

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation
P.O. Box 179
500 Mt. Pisgah Avenue
Oxford, NJ 07863

**Meeting Minutes
April 17, 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 7:38 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; Randy & Laura Hoff, Harmony Twp.; Mitchell Jones, White Twp., Glen Misar, Horse Sleigh Farm, Washington Twp.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on March 20, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Menegus.

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

Motion carries.

Mr. Gourniak arrived at the meeting and took his place on the Board.

Correspondence: Noted

Public Input (Non-agenda Items):

Mr. Glen Misar, Horse Sleigh Farm, Washington Twp., inquired whether the Board would be willing to reconsideration allowing paint ball activity on his preserved farm. Mr. Misar said that the activity involves shooting at decoys from the wagon, that the decoys will be "farm related", and that the paintball area is located in marshland which can't be used anyway. Mr. Lavery stated that Mr. Misar needs to file an application first for Certification of Commercial farm then a Site Specific Agricultural Management Practice hearing. Mr. Tierney clarified that the CADB had previously determined the proposed activity to be a violation of the deed of easement.

Old Business:

Bartha Farmland Application revision – White Twp. & Oxford Twp. The SADC is requesting that the application move the one acre non-severable exception area for future single family residence out of the two townships to White Township to eliminate any set back issues. The SADC also placed a one acre severable exception area around the ditch for non-ag use. Mr. Baduini made a motion to approve the revision to the Bartha Farmland Application. Mr. Gourniak seconded the motion.

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

Motion carries.

New Business:

Certification of Commercial Farms

Enrique Hernandez, Summer Solstice Farm, BL 112, L 5, 6, 8, 9, Pohatcong Twp. – All of the required documentation for the minimum eligibility criteria was presented to the Board which included the property being Farmland Assessed, the Schedule F for proof of income over \$2,500 from production of agricultural or horticultural products, the property is located in an area which agriculture is a permitted use under the

municipal zoning ordinance as of December 31, 1997. Mr. Gibbs made a motion for Enrique Hernandez, owner of Summer Solstice Farm, BL 112, L 5, 6, 8 & 9 in Pohatcong Township receive Certification as a Commercial Farm. Mr. Bodine seconded the motion.

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

Randy & Laura Hoff, Castle Ridge Farm, BL 26, L 19, Harmony Twp. – All of the required documentation for the minimum eligibility criteria was presented to the Board which included the property being Farmland Assessed, the Schedule F for proof of income over \$2,500 from production of agricultural or horticultural products, the property is located in an area which agriculture is a permitted use under the municipal zoning ordinance as of December 31, 1997. Mr. Baduini made a motion for Randy & Laura Hoff, owner of Castle Ridge Farm, BL 26, L 19 in Harmony Township receive Certification as a Commercial Farm. Mr. Gourniak seconded the motion.

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

CADB Farmland Application Approval:

- **Estate of Mary Kinney, BL 6 L 1 Knowlton Twp. & BL 508 L 7, Blairstown Twp., approx 34 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 62.04. There are 25.02 tillable acres used for corn and 8.67 acres of woodland, with Prime Soil consisting of 13.79 acres and 6.26 acres of Statewide soil. No structures on premises to be preserved. The landowner is taking a 1.5 acre non-severable exception area for future SFR. There is a ROW easement for Frog Pond Road. This farm is located in the North project area.

Mr. Baduini made a motion to approve the Estate of Mary Kinney County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Bodine seconded the motion.

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

- **Carl & Barbara Sigler Farm, BL 9 L 23, Franklin Twp., approx 174 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 60.76. There are 99.534 tillable acres used for corn, hay & soybeans and 59.46 acres of woodland, with Prime Soil consisting of 81.90 acres and 13.55 acres of Statewide soil. Structures on premises to be preserved are one single family residence, one garage and 6 barns. There are no exception areas. There is a gas easement & road ROW along Millbrook Road, a telecommunications easement on the property. This farm is located in the Southeast Project Area & in the Highlands Preservation Area.

Mr. Gourniak made a motion to approve the Carl & Barbara Sigler 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;
Mr. Gourniak – yes; Ms. Willever – yes; Mr. Menegus – yes
Motion carries.

Discussion of Agricultural Tourism Activities & Events, S-837/A-1272 bill – Mr. Tierney provided a general description of the bill. Chairman Schnetzer asked Mr. Mitchell Jones who was in the audience and is a member of the Board of Agriculture what his perception of the Board of Agriculture's response to this bill. Mr. Jones commented that the Board of Agriculture plans to mark up the bill and send it back to what it does and doesn't pertain to. Mr. Lavery thought that the bill for mostly for regulation to control wineries and control alcohol.

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

New Applications:

- **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres) – Waiting for confirmation regarding exception areas.
 - **Crouse, Dale & Pamela (#1)**- Harmony Twps. (Approx. 54 acres) Processing application.
 - **Crouse, Dale & Pamela (#2)**- Harmony Twps. (Approx. 17 acres) Processing application.
 - **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: 193**

CADB Approval:

- **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres)
 - **Sigler, Carl** – Franklin Twp. (Approx. 174 acres)
- Total Applications: 2 Total Acres: 208**

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. Revised application.
 - **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 acres)
 - **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres) waiting for signed documents from landowners.
 - **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres)
 - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres)
 - **Jones, Mitchell** – Franklin/Harmony Twps. (Approx. 28 acres)
 - **Klimas** – Independence/Mansfield Twp. (Approx. 174 acres) Two lots outside of ADA.
 - **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) One lot outside ADA.
 - **Smith, Skip #1** – Franklin Twp. (Approx. 21 acres) Waiting for landowner signed documents.
 - **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) Awaiting NJ American Water response.
 - **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) SADC requested that exception area be enlarged to include all barns. Current ferrier use and potential horse boarding in the future.
- Total Applications: 15 Total Acres: 974**

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; Received SADC Final Approval. Ordered Title Search & Survey underway.
- **Brandywine** – Franklin Twp. (Approx. 64 acres) Appraisals underway.
- **Bullock (Yellow Rock Horse Farm)** – White Twp. (Approx. 64 acres) Appraisals underway.
- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) Appraisals underway.
- **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) Appraisals underway.
- **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) Waiting to set closing date.
- **McCullough** – Washington Twp. (Approx. 44 acres) Surveyor change. FRPP appraisal underway.
- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 acres) Appraisal contract on Freeholder Agenda for 4/23/14.

- **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres) Appraisal contract on Freeholder Agenda for 4/23/14.
 - **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres) Appraisal contract on Freeholder Agenda for 4/23/14.
 - **Race, Sam & Jean** – White Twp. (Approx. 85 acres) Appraisals underway.
 - **Santini, R&S** – Harmony Twp. (Approx. 71 acres) SADC requested town vacate Esposito Rd. through property.
 - **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) Appraisals underway.
 - **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) Appraisals underway.
- Total Applications: 16 Total Acres: 1312**

Municipal Applications

- **Apgar Cider Press** – Harmony (Approx. 19 acres - Muni PIG) CMV \$7,000. Received SADC final approval.
 - **Al-Ruby Farm** (Waters & Schanzlin) – Harmony Twp. (Approx. 27 acres – Muni PIG) CMV \$7,000. Received SADC final approval.
 - **Anderson** – Knowlton Twp. Muni-PIG (Approx. 119 acres) CMV \$5,200.
 - **Erhardt** – White Twp. Muni-PIG (Approx. 27 acres) Closing date is set for 4/29.
 - **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres - Muni PIG) CMV \$5,600. Received signed contract.
 - **Myers/Toretta** – Franklin Twp. Muni-PIG (Approx. 48 acres)
 - **Schanzlin** – Harmony Twp. (Approx. 87 acres - Muni PIG) CMV \$6,000. Received SADC 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. Received contract.
 - **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. Received contract.
 - **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

Adjournment: A motion for adjournment was made by Mr. Gourniak and seconded by Mr. Menegus. Motion carries. Chairman Schnetzer adjourned the meeting at 8:30 pm.

Respectfully submitted,



Teresa Kaminski