-NJ.
- Total Applications: 2      Total Acres: 107**

Awaiting Green Light Approval:

*County Applications*

- **Hoffman-LaRoche** – White (Approx. 93 ac.) SADC reviewing previous sludge issue.
  - **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.)
- Total Applications: 2      Total Acres: 200**

Received Green Light Approval:

*County Applications*

- **Dykstra** – Mansfield Township (Approx. 209 ac.) RFP's out for appraisals.
  - **Haydu** – Harmony Township (Approx. 46 ac.) RFP's out for appraisals.
  - **Shandor** – Harmony Township (Approx. 100 ac.) Appraisals underway.
- Total Applications: 3      Total Acres: 255**

*Municipal Applications*

- **Mazza** – Knowlton (Approx. 21 ac.)
- Total Applications: 1      Total Acres: 21**

Received CMV & Offer Made:

*County Applications*

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

*Municipal Applications*

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

*Non-Profit Applications*

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Landowner considering offer.
  - **Shoemaker I** – White Twp. (Approx. 115 ac.) CMV rcvd (\$5,650) Under contract review.
  - **Shoemaker II** – White Twp. (Approx. 12 ac.) CMV \$5,000. Under contract review.
  - **Tjalma II** – Harmony Twp. (Approx. 61 ac.) CMV rcvd (\$4,900) Landowner considering offer. On SADC for final approval.
  - **Tjalma III** – Harmony Twp. (Approx. 36 ac.) CMV \$1,700. Landowner considering offer. On SADC for final approval.
- Total Applications: 5      Total Acres: 475**

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

- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Still waiting for Highlands Application to be submitted.
  - **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Council has issue with exemption on this property, trying to get a waiver for the HPAA permits. Inspection performed. Still waiting for Highlands Application to be submitted.
- Total Applications: 2      Total Acres: 118**

*Municipal Applications*

- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Received signed contract. Ordered Title Search.
  - **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Received signed contract. Ordered Title Search.
- Total Applications: 2      Total Acres: 123**

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

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900. Awaiting response from landowner regarding title issues.
  - **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.
- Total Applications: 2      Total Acres: 150**

*Municipal Applications*

- **Conti** – Knowlton (Approx. 280 ac.) CMV \$3,750. Received final survey.
  - **DeBoer** – White Twp. (Approx. 56 ac.) CMV \$5,100. Final survey received.
  - **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700. Received Highlands Grant. SADC granted final approval. Received final survey.
- Total Applications: 3      Total Acres: 428**

Withdrawn/Terminated/Other

- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.) CMV \$4,500. On hold; O'Dowd South contract terminated.

Recent Closings:

- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500. Closed on 1/22/18!
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) Revised \$7,800. Closed on 1/22/18!
- **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. Closed on 1/23/18!
- **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Closed on 1/23/18!

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 \$5,000/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 \$4,250/ac. being reviewed.
- **Myers/Toretta** – 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.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Awaiting valuation analysis. Federal Appraisal of \$5,400/ac. being reviewed.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Awaiting valuation analysis. Federal Appraisal of \$6,000/ac. being reviewed.
- Total Applications: 4      Total Acres: 492**

2018 Closings YTD: 5 farms totaling 443.5205 acres

Program Totals: 280 farms totaling 24,861 acres

**Public Comment** – Vice-Chairman Baduini noted that no one was in the audience to open it up for public comment.

**Executive Session** – Mr. Bodine made a motion to enter into Executive Session which was seconded by Mr. Menegus.  
Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Mr. Menegus – yes; Ms. Postma – yes.  
Motion carries.


The Board entered into Executive Session at 8:09 pm. Mr. Burke made a motion to come out of Executive Session which was seconded by Mr. Bodine.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Mr. Menegus – yes; Ms. Postma – yes.  
Motion carries and the Board came out of Executive Session at 8:50 where Ms. Campbell stated that the O’Dowd East & West auctions were discussed and no official action was taken.

Ms. Campbell stated that she would discuss the O’Dowd environmental issue with Mr. Lavery and get back to the Board.

**Adjournment:** A motion for adjournment was made by Mr. Bodine and seconded by Mr. Dempski. Motion carries. Vice-Chairman Baduini adjourned the meeting at 8:51 pm.

Respectfully submitted,



Teresa Kaminski