

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

June 15, 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 7:31 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, Bradley Burke, Dave Dempski, Jason Menegus,

Members absent: Joel Schnetzer, Wendy Willever

Others present: C. Tierney, T. Kaminski, Staff, Katrina Campbell, County Counsel, Gary Pohorely, SADC; David Donaldson, Mansfield Township.

Vice-Chairman Baduini led the Pledge of Allegiance.

Minutes of the meeting held on May 18, 2017 were approved on a motion by Mr. Menegus and seconded by Mr. Bodine. Mr. Dempski abstained. Motion carries.

Correspondence: Noted

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

Old Business:

O'Dowd Auction Discussion and South farm status

Mr. Tierney stated he did receive an email from Susan Payne, SADC Director, with some specifications for appraisals and replied with comments. Mr. Tierney feels that the appraisals should follow general appraisal standards and focus on market data. The SADC's proposal calls for interviews with developers, public officials, and scientists. Mr. Tierney believes personal opinions risk being subjective or arbitrary. In addition, the DEP has sent the SADC data. Mr. Tierney has requested to see that data.

Roes Island Wetlands/Kenco Property - Great Meadows Area

No Updates. This will be removed from the Agenda until new issues arise.

Hackettstown High School

The Board of Agriculture will be composing a letter to the Hackettstown Board of Education stating that the FFA program be reinstated.

New Business:

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

Mr. Tierney stated that he thought that Mr. Bungert would attend the meeting tonight. Mr. Bungert removed three large boulders weighing approximately 3 ton each and someone has made an offer to purchase them. 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 Memorialization of Resolution #17-05

Mr. Menegus made a motion to approve the Haebler Certification of Commercial Farm Resolution #17-05 as presented. Mr. Burke seconded the motion.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Mr. Menegus – yes.

Motion carries.

Donaldson Family Farm, L. P., BL 1105.10 L 1, 2.01, 6, 7 & 8, Mansfield Twp. SSAMP Farm Res.#17-06

Mr. Menegus made a motion to approve the Donaldson Family Farm, LP SSAMP Resolution #17-06 as presented. Mr. Bodine seconded the motion.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – abstain; Mr. Menegus – yes.

Motion carries.

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

Mr. Tierney explained that the Division of Premises application is now on hold at the SADC due to a court ruling against granting a division of premises on a preserved farm to a landowner without a current buyer or land being under contract. Mr. Tierney has requested a copy of the court ruling for review. This issue will be tabled until further notice.

ALE Technical Guidance Document

The Board had no comments on the handout.

Administrator's Report: Mr. Tierney stated that there were no changes other than Star D farm closing and that Claeysens has a HDC application with the Highlands Council and it appears that an offer has been made to the landowners. This application will remain on the Report until confirmation of acceptance. Mr. Tierney and Ms. Miller will be visiting DeLorenzo farm for tillable verification tomorrow.

New Applications:

County Applications

- **Claeysens** – Liberty Township (Approx. 100 acres) Does not meet minimum eligibility requirements. Landowner stated that more acreage has been cleared. Will require a site visit. Currently has an application with Highlands Council.
 - **DeLorenzo** – Blairstown & 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.
 - **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

- **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) Need to contact landowners to see if they would want to pursue a County application.
- Total Applications: 1 Total Acres: 107**

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.)
 - **Mazza** – Knowlton (Approx. 21 ac.)
- Total Applications: 2 Total Acres: 301**

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

- **DeBoer** – White Twp. (Approx. 56 ac.) CMV \$5,100.
- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Offer made to landowner. Applied for Federal funding.
- **Nonnenmacher #2** – Blairstown (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: 4 Total Acres: 271

Under Contract (Title Search & Survey):

County Applications

- **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 HPAA permits. Inspection performed.

Total Applications: 5 Total Acres: 336

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

Total Applications: 0 Total Acres: 0

Waiting to Close (Final Legal Review):

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

Total Applications: 2 Total Acres: 150

Municipal Applications

- **Ardia (High Acres) Farm** – Blairstown Twp. (Approx. 121 ac.) CMV \$4,800.
- **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. Received draft survey.
- **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Received draft survey.

Total Applications: 3 Total Acres: 349

Non-profit Applications

- **K-J Farm** – Harmony Twp. (Approx. 104.72 ac.) \$3,175 CMV. Received draft survey. Will need to be reappraised.

Total Applications: 1 Total Acres: 104

Recent Closings:

- **Star D Farm** – Harmony Twp. (Approx. 46.74 ac.) \$6,900 CMV.

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

2017 Closings YTD: 9 farms totaling 595 acres
Program Totals: 272 farms totaling 24,190 acres

SADC Updates

Gary Pohorely stated that Garden State Growers case will be head to the NJ Supreme Court and maybe a decision will be expected in the fall. The deer fencing funding applicant's farms will be ranked and money divided to landowners based on that system. The Highlands septic density in the agricultural zone may go down to 1 septic per 12 acres in the future. Regarding, Mr. Bunger's farm, Mr. Pohorely stated that there was a similar case in Lebanon Township when Marci Green was the SADC's attorney. She wrote a letter in favor of removing the boulders from the farm because the existence of the boulders in the field made the farm less agriculturally viable.

Other

Mr. Pohorely stated that the Washington Borough's farm market is in its 3rd year and new farmers have joined.

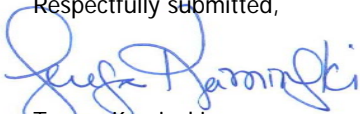
Mr. Menegus asked is anyone approached Mr. Tierney about acquiring Harker's Hollow in Harmony. Mr. Tierney stated that it was presented to the Board of Recreation as a possible park option, but they were not interested.

Mr. Tierney stated that before next month's meeting, July 20th, starting at 6 pm and ending at 7 pm, the SADC will be conducting an outreach for SADC Direct application to landowners.

Ms. Campbell stated that the Farm Bureau intervened on Garden State Growers and filed a brief in favor of Den Hollander.

Public Comment – none

Adjournment: A motion for adjournment was made by Mr. Bodine and seconded by Mr. Burke. Motion carries. Vice-Chairman Baduini adjourned the meeting at 8:03 pm.

Respectfully submitted,

Teresa Kaminski