

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

February 21, 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 Chairman Schnetzer at 7:35 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Chairman Schnetzer led the Pledge of Allegiance.

Members present: Lou Baduini, Tim Bodine, Bradley Burke, Dave Dempski, Joel Schnetzer, Melissa Watters

Members absent: Jason Menegus

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

Minutes of the meeting held on January 17, 2019 were approved on a motion by Mr. Baduini and seconded by Mr. Bodine. Mr. Burke and Mr. Dempski abstained. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): Chairman Schnetzer noted that there was no public comment on non-agenda items.

Old Business:

O'Dowd Auction Update

Mr. Tierney stated that the auction for the East and West farms will be held on February 23, 2019 at the Greenwich Township Municipal Building at 11 am. The farms will be first offered separately then bid also for the two farms together.

O'Dowd South Update

Mr. Tierney stated that Mr. Mylod informed him that the solar panel deal fell through and that the O'Dowd's are still looking to preserve this parcel.

PVCA Update

Mr. Tierney stated that the SADC sent out the review letter dated February 6, 2019 for Norman Goldberg's PVCA market study analysis. Mr. Tierney stated that the SADC wants more clarification for the same concerns proposed for Mr. Cooper's analysis.

Water Tower, BL 48 L 78, Washington Township

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

New Business:

House Replacement on a Preserved Farm, Baldwin, BL 1201 L 17.01, Mansfield

Gary Donaldson, landowner of the preserved farm, and his son, Justin Donaldson appeared before the Board regarding replacing a single family residence for the existing family residence on the premises. The Deed of Easement lists an existing family residence on the premises. The Deed of Easement allows the landowner to replace an existing single family residence that is located on the preserved premises and not in an exception area to be approved by the CADB and the SADC as long as the proposal does not affect the agriculture viability of the farm. A color map was provided to the Board that indicated the old house location, the proposed new house location and the new septic location. The proposed 32' x 65' Ranch or Cape Cod house with approximately 2,000 – 2,100 square feet of living space and three car garage will be located 40 to 70 feet from existing structure and the current driveway will be utilized. There are two farm buildings located on the premises. Gary Donaldson indicates that a private shooting range is located in the exception area, but the Deed of Easement and survey indicate no exception area. Gary Donaldson indicates that there currently is a gas line to the property and area awaiting approval letters from the Electric and Gas Companies. Justin Donaldson is a full time farmer and is involved in vegetable and grain farming. Corn, soybeans and vegetables will be the crops on the preserved farm. The existing house is not on an historic register and Justin Donaldson provided proof by submitting the register listing to the Board. The reason for the proposed new house is that existing house with pictures provided is uninhabitable, old rock foundation, three floors and not insulated. Shifting and moving the location would be a better situation for the proposed style house and the lay of the land. One side of home is close to pasture, and other side of home slopes down. Mr. Bodine made a motion to approve the proposed construction of a single family residence for the replacement of the existing single family residence on the preserved Baldwin farm in Mansfield Township which was seconded by Mr. Baduini.

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

Highlands Grant Funding Applications Review

Mr. Tierney went over the Highlands Grant applications which all are located in the PVCA. Crouse farm in Washington Township is scheduled to close on Friday, February 22, 2019. Mr. Tierney will contact Mr. Hart about the Federal restrictions on the property as these two farms were awarded Federal Grants in addition to Highlands Grant. The Highlands Grant funding applied to each farm were for 50% of the estimated total easement value. Mr. Tierney had estimated a little high on the average price per acre for wiggle room based on the actual appraisals and final surveyed acres. Noel, Pear Tree Realty, Pereira, Myers/Toretta #1 & #2, Tasevski, Hart Farms #1 & #2 are located in Franklin Township with a portion of O'Dowd South also located in Greenwich Township. Mr. Tierney will contact Mr. Tasevski to discuss possible land values and Mr. Tasevski's expectations are high and has been through process several times turning down the easement value. Hart #1 & #2 & O'Dowd South received 2016 Highlands Grant Funding and the Highlands Council allows two 6 month extensions on the grant before it is withdrawn. We have already requested 6 month extensions on these and the second expiration extended date would be the end of this year. Mr. Burke made a motion to proceed with appraisals on Myers/Toretta #1 & #2, Noel, Pear Tree Realty and Pereira which was seconded by Mr. Dempski.

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

After the appraisals are received, the values then can be discussed by the Board members and recommendation for each farm funding can be made to the Freeholders.

County Target Farms Review

The outreach letter as well as each eligible Target farm in municipality was provided to the Board for their review and information. Mr. Tierney stated that we have already sent out 6 applications from the January 25, 2019 letter and stated that it can take some time for the landowner who receives this letter to discuss the matter with their family members for a decision for farmland preservation.

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

New Applications:

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

Total Applications: 0 Total Acres: 0

Awaiting Green Light Approval:

Total Applications: 0 Total Acres: 0

Received Green Light Approval:

County Applications

- **Beatty North** – Greenwich (Approx. 86 ac.) Received one appraisal.
- **Beatty South** – Greenwich (Approx. 57 ac.) Received one appraisal.
- **Hoffman-LaRoche** – White (Approx. 93 ac.) Sent appraisals to SADC for CMV.
- **Stampone** – Knowlton Township (Approx. 38 ac.) Appraisals underway.

Total Applications: 4 Total Acres: 274

Municipal Applications

- **Dokie's Acres** - White Township (Approx. 43 ac.) Appraisals underway.

Total Applications: 1 Total Acres: 43

Non-Profit Applications

Total Applications: 0 Total Acres: 0

State Applications

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

Received CMV & Offer Made:

County Applications

- **Anema, Kris** – Washington (Approx. 20 ac.) CMV \$,4000. Accepted, contract sent out.
 - **Dykstra** – Mansfield Township (Approx. 209 ac.) CMV \$2,600. Corey met with landowner to discuss offer.
 - **Route 57 Partnership** – Franklin Township (Approx. 70 ac.) Offer letter sent out.
- Total Applications: 3 Total Acres: 299**

- **Municipal Applications** **Kitchen** – Knowlton (Approx. 28 ac.) CMV \$5,100.
- **Total Applications: 1 Total Acres: 28**

Non-Profit Applications

- **Deer Haven Farm** – Frelinghuysen Township (Approx. 15 ac.) CMV \$5,600.
 - **Pipers Hill Farm** – Washington Township (Approx. 27 ac.) CMV \$5,500.
- Total Applications: 2 Total Acres: 42**

Under Contract (Title Search & Survey):

County Applications

- **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) CMV \$3,200. Survey underway.
 - **Haydu** – Harmony Township (Approx. 46 ac.) CMV \$4,900. Title search done & received draft survey. SADC final approval 1/24/19.
 - **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100.. 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. NJDEP & SADC working out Deed of Easement language.
- 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.
- Total Applications: 1 Total Acres: 21**

Non-Profit Applications

- **Heeres** – Harmony Twp. (Approx. 67 ac.) CMV \$3,800. Landowner accepted offer. Survey underway.
 - **Hensler** – White Twp. (Approx. 40 ac.) CMV \$3,700. Landowner accepted offer. Received draft survey, in review by SADC & engineering.
- Total Applications: 2 Total Acres: 107**

Waiting to Close (Final Legal Review):

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Final survey received. Engineering reviewed.
 - **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Final survey received. Engineering reviewed.
- Total Applications: 2 Total Acres: 123**

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.
- Awaiting abandonment of ROW by Municipality.*
- Total Applications: 4 Total Acres: 439**

Recent Closings:

None.

Removed:

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

Pohatcong Contamination Area Projects:

New Applications that are on hold:

- **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.

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. Appraisal date 11/23/16.
- **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. Appraisal date 11/23/16.
- **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%. Engineering made request for changes on survey.

Total Applications: 10

Total Acres: 872

Chairman Schnetzer asked the Board if anyone would like to make a personal contribution for a charitable donation for Sam Race's wife, Jean, who passed away this month. Mr. Baduini selected Visiting Homemaker's Service of Washington with a suggested amount of \$100 which was seconded by Mr. Burke. Motion carries.

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. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:20 pm.

Respectfully submitted,

Teresa Kaminski