

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes  
February 16, 2017**

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 7:34 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Lou Baduini, Tim Bodine, Bradley Burke, Dave Dempski, Joel Schnetzer, Wendy Willever

Members absent: Jason Menegus

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel.

Mr. Tierney led the Pledge of Allegiance.

**Reorganization**

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

Roll Call: Mr. Schnetzer – abstained; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Dempski – yes; Mr. Burke – yes; Ms. Willever – yes. Motion carries.

Chairman Schnetzer took over the meeting and asked for nominations for Vice-President. Ms. Willever nominated Mr. Baduini which was seconded by Mr. Burke. Motion carries.

Chairman Schnetzer asked for nominations for Secretary. Mr. Baduini nominated Ms. Willever which was seconded by Mr. Burke. Motion carries.

**Approval of 2017 Meeting Schedule**

Mr. Baduini made a motion to approve the meeting dates for 2017 which was seconded by Ms. Willever.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Dempski – yes; Mr. Burke – yes; Ms. Willever – yes. Motion carries.

**Minutes** of the meeting held on December 15, 2016 were approved on a motion by Mr. Baduini and seconded by Ms. Willever. Motion carries.

**Correspondence:** Noted

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

**Old Business:**

**Roes Island Wetland Mitigation Project**

Mr. Baduini stated that the Judge agreed with the applicant and that it was an allowable interpretation for the municipality. Mr. Baduini stated that the Judge didn't address the issues they brought up regarding the board's discussion in executive session.

**New Business:**

**Alba Vineyard – cannon noise issue**

Mr. Tierney stated that the Holland Township Committee passed an ordinance regarding undue hardship on its residents resulting from the cannon noise. Ms. Willever stated that no one in Pohatcong Township has complained about the noise. The CADB has no additional comments regarding the DEP permit and defers to DEP's jurisdiction. Mr. Tierney to write a letter to DEP.

**O'Dowd Auction Discussion and South farm status**

Mr. Tierney is stating that they are still waiting for an answer from the O'Dowd's on the South farm and that the Highlands Council is expected to make its decision on the applications in March. Mr. Tierney stated that the auction of all three units could be held next year if the South farm closes by then.

### **Comprehensive Farmland Preservation Plan Update Discussion**

The CADB discussed the update to the plan. Chairman Schnetzer brought up that the Target List was difficult to determine the tillable acreage and total acres for the farm. Mr. Tierney stated that this time the Target List was grouped by common ownership for the whole farm unit and listed the total acreage and tillable acreage for all the block and lots together, but recognized it made it a little difficult to understand. Mr. Tierney will contact TLC-NJ to request a change to the spreadsheet. Mr. Burke brought up why there was not a study on Route 80 corridor. Mr. Tierney will ask the Planning Department.

Mr. Burke made a motion to approve the draft Comprehensive Farmland Preservation Plan update which was seconded by Mr. Dempski.

Roll call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes.  
Motion carries.

### **Deer Fencing**

Mr. Baduini stated that this policy for only providing deer fencing on preserved farms was discriminating towards unpreserved farms and should be available to all since it is tax payers money for the funding.

### **Farm Auctions**

Ms. Campbell stated that two farms, one 60 acres, and one 108 acres, are going up for sale in Harmony Township on March 4<sup>th</sup> at 11 am. Fiedler is handling the auction at the Harmony Township Municipal Building. Mr. Tierney stated that the Hartung farm in Pohatcong is being auctioned off in March as well by Max Spann.

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

#### **New Applications:**

##### *County Applications*

- **DeLorenzo** – Blirstown & Knowlton Townships (Approx. 57.07) Processing application.
- **Haydu** – Harmony Township (Approx. 46 ac.) Not currently on our target list because it is made up of 6 smaller lots.
- **Noel** – Franklin Township (Approx. 44 ac.) in PVCA.
- **Claeyssens** – Liberty Township (Approx. 100 acres) Does not meet minimum eligibility requirements. Landowner stated that more acreage has been cleared. Will require a site visit.

**Total Applications: 4                      Total Acres: 247**

##### *Municipal Applications*

- **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) Need to contact landowners to see if they would want to pursue a County application.

**Total Applications: 1                      Total Acres: 107**

##### *Non-Profit Applications*

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) SADC preliminary approval in November, but no funding yet.
- **Shoemaker I** – White Twp. (Approx. 115 ac.)
- **Shoemaker II** – White Twp. (Approx. 12 ac.)
- **Tjalma II** – Harmony Twp. (Approx. 61 ac.)
- **Tjalma III** – Harmony Twp. (Approx. 36 ac.)

**Total Applications: 5                      Total Acres: 475**

#### **Awaiting Green Light Approval:**

##### *County Applications*

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

##### *Municipal Applications*

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

#### **Received Green Light Approval:**

##### *County Applications*

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

##### *Municipal Applications*

- **DeBoer** – White Twp. (Approx. 56 ac.) Received appraisals.
- **New Village Road, LLC** – Greenwich (Approx. 253 ac.)

**Total Applications: 2                      Total Acres: 309**

#### **Received CMV & Offer Made:**

##### *County Applications*

- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.) Appraisals sent to Mylod for review.

**Total Applications: 1                      Total Acres: 20**

*Municipal Applications*

- **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. Received township funding.
  - **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Received township funding approval.
  - **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Offer made to landowner. Applied for Federal funding.
  - **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Offer made to landowner. Applied for Federal funding.
  - **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700.
  - **Zukoski Farm** – Hope Twp. (Approx. 52 ac.) CMV \$3,850. Contract sent to landowner.
- Total Applications: 6      Total Acres: 495**

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

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900. Received draft survey. Highlands Application inspection performed.
- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500. Title search ordered. Survey submitted to Engineering Dept. for comments. Highlands Application inspection performed.
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) Revised \$7,800. Received revised signed contract. Title search ordered. Survey submitted to Engineering Dept. for comments. Highlands Application inspection performed.
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Provided revised CMV to landowner. Highlands Application inspection performed. Fee simple draft survey received.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed.
- **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.

**Total Applications: 6      Total Acres: 480**

*State Applications*

- **Santini/Resnick** – Pohatcong Twp. (Approx. 84.5 ac.) CMV \$4,400. Surveys received. County and DOT have concerns regarding easement.
  - **Santini/Chambers** – Pohatcong Twp. (Approx. 56 ac.) CMV \$3,000. Surveys received.
- Total Applications: 2      Total Acres: 140**

*Municipal Applications*

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

*Non-profit Applications*

- **K-J Farm** – Harmony Twp. (Approx. 104.72 ac.) \$3,175 CMV. Received draft survey. On hold pending litigation.
  - **Star D Farm** – Harmony Twp. (Approx. 46.74 ac.) \$6,900 CMV. Received draft survey. On hold pending litigation.
- Total Applications: 2      Total Acres: 152**

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

- **Race, Sam & Jean** – White Twp. (Approx. 85 ac.) CMV \$5,700. Received final survey.
  - **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.
- Total Applications: 2      Total Acres: 170**

*Municipal Applications*

- **Ardia (High Acres) Farm** – Blairstown Twp. (Approx. 121 ac.) CMV \$4,800.
  - **Post** – Frelinghuysen Twp. (Approx. 41 ac.) \$4,400 purchase price. Finalizing title and survey for closing.
  - **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 ac.) – CMV \$4,000. Received draft survey.
- Total Applications: 3      Total Acres: 219**

Recent Closings:

- **Bartha** – White/Oxford Twps. (Approx. 40 ac.) CMV \$4,500. Closed on 2.16.17!
- **Croucher** – Blairstown (Approx. 86 ac.) – Closed on 2.15.17!
- **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 104 ac.) Closed on 1.30.17!
- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 92 ac.) Closed on 1.30.17!
- **Malon Farm** – Hope Twp. (Approx. 65 ac.) CMV \$4,500. Closed on 1.30.17!

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

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Appraisal resolution on Freeholder Agenda 11/9/16. Highlands Application inspection performed. Applying for Federal funding. Received appraisals. Landowner stated not enough money, but is reviewing options.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Appraisal resolution on Freeholder Agenda 11/9/16. Highlands Application inspection performed. Applying for Federal funding. Received appraisals. Landowner stated not enough money, but is reviewing options.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Highlands Application inspection performed. Applying for Federal funding.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Highlands Application inspection performed. Applying for Federal funding.

**Total Applications: 4                      Total Acres: 492**

2017 Closings YTD: 5 farms totaling 382 acres

Program Totals: 268 farms totaling 23,977 acres

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

**Adjournment:** A motion for adjournment was made by Mr. Burke and seconded by Mr. Baduini. Motion carries. Chairman Schnetzer adjourned the meeting at 8:44 pm.

Respectfully submitted,



Teresa Kaminski