

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

May 15, 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 7:33 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, Nevitt Duveneck, Giulia Iannitelli, Harmony Twp.; Glen Misar, Horse Sleigh Farm, Washington Twp.; Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on April 17, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Menegus. Motion carries.

Mr. Menegus made a motion to enter into Executive Session which was seconded by Mr. Bodine.

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

Ms. Willever – yes; Mr. Menegus – yes

Motion carries. The Board entered into Executive Session at 7:35 pm. Mr. Gourniak arrived at the meeting and took his place on the Board.

Mr. Baduini made a motion to come out of Executive Session which was seconded by Mr. Gibbs.

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.

Ms. Campbell noted that the Board came out of Executive Session at 7:42 pm where attorney client privilege matters were discussed.

Mr. Baduini made a motion to post pone Castle Ridge SSAMP Hearing until next month. 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.

Ms. Campbell made an announcement addressed to the members of the audience that Mr. Hoff doesn't need to re-notice the neighbors, that whoever came to this meeting who received a green card should come to next month's CADB meeting.

Correspondence: Noted

Public Input (Non-agenda Items):

Old Business:

Horse Sleigh Farm – Mr. Glenn Misar, Horse Sleigh Farm, Washington Twp., petitioned the Board for consideration to allow a paint ball activity on his preserved farm. Mr. Misar said that the activity involves shooting at decoys from a tractor-pulled wagon. The paintball guns are attached to the wagon and the paintball area is located in marshland which can't be used anyway. The decoys would be a combination of farm animals, which visitors are instructed not to shoot, and nuisance animals such as coyotes or groundhogs, which the visitors are instructed to shoot. Mr. Tierney stated that a letter was sent to Mr. Misar last year in regards to the paintball activity on his farm which was deemed to be in violation of the deed of easement according to the SADC interpretation. Mr. Pohorely from the SADC stated that the SADC does not support any kind of paint ball activity in any form on a preserved farm. Mr. Misar said that his paint ball activity was educational in regards to teaching children about farming. Mr. Pohorely suggested Mr. Misar

have other activities to educate children about agricultural on his farm. Mr. Misar asked if the Board would consider this kind of paintball activity under Agritourism. Mr. Gourniak made a motion to not accept this paintball activity on a preserved farm. Mr. Baduini seconded the motion.

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

New Business:

Memorialization of Certification of Commercial Farm

Enrique Hernandez, Summer Solstice Farm, BL 112, L 5, 6, 8, 9, Pohatcong Twp. Resolution #14-09–

Mr. Baduini made a motion to accept the resolution as presented. Ms. Willever 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. Resolution #14-10 –

Mr. Baduini made a motion to accept the resolution as presented. Ms. Willever 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.

Farley Acres MUNI PIG Funding Resolution #14-11, BL 33 L 47, Harmony Township, approx. 106 acres –

Cost Share Break down: SADC \$3,700/acre, Warren County & Harmony Twp. \$950/acre, purchase price of \$593,600 or \$5,600/acre. Farm is located in Highlands Planning Area, no existing dwellings or ag labor housing on premises; two exception areas: 1) one non-severable of 2 acres for future SFR 2) One severable exception area of .16 acres for a lot line adjustment for sewer line easement; no pre-existing non-ag uses on premises, 30 foot access & utility easements. The Township approved the funding of this farm by resolution dated May 6, 2014. Mr. Gourniak made a motion to accept the resolution as presented and to make a recommendation to the Freeholders for funding 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.

Anderson MUNI PIG Funding Resolution #14-12, BL 3 Lots 3 & 3.01, Knowlton Township, approx. 120

acres – Cost Share Break down: SADC \$3,500/acre, Warren County & Knowlton Twp. \$850/acre, purchase price of \$624,000 or \$5,200/acre. There are no existing dwelling or ag labor housing on premises; one non-severable exception area of .6 acres around existing SFR, barn and sheds, no pre-existing non-ag uses on premises, telephone & power line easements. The Township approved the funding for this farm on April 24, 2014 by resolution. Mr. Menegus questioned the value of this price per acre for the land as compared to other agricultural lands that were more tillable and had better soils. Mr. Baduini made a motion to accept the resolution as presented and to make a recommendation to the Freeholders for funding 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.

Mr. Menegus stated that White Township was willing to talk to the County about their MUNI PIG funding status. Mr. Tierney stated that he was meeting with Stefanie Miller tomorrow regarding this issue.

Mr. Tierney stated that TLC-NJ did receive grant funding from the 1772 Foundation for the Frelinghuysen Farm and that he reminded the Board of their request by the County for \$50,000 matching grant for the preservation.

Mr. Tierney noted that the Ridge & Valley assignments raised two concerns. The Kreiger farm underwent a lot line adjustment after the preservation because a portion of the field was not included in the preservation. And the Motyka farm was on the DEP list for receiving Biosolids for one year. Mr. Canace is discussing these issues with the SADC.

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

New Applications:

- **Crouse, Dale & Pamela (#1)** – Harmony Twp. (Approx. 54 acres) Processing application.
- **Crouse, Dale & Pamela (#2)** – Harmony Twp. (Approx. 17 acres) Processing application.
- **RLL Enterprises, Inc.** – Franklin Twp. (Approx. 51 acres) Waiting for more application documents.
- **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 acres) Application not on Target List.
- **Tasevski** – Franklin Twp. (Approx. 88 acres) – Waiting for more application documents.

- **Shoemaker** – White Twp. (Approx. 81 acres) – Need more info; applicant may subdivide.
 - **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: 7 Total Acres: 427**

CADB Approval:

None this month.

Awaiting Green Light Approval:

County Applications

- **715 Harmony Station Rd. (Crouse, Rich)** – Harmony Twp. (Approx. 108 acres) SADC requested DEP info.
- **Bartha** – White/Oxford Twps. (Approx. 52 acres) Two lots outside ADA. Revised application.
- **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres)
- **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 acres)
- **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres)
- **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) Highlands to contact landowner.
- **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres) SADC requested zoning info on Frog Pond Rd.
- **Klimas** – Independence/Mansfield Twp. (Approx. 174 acres) Two lots outside of ADA.
- **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) One lot outside ADA.
- **Sigler, Carl** – Franklin Twp. (Approx. 174 acres) Sent NJ American Water response to SADC.
- **Smith, Skip #1** – Franklin Twp. (Approx. 21 acres) Sent landowner signed application and Schedules A-C to SADC.
- **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) Sent NJ American Water response to SADC.
- **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, applicant wants to change exception area location. Current Ferrier use and potential horse boarding in the future.

Total Applications: 18 Total Acres: 1225

Municipal Applications

- **Twin Brook Farm** – White 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 sent to SADC for CMV.
- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) Waiting for one appraisal.
- **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) Appraisals sent to SADC for CMV.
- **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. SADC requested exception area near easement.
- **McCullough** – Washington Twp. (Approx. 44 acres) Survey underway. FRPP appraisal received.
- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 acres) Appraisals underway.
- **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres) Appraisals underway.
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres) Appraisals underway.
- **Race, Sam & Jean** – White Twp. (Approx. 85 acres) Appraisals sent to SADC for CMV.
- **Santini, R&S** – Harmony Twp. (Approx. 71 acres) Appraisals underway.
- **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) Appraisals sent to SADC for CMV.
- **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) Appraisals sent to SADC for CMV.

Total Applications: 15 Total Acres: 1260

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. Applicant accepted offer. On CADB for funding approval.
 - **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres - Muni PIG) CMV \$5,600. On CADB for funding approval.
 - **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) Appraisals underway.
 - **Walburn Farm** – White Twp., (Approx. 28 acres – Muni-PIG) CMV \$5,900; RFP's out for survey.
- Total Applications: 8 Total Acres: 476**

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. Survey received.
 - **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. Survey received.
- Total Applications: 4 Total Acres: 205**

Closings:

- **Erhardt** – White Twp. Muni-PIG (Approx. 27 acres) Closed on 4/29/14
 - **McConnell** – Oxford Twp. (Approx. 52 acres) Closed on 4/29/14
- Total Applications: 2 Total Acres: 79**

Public Comment

Giulia Iannitelli addressed the Board regarding the Horse Sleigh Farm and expressed that the Board missed an opportunity with Mr. Misar to support local Agritourism. She suggested that the Board form a committee to find ways to stimulate the economy with Agritourism.

Mr. Pohorely handed out the Agricultural Mediation Handbooks.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Gourniak. Motion carries. Chairman Schnetzer adjourned the meeting at 8:36 pm.

Respectfully submitted,


Teresa Kaminski