

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

May 18, 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 Vice-Chairman Baduini at 7:36 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, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: Dave Dempski

Others present: C. Tierney, T. Kaminski, Staff, Richard Keiling, Substitute County Counsel, Brian Vreeland, Yankee Propane, Christopher Mohler, Engineer, Chesmont Engineering Company, Inc., Donaldson Family, Mansfield.

Vice-Chairman Baduini led the Pledge of Allegiance.

Minutes of the meeting held on April 20, 2017 were approved on a motion by Mr. Burke and seconded by Ms. Willever. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): Mr. Baduini opened the meeting for public comment. No comments.

Old Business:

O'Dowd Auction Discussion and South farm status

Mr. Tierney stated that there has been no change since last month and the SADC is still reviewing the DEP data again and that he is still waiting for an answer from SADC regarding the adjusted appraisal process for the properties in the Pohatcong Valley Ground Water Contamination Area.

Roes Island Wetlands/Kenco Property - Great Meadows Area

No Updates.

New Business:

John Bungert, BL 11 L 40 & 42, Franklin Twp. Preserved Farm

Mr. Tierney stated that the Mr. Bungert removed three large boulders from his field to make the land more tillable and wanted to know if he would still be in compliance with the Deed of Easement. The Deed of Easement states that there is to be no removal of soil and gravel. Since Mr. Bungert was not present, the Board decided to postpone the matter and request photos.

Haebler Farm, BL 1603 L 2, Blairstown Twp. Certification of Commercial Farm

Gary Haebler owns BL 1603 L 2 in Blairstown Township and operates under Haebler Farm. This Certification was put on hold pending the receipt of the 2016 Schedule F which was supplied for this meeting. This application meets the eligibility criteria for Certification of a Commercial Farm which is: (1) Five or more acres, applicant supplied tax map, and; (2) \$2,500 annual income from agricultural and/or horticultural products which was provided by receipts from two sales and from the 2016 Schedule F Form; (3) Satisfies the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, applicant provided Farmland Assessment Form (FA-1 Form), and; (4) Is located in an area in which, as of December 31, 1997 or thereafter, agriculture has been a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan.

Chairman Schnetzer arrived and took over the meeting.

Ms. Willever made a motion to justify the Certification of Commercial Farm for the Haebler Farm, owner Mr. Gary Haebler, BL 1603 L 2 in Blairstown Township. The applicant provided all the required documents for certification. Mr. Bodine seconded the motion.

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

Donaldson Family Farm, L. P., BL 1105.10 L 1, 2.01, 6, 7 & 8, Mansfield Twp. Certification of Commercial Farm Res.#17-02

Mr. Menegus made a motion to accept the resolution as presented and to memorialize the decision made at last month's meeting for Certification of Commercial Farm for the Donaldson Family Farm, LP, owner Lewis Donaldson, BL 1105.10, L 1, 2.01, 6, 7 & 8 in Mansfield Township. Mr. Burke seconded the motion.

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

Motion carries.

Bear Creek Properties, LLC, Jeremy DeLuca, BL 1301 L 5 & 5.03, Mansfield Twp. Certification of Commercial Farm Res. #17-03

Mr. Menegus made a motion to accept the resolution as presented and to memorialize the decision made at last month's meeting for Certification of Commercial Farm for the Bear Creek Properties, owners Jeremy and Joseph DeLuca, BL 1301 L 5 in Mansfield Township Ms. Willever seconded the motion.

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

Motion carries.

Landis Division of Premises, BL 105 L 12 & BL 202 L 1, Allamuchy

Mr. Keiling swore in Mr. Landis to give testimony on his seeking a Division of Premises on this preserved farm. Mr. Landis stated that these block and lots were part of the James Gibbs farm, which was a large 431 preservation in which he bought these two lots while the estate was in bankruptcy. The 431 acre farm has been divided several times before. Mr. Landis would like to have the division for financial availability. They have no children, but his 34 year old nephew would like to farm a piece of the preserved farm. Mr. Landis stated that they have sunk \$250,000 into the farm, but have no more funding for expansion, but would like to keep it in the family. The total farm consists of 98.28 acres, Block 105 Lot 12 is 62.80 acres and Block 202 Lot 1 is 35.48 acres and Gibbs Road divides the two lots. Each separate lot has a single family house and agricultural buildings. One house is rented to his nephew and he would like to sell the larger parcel, BL 105 L 12 to his nephew. Currently the preserved farm is 60% in grain that is leased to another farmer and the remainder is hay that Mr. Landis bails and he has goats, beef cattle and horses for pasture. He is not certain which lot sell. Each farm has its own septic system and the only shared service now is a well. The larger lot, BL 105 L 12, will have the new well. Mr. Tierney stated that there are no RDSO's on the property, but each lot has its own single family residence and will amend the application.

Mr. Baduini made a motion to accept the Division of Premises on BL 105 L 12 & BL 202 L 1 in Allamuchy to be split into two separate farm units and subject to installation of well and be kept informed from the SADC. Ms. Willever seconded the motion.

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

Motion carries.

Apple Mountain, BL 16 L 23, White Township request for Emergency Funding Res. # 14-04

Mr. Menegus made a motion to memorialize the Board's decision last month on the Apple Mountain, BL 16 L 23, White Township Emergency Funding Resolution #14-04 as presented. Mr. Burke seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – no; Mr. Burke – yes; Ms. Willever – yes; Mr. Menegus – yes.

Motion carries.

Shandor Farmland Preservation Application, BL 46 L 2, Harmony Township for SADC Submission

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 66.71. There are 84.1 tillable acres used for corn and 17.5 acres for woodland. There is Prime Soil consisting of 18.05 acres and 70 acres for Statewide Soil. There are no structures on the premises to be preserved. The application has one non-severable exception area of 1 acre for future single family residence. The application is located in the West Project Area and the Highland Planning Area. Mr. Baduini made a motion to approve the application as presented and to send to the SADC for Green Light Approval. Ms. Willever seconded the motion.

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

Motion carries.

Comprehensive Farmland Update Final Plan

Mr. Tierney stated that TLC-NJ made the final changes requested by the CADB and the WC Planning Dept. and that it was submitted to the SADC for their approval. Mr. Baduini made a motion to approve the revisions to the Final Comprehensive Farmland Plan Update which was seconded by Mr. Burke.

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

Motion carries.

Comments on Subchapter #22A – Special Permit for Rural Microenterprises on Preserved Farmland, Historic & Cultural Character and Heritage Preservation Provisions

Mr. Tierney stated that these comments are due by May 22, 2017. Mr. Tierney stated that you cannot get an exception area on a preserved farm after the fact of the preservation. Mr. Tierney stated that these rules are for farms that were preserved prior to 2006 that did not have an exception area. There has to be existing structures for the Rural Microenterprise Act and that it is restricted to 2,500 square feet expansion. If a request is for adding to an existing building, the addition must be modeled and made the same to the existing building. Mr. Burke had a concern for the guidelines on the existing improvement and that it seemed somewhat restrictive. Mr. Burke made a motion to accept the proposed recommendation and to express concern about the complexity and restriction on the improvements. Mr. Baduini seconded the motion. Mr. Tierney will respond by email to the SADC regarding the concerns.

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

Administrator's Report: Mr. Tierney stated that the CBT funding was signed by the Governor and that the funds are expected to be available by June.

New Applications:

County Applications

- **Clayssens** – Liberty Township (Approx. 100 acres) Does not meet minimum eligibility requirements. Landowner stated that more acreage has been cleared. Will require a site visit.
 - **DeLorenzo** – Blainstown & Knowlton Townships (Approx. 57.07) Checking on tillable acreage. Asked landowner about adding another lot.
 - **Haydu** – Harmony Township (Approx. 46 ac.) Not currently on our target list because it is made up of 6 smaller lots. CADB approved MUNI PIG Transfer at last meeting, but Joe Haydu would like it to stay a County PIG and it is on hold.
 - **Hoffman-LaRoche** – White (Approx. 93 ac.) On hold pending review of sludge removal letter. Met with attorneys today and they provided document for the biosolids.
 - **Noel** – Franklin Township (Approx. 44 ac.) On hold pending PVCA review.
 - **Shandor** – Harmony Township (Approx. 100 ac.) Processing application
- Total Applications: 6 Total Acres: 440**

Municipal Applications

- **Mazza** – Knowlton (Approx. 21 ac.)
 - **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) Need to contact landowners to see is they would want to pursue a County application.
- Total Applications: 2 Total Acres: 127**

Non-Profit Applications

- **Heeres** – Harmony Twp. (Approx. 67 ac.)
 - **Hensler** – White Twp. (Approx. 40 ac.)
- Total Applications: 2 Total Acres: 107**

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

- **Conti** – Knowlton (Approx. 280 ac.)
- Total Applications: 1 Total Acres: 280**

Preliminary Approval:

Non-Profit Applications

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) Received appraisals.
- **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

Received CMV & Offer Made:

County Applications

- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.) CMV \$4,500. On hold depending O'Dowd South CMV possible revision.
Total Applications: 1 Total Acres: 20

Municipal Applications

- **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. SADC Final Approval.
- **DeBoer** – White Twp. (Approx. 56 ac.) CMV \$5,100.
- **Nonnenmacher #1** – Blirstown (Approx. 106 ac.) CMV \$3,100. Offer made to landowner. Applied for Federal funding.
- **Nonnenmacher #2** – Blirstown (Approx. 17 ac.) CMV \$5,000. Offer made to landowner. Applied for Federal funding.
- **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700. Received Highlands Grant. Waiting for landowner to sign contract.
Total Applications: 5 Total Acres: 293

Under Contract (Title Search & Survey):

County Applications

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900. Received draft survey. Engineering office has issue with driveway. CADB voted to fund 100% and then seek reimbursement from SADC for development easement.
- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500. Title search ordered. Survey submitted to Engineering Dept. for comments.
- **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.
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Provided revised CMV to landowner. 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 HPAAs 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

- **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Received township funding approval. Received draft survey.
Total Applications: 1 Total Acres: 206

Waiting to Close (Final Legal Review):

County Applications

- **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.
Total Applications: 1 Total Acres: 85

Municipal Applications

- **Ardia (High Acres) Farm** – Blirstown Twp. (Approx. 121 ac.) CMV \$4,800.
Total Applications: 1 Total Acres: 121

Non-profit Applications

- **K-J Farm** – Harmony Twp. (Approx. 104.72 ac.) \$3,175 CMV. Received draft survey. Will need to be reappraised.
- **Star D Farm** – Harmony Twp. (Approx. 46.74 ac.) \$6,900 CMV. Received draft survey.
Total Applications: 2 Total Acres: 152

Recent Closings:

- None

Withdrawn Applications

- **New Village Road, LLC** – Greenwich (Approx. 253 ac.)

Pohatcong Contamination Area Projects:

SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Applied for Federal funding. Received appraisals. Landowner stated not enough money, but is reviewing options. Awaiting SADC/DEP response regarding groundwater.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Applied for Federal funding. Received appraisals. Landowner stated not enough money, but is reviewing options. Awaiting SADC/DEP response regarding groundwater.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Applied for Federal funding. Awaiting SADC/DEP response regarding groundwater.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Applied for Federal funding. Awaiting SADC/DEP response regarding groundwater.

Total Applications: 4 Total Acres: 492

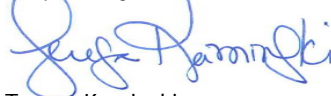
Public Comment – none

FFA Program – Hackettstown High School

Mr. Burke brought to the attention of the Board that Hackettstown High School has dropped their FFA program. The teacher that headed the program was at the Board of Agriculture meeting last night to address the members and ask for support. She cited that the previous year was low attendance and that is why it was eliminated because it didn't substantiate funding, but stated that the School Board has not followed the FFA structured curriculum and was leaving out the class progression and eliminating some classes and that is why the attendance was down. She stated that a survey shows that this year the attendance was low. Chairman Schnetzer stated that North Warren lost it FFA program, but then it is now back and improved. He stated that Warren County was the only county in the State at one time where all high schools offered the FFA program and that each high school should have an Agriculture Advisory Committee at the School Board and the importance should be presented as Agriculture Education.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Ms. Willever. Motion carries. Chairman Schnetzer adjourned the meeting at 9:09 pm.

Respectfully submitted,



Teresa Kaminski