

## **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

### **Meeting Minutes**

**March 20, 2014**

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 7:31 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, Frank Gibbs, Joe Gourniak, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: None

Others present: C. Tierney, T. Kaminski, Staff; Michael Lavery, Special County Council; Mitchell Jones, White Twp.; Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

**Minutes** of the meeting held on February 20, 2014 were approved on a motion by Mr. Gibbs and seconded by Ms. Willever. Mr. Baduini and Mr. Menegus abstained.

**Correspondence:** Noted

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

#### **Old Business:**

**Chelsea Forge Vintners, LLC/Tom Sharko, Alba Vineyards Site Specific Determination Resolution # 14-05** - Mr. Gourniak made a motion to approve the resolution as submitted for the construction of an agricultural barn which was seconded by Ms. Willever.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – abstained; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – abstained

Motion carries.

#### **New Business:**

**Apgar Farm, Harmony MUNI PIG Funding Resolution # 14-06** – 19 net acre farm at \$7,000/acre with cost-share as follows: SADC \$4,400/acre, WC \$1,300/acre & Harmony Twp. \$1,300/acre for total easement purchase price of \$133,000. There are no existing dwellings or ag labor housing units on premises, one non-severable exception of .6 acre around farmstead and existing residence restricted to one SFR, one severable exception area of .2 acre for a lot line adjustment for existing driveway encroachment, no pre-existing non-ag uses or access easements on premises. Mr. Baduini made a motion to approve the cost-share funding and to recommend the purchase to the Freeholders. Mr. Gourniak seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

**Al-Ruby Farm, Harmony MUNI PIG Funding Resolution # 14-07** – 24 net acre farm at \$7,000/acre with cost-share as follows: SADC \$4,400/acre, WC \$1,300/acre & Harmony Twp. \$1,300/acre for total easement purchase price of \$168,000. There are no existing dwellings or ag labor housing units on premises, one non-severable exception of 3 acres around farmstead and existing

residence restricted to one SFR, no pre-existing non-ag uses or access easements on premises. Mr. Baduini made a motion to approve the cost-share funding and to recommend the purchase to the Freeholders. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

**Schanzlin Farm, Harmony MUNI PIG Funding Resolution # 14-08** – 24 net acre farm at \$6,000/acre with cost-share as follows: SADC \$3,900/acre, WC \$1,050/acre & Harmony Twp. \$1,050/acre for total easement purchase price of \$498,000. There are no existing dwellings or ag labor housing units on premises, one non-severable exception of 3.8 acres around existing residence restricted to one SFR, no pre-existing non-ag uses, property has power line easements. Mr. Baduini made a motion to approve the cost-share funding and to recommend the purchase to the Freeholders. Mr. Bodine seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

### **CADB Approval of County Farmland Applications**

– **Mitchell Jones Farm** – BL 12 L 7/BL 16 L 1 Franklin/Harmony Twps., approx. 28.4 gross acres. This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a County rank score of 59.22. There are 21.087 tillable acres used for hay and 5.574 acres of woodland, with Prime Soil consisting of 13.528 acres and 13.803 acres of Statewide soil. No structures on premises to be preserved. The landowner is taking a 1 acre non-severable exception area for future SFR. This farm is located in the Southeast & West Project Areas and in the Highlands Preservation Area.

Mr. Gourniak made a motion to approve the Mitchell Jones County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Baduini seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

– **Barton Farm #1** – BL 23 L 1/BL 102 L 2.01, Independence/Mansfield Twps., approx. 43.4 gross acres. This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a County rank score of 64.59. There are 28.06 tillable acres used for hay, 8.312 acres of woodland, .383 acre designated as water, with 29.29 acres of Prime Soil, and 7.016 acres of Statewide soil. This application has one severable exception of 8 acres around existing single family residence and farm buildings for future agriculture expansion. There are no structures on the premises to be preserved. There is a power and light easement with a power and light tower on the property. This application is within the County ADA and in the Central Project Area and located in the Highlands Preservation Area. Mr. Barton has a USDA Certified Veterinary Pharmaceutical Business on another lot that he would like to move to the exception area. Mr. Tierney is awaiting Mr. Barton's response on placing a non-severable exception area for future single family residence on Lot 1. Mr. Baduini would like to review the power & light easement.

Mr. Gourniak made a motion to approve the Barton Farm #1 County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Gibbs seconded the motion

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

- **Barton Farm #2** – BL 13 L 9/BL 102 L 3, Liberty/Mansfield Twps., approximately 69.51 gross acres. This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a County rank score of 60.08. There are 25.55 tillable acres used for cropland pasture & permanent pasture, 45.33 acres of woodland, with 32.46 acres of Prime Soil, and 27.16 acres of Statewide soil. This application has a 1 non-severable exception of 2 acres for future single family residence. There are no structures on the premises, no existing non-ag uses and the property contains a power & light easement with a power and light tower. The FA-1 form indicates there are beef cattle, pigs and goats on the property. This application is within the County ADA and in the Central Project Area and located in the Highlands Preservation Area.

Mr. Baduini made a motion to approve the Barton Farm #2 County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Gourniak seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

- **Barton Farm #3** – BL 13 L 6 & 6.02/BL 102 L 4.01, Liberty/Mansfield Twps., approximately 61.05 gross acres. This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a County rank score of 61.05. There are 21.03 tillable acres used for hay & wheat, 3.41 acres of woodland, with .779 acres of Prime Soil, and 25.55 acres of Statewide soil. This application has a 1 non-severable exception of 2 acres for future single family residence. There are no structures on the premises, no existing non-ag uses and the property contains a power & light easement. This application is within the County ADA and in the Central Project Area and located in the Highlands Preservation Area.

Mr. Baduini made a motion to approve the Barton Farm #3 County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

**Castle Ridge letter** - Mr. Tierney stated that Randy Hoff owner of a preserved farm in Harmony Twp. asked the SADC & CADB's permission to build an equine indoor riding area to ensure doing so would not violate the deed of easement. The township indicated it would support the request, but referred him to the SADC & CADB for further consideration. Mr. Roohr, SADC wrote a letter of determining that the proposed indoor riding arena would be permissible under the Deed of Easement. Mr. Tierney has presented a draft letter to the CADB tonight in accordance with the SADC's interpretation. Mr. Gibbs approved the letter for an indoor riding area which was seconded by Ms. Willever.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Gibbs – yes;  
Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

**Administrator's Report:** Mr. Tierney briefly went over the status of the applications on the report.

New Applications:

- **Crouse, Dale & Pamela (#1)**- Harmony Twps. (Approx. 54 acres) Processing application.
- **Crouse, Dale & Pamela (#2)**- Harmony Twps. (Approx. 17 acres) Processing application.
- **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres) Waiting for subdivision to be perfected.
- **Smith/Demers** – Knowlton Twp. & White Twp. (Approx. 79 acres) Investigating access issues with road. Applicant claims lawyer has requested documents regarding parcel ownership in White Twp.; request made to lawyer to acquire access easement from NJ DEP.

**Total Applications: 4      Total Acres: 184**

CADB Approval:

- **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres)
  - **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 acres)
  - **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres)
  - **Jones, Mitchell** – Franklin/Harmony Twps. (Approx. 28 acres)
- Total Applications: 4      Total Acres: 169**

Awaiting Green Light Approval:*County Applications*

- **715 Harmony Station Rd. (Crouse, Rich)** – Harmony Twp. (Approx. 108 acres) SADC requested zoning info.
  - **Bartha** – White/Oxford Twps. (Approx. 52 acres) Two lots outside ADA.
  - **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres)
  - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres)
  - **Klimas** – Independence/Mansfield Twp. (Approx. 174 acres) Two lots outside of ADA.
  - **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) One lot outside ADA.
  - **Santini, R&S** – Harmony Twp. (Approx. 71 acres) SADC requested town vacate Esposito Rd. through property.
  - **Smith, Skip #1** – Franklin Twp. (Approx. 21 acres)
  - **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres)
  - **Meadows at Mansfield** – Mansfield Twp. (Approx. 124 acres) Application on hold until appeal is resolved.
  - **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 acres)
  - **Smith, John & Jean #2** – Harmony (Approx. 36 acres)
  - **Thompson Farm** – White Twp. (Approx. 38 acres)
- Total Applications: 13      Total Acres: 919**

*Municipal Applications*

- **Twin Brook Farm** – Harmony Twp. MUNI PIG (Approx. 22 acres)
- Total Applications: 1      Total Acres: 22**

Active Projects:*State Applications*

- **Kleindienst** – Frelinghuysen Twp. & Stillwater Twp., Sussex County (Approx. 130 acres, 45 acres in Warren) Survey & Title Search underway.
  - **Santini** – Lopatcong/Greenwich Twp. (Approx. 105 acres) Landowner accepted SADC's offer.
- Total Applications: 2      Total Acres: 150**

*County Applications*

- **Beaver Brook Farm** – Hope Twp. (Approx. 137 acres) CMV \$3,979; On SADC 3/27 Agenda for Final Approval. Order Title Search & Survey Work.
- **Brandywine** – Franklin Twp. (Approx. 64 acres) Appraisals underway.
- **Bullock (Yellow Rock Horse Farm)** – White Twp. (Approx. 64 acres) Appraisal Contracts on Freeholder Agenda 3/26.
- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) Appraisal Contracts on Freeholder Agenda 3/26.
- **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) Appraisal Contracts on Freeholder Agenda 3/26.
- **Cooke** – Hope & Frelinghuysen Twp. (Approx. 59 acre County-PIG) Survey & FRPP appraisal in review with SADC & NRCS.
- **Czar Farm** – Pohatcong Twp. (Approx. 94 acres) Requested title search and survey underway;
- **McConnell** – Oxford Twp. (Approx. 52 acres) Under final legal review; Lot 11 removed.
- **McCullough** – Washington Twp. (Approx. 44 acres) Surveyor change. FRPP appraisal underway.
- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 acres)
- **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres)
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres)
- **Race, Sam & Jean** – White Twp. (Approx. 85 acres) Appraisals underway.

- **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) Appraisal Contracts on Freeholder Agenda 3/26.
  - **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) Appraisal Contracts on Freeholder Agenda 3/26.
- Total Applications: 15    Total Acres: 1241**

*Municipal Applications*

- **Apgar Cider Press** – Harmony (Approx. 19 acres - Muni PIG) CMV \$7,000. On CADB Agenda for Final Approval.
  - **Al-Ruby Farm** (Waters & Schanzlin) – Harmony Twp. (Approx. 27 acres – Muni PIG) CMV \$7,000. On CADB Agenda for Final Approval.
  - **Anderson** – Knowlton Twp. Muni-PIG (Approx. 119 acres) Appraisals sent for CMV.
  - **Erhardt** – White Twp. Muni-PIG (Approx. 27 acres) In closing review; waiting for FRPP approval of appraisal & DOE.
  - **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres - Muni PIG) CMV \$5,600.
  - **Myers/Toretta** – Franklin Twp. Muni-PIG (Approx. 48 acres)
  - **Schanzlin** – Harmony Twp. (Approx. 87 acres - Muni PIG) CMV \$6,000. On CADB Agenda for Final Approval.
  - **Paternostro** – Greenwich Twp. MUNI PIG (Approx. 40 acres)
  - **Walburn Farm** – White Twp., (Approx. 28 acres – Muni-PIG) CMV \$5,900; RFP's out for survey.
- Total Applications: 9    Total Acres: 503**

*Non-profit Applications*

- **K-J Farm** – Harmony Twp., Non-Profit (Approx. 104.72 acres) \$3,175 CMV. In contract review.
  - **May** – Hope Twp., Non-Profit (Approx. 22.8 acres) \$5,950 CMV. Signed contract, survey ordered.
  - **Star D Farm** – Harmony Twp., Non-Profit (Approx. 46.74 acres) \$6,900 CMV. In contract review.
  - **Sunny Hill Farm** – Harmony Twp. & Lopatcong Twp., Non-Profit (Approx. 30.647 acres) \$6,650 CMV. Title & Survey underway.
- Total Applications: 4    Total Acres: 205**

Closings:

NONE THIS PERIOD

**Public Comment**

Gary Pohorely, SADC advised the Board of the new USDA Census on NJ Farms will be coming out in May with complete information for each county. Mr. Pohorely stated that the average farm in the State in 2007 was 71 acres and for 2012 it is 79 acres. The average age of a farmer in the State in 2007 was 57, in the 2012 census it is 59. Mr. Pohorely state that the State commodity on agriculture is \$1 billion.

**Adjournment:** A motion for adjournment was made by Mr. Baduini and seconded by Mr. Gourniak. Motion carries. Chairman Schnetzer adjourned the meeting at 8:40 pm.

Respectfully submitted,

  
Teresa Kaminski

