

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

June 18, 2020

The regular monthly meeting was held via Webex video and teleconference due to the COVID-19 restrictions for public gathering imposed by the Governor Murphy. The meeting was called to order by Chairman Schnetzer at 7:30 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, Melissa Watters

Members absent: none

Others present: T. Kaminski, C. Tierney, Staff; Katrina Campbell, County Counsel.

Minutes of the meeting held on May 21, 2020 were approved on a motion by Mr. Baduini and seconded by Mrs. Watters.

Correspondence:

Public Input (Non-agenda Items): Mr. Tierney indicated that there were no other callers on the teleconference and Chairman Schnetzer closed comments for public input other than Agenda items.

Old Business:

Pipers Hills Farms, LLC, TLC-NJ Non-Profit, BL 48 L 72, Washington Township, approx. 28 gross acres

Mr. Tierney stated that on June 6, 2020, the County Engineer still found deficiencies and the landowner retained an Engineer for assistance. Mr. Tierney stated that on June 30, 2020 he will be meeting with TLC-NJ representative, Sandy Urgo and landowner at the farm site.

Quest Environmental – O’Dowd Oil Tank Litigation

Ms. Campbell stated that the resolution and contract agreement has been signed and are waiting for payment to be collected.

Possible Deed of Easement Violations

- **O’Dowd West & East Farms, Franklin & Greenwich Townships** – Mr. Tierney stated that Sandy Meyers from Warren County Soil Conservation District visited the site in February/March and there was no violations issued, but noted there were areas of concern and drainage ditch indicated by photos. Mr. Tierney stated that there was no vegetation in the drainage ditch at that time. Mr. Tierney will do a site visit follow up.
- **Getto, Mansfield Township** – Mr. Tierney stated that this farm needs CADB members to do a site visit to inspect the violations and it was previously on hold due to the COVID-19 restrictions. Mr. Tierney, Mr. Bodine, Chairman Schnetzer and Vice-Chairman Baduini have scheduled a site visit on Friday, June 26, 2020, weather permitting and will meet at the farm.

New Business:

Resolutions

- **Star D Farm, LLC, Pat & Kelley Smith, BL 7 L 1 & 1.03, Harmony Township, Certification of Commercial Farm Resolution #20-04** – Mr. Baduini made a motion to approve this resolution as presented which Mr. Bodine seconded. Motion carries.
- **Kelrick Farms, LLC, Pat & Kelley Smith, BL 4 L 3, Harmony Township, Certification of Commercial Farm Resolution #20-05** – Mr. Baduini made a motion approve this resolution as presented which Mrs. Watters seconded. Motion carries.
- **K&A Farms, LLC, Keith Zipprich and Amanda Adam, BL 57 L 13 & 14, Franklin Township, Certification of Commercial Farm Resolution #20-06** – Mr. Bodine made a motion to approve this resolution as presented which Mr. Baduini seconded. Mr. Menegus abstained. Motion carries.
- **Cericola Division of Premises, Robert Cericola, BL 58 L 8, 8.01, 9, 9.01, 10, 12, 13, 13.01, Franklin Township, Certification of Commercial Farm Resolution #20-07** – Mr. Baduini made a motion to approve this resolution as presented which was seconded by Mrs. Watters. Motion carries.
- **Kathleen Enz Farm, BL 3 L 20, White Township, Septic on a Preserved Farm Resolution #20-08** – Mr. Bodine made a motion to approve this resolution as presented with the amendment of the condition that the CADB will approve under the condition of the SADC approval. Mrs. Watters seconded this motion. Motion carries.

Mr. Menegus asked when the Right-to-Farm hearings will take place. Mr. Tierney stated that it was the advice of CADB counsel to have these Right-to-Farm meetings in person.

Mr. Burke has just joined the meeting.

County PIG Application for CADB approval and to send to SADC for Green Light Approval

Brenda Anema Farm, BL 48 L 69, Washington Township, approximately 65 acres

This application has a CADB rank score of 62.46, has 54.702 Prime Soil acres, 4.312 Statewide Soil acres and is 51.98% tillable with 34.12 cropland harvested and 31.52 acres of woodland. There is a 1 acre severable exception for future single family house and flexibility.

Mr. Bodine made a motion to accept the application and to submit to the SADC for Green Light Approval, which Mr. Menegus seconded. Motion carries.

New Applications:

County Applications

- **Anema, Brenda** – Washington Township (Approx. 64 acres) On CADB Agenda for approval.
- **McEvoy #1** – White Township (Approx. 102 acres) Currently processing application.
- **McEvoy #2** – White Township (Approx. 20 acres) Currently processing application.
- **Vliet** – Washington Township (Approx. 119 acres) Currently processing application.

Total Applications: 4 Total Acres: 305

SADC applications

- **Shen** – Mansfield Township (Approx. 222 acres)
- **Gardner** – Franklin Township (Approx. 91.5 acres)

Total Applications: 2 Total Acres: 314.4

Awaiting Green Light Approval:

- **Anema, Ralph** – Washington Township (Approx. 123 acres)

Total Applications: 1 Total Acres: 123

Received Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

Total Applications: 0 Total Acres: 0

Received CMV & Offer Made:

County Applications

- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. Offer letter sent to landowner.
- **Khan** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Landowner indicated unsatisfied with CMV.

Total Applications: 2 Total Acres: 284

Municipal Applications

- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700 at May SADC Meeting. Waiting for township to make offer to landowner.

Total Applications: 1 Total Acres: 100

Non-Profit Applications

- **Hidden Woods Farm (Rogers)** – Frelinghuysen Twp. (Approx. 107 ac.) CMV \$4,150. Survey sent to Engineering for review on 6.4.20.
- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200.
- **Navesink Roots (Black)** – Hardwick Twp. (Approx. 24 ac.) CMV \$4,100.

- **Promised Land (M. Santini)**– Franklin Twp. (Approx. 58 ac.) CMV \$4,650.
- **River Hollow Farms (R&S Santini)** – Washington Twp. (Approx. 60 ac.) CMV \$5,200.

Total Applications: 5 Total Acres: 294

Under Contract (Title Search & Survey):

County Applications

- **Haydu** – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Title search done & received draft survey. Survey sent to Engineering Dept. for review on 2/27/19. Surveyor still needs to revise survey and send back to Engineering for sign off.
- **Smith, John & Jean #1** – Harmony/White Twps. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Highlands Application has been approved. Waiting to receive recorded subdivision.
- **Smith, John & Jean #2** – Harmony Twp. (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved. Waiting to receive recorded subdivision.

Total Applications: 3 Total Acres: 164

Municipal Applications

- **Brook Hollow Winery** – Knowlton Twp. (Approx. 16 ac.)
- **Dokie's Acres (Thompson)** – White Twp. (Approx. 43 ac.) CMV \$6,000. Received draft hard copy survey and sent to Engineering for review in February. 2020.
- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700.

Total Applications: 3 Total Acres: 199

Non-Profit Applications

- **Pipers Hill Farm (Gibb)** – Washington Twp. (Approx. 27 ac.) CMV \$5,500. Received draft survey. Received County Engineer review letter 11/19; landowner to address unpermitted access and power box; revisions to survey needed.

Total Applications: 1 Total Acres: 27

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Mrs. Beatty has died, estate being settled.
- **Hoffman-LaRoche** – White Twp. (Approx. 93 ac.) CMV \$5,100. Finalizing SADC legal review.
- **Route 57 Partnership** – Franklin Twp. (Approx. 70 ac.) CMV \$3,200. Finalizing SADC legal review.
- **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100. Survey completed. Waiting for landowner to provide NJDEP Consent Order so SADC can undertake final legal review.
- **Stampone** – Knowlton Twp. (Approx. 38 ac.) Engineering signed off on survey. In SADC legal review.

Total Applications: 5 Total Acres: 444

Municipal Applications

- **Kitchen** – Knowlton Township (Approx. 28 ac.) CMV \$5,100. SADC completed preliminary review. Survey sent to County Engineer for review on 10/15/19.

Total Applications: 1 Total Acres: 28

Non-Profit Applications

- **Murlan Farm (Murphy)** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Survey completed. SADC Preliminary Review. One landowner passed away.

Total Applications: 1 Total Acres: 251

Recent Closings:

- **Heeres (R&S Santini)** – Harmony Township (Approx. 67 ac.) CMV \$3,800. Closed March 30, 2020!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Fully executed contract. Received 50% matching Highlands Grant. Waiting for final survey revisions and financial settlement statement from sibling for release to close.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Fully executed contract. Received 50% matching Highlands Grant.

Waiting for final survey revisions and financial settlement statement from sibling for release to close.

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Received up to 50% matching Highlands Grant. Received draft survey. No County comments. Waiting for title company to review.
- **Pereira** – Franklin Township (Approx. 30 ac.) Received up to 50% matching Highlands Grant. No County comments. Waiting for title company to review.
- **Myers/Toretta #1**– Franklin Township (Approx. 38 acres) Received up to 50% matching Highlands Grant. Received signed offer letter. Fully executed contract. Survey underway.
- **Myers/Toretta #2** – Franklin Township (Approx. 48 acres) Received up to 50% matching Highlands Grant. Received signed offer letter. Fully executed contract. Survey received and sent to Engineering on 2.27.20
- **Noel** – Franklin Township (Approx. 44 ac.) Received 50% matching Highlands Grant. Sent to Engineering to review on 1.14.20. Waiting for title company to review.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Applied for Highlands Grant. Inspected by HC staff.
- **O'Dowd South** – Franklin & Greenwich Township – (Approx. 132 ac.) Applied for Highlands Grant. Inspected by HC staff.

Total Applications: 9

Total Acres: 830

2020 Closings YTD: 2 farms totaling 159.433 acres

Program Totals: 298 farms totaling 26,025 acres

Public Comment: Mr. Tierney confirmed that there were no other callers on the line for public comment.

Mr. Tierney noted that the Hart Farms will be closing next week. Mr. Tierney had stated that some landowners with applications, the Beatty Farms and Shandor had passed away and that these will take longer to close because Estate issues will need to be settled.

Mr. Menegus had asked when the CADB meeting might go back to in person meetings. Mr. Tierney stated that currently, all meetings, are being held remotely and that he is waiting for the County Administration approval to allow for in person meetings and as of now, expects that July meeting will still be held remotely.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 7:47 pm.

Respectfully submitted,



Teresa Kaminski