

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes**

**June 19, 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 7:32 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Tim Bodine, Frank Gibbs, Joe Gourniak, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: Lou Baduini

Others present: C. Tierney, T. Kaminski, Staff; Rick Warren, substitute Special County Council for Michael Lavery; Randy & Laura Hoff, Giulia Iannitelli, Harmony Twp.

Chairman Schnetzer led the Pledge of Allegiance.

**Minutes** of the meeting held on May 15, 2014 were approved on a motion by Mr. Gibbs and seconded by Mr. Menegus. Motion carries.

**Executive Minutes** of the meeting held on May 15, 2014 were approved on a motion by Mr. Gibbs and seconded by Ms. Willever. Motion carries.

**Correspondence:** Noted

**Public Input (Non-agenda Items):** None

**Old Business:** None

**New Business:**

**Memorialization of Certification of Commercial Farm**

**Randy & Laura Hoff, Castle Ridge Farm, BL 26, L 19, Harmony Twp. Site Specific Hearing** – Mr. Warren swore in Mr. Hoff and asked him to state his name and address. Mr. Hoff replied that his name was Randy Hoff and he lived at 732 Ridge Road in Phillipsburg, NJ. Mr. Hoff stated to the Board that he wanted to put in an indoor equine riding area over the existing outdoor equine riding area so that they could ride horses year round. Ms. Willever asked Mr. Hoff about parking areas, seepage pits and manure storage. Mr. Hoff replied that both the lots on the map were existing parking lots, that the seepage pits are recharged and are at least 20 feet or further away from the building and that the manure storage is block storage composted and spread twice a year on the hayfield. Chairman Schnetzer asked if there were any further questions that the Board may have for Mr. Hoff. No more questions were posed by the Board. Chairman Schnetzer asked for a motion. Ms. Willever made a motion to approve the construction of the 180' L X 27' H X 80' W with an 8' W x 40' L porch totaling 14,800 square feet equine indoor riding area as long as all health and safety codes were met. Mr. Gourniak seconded the motion.

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

Mr. Hoff asked about getting a letter from the Board to the zoning officer stating his approval pending the memorializing of the Board's action this evening at the next meeting. Mr. Tierney stated that he would prepare a letter. Chairman Schnetzer advised Mr. Hoff that the township has 45 days after the approval of the resolution to appeal the CADB's decision if they wish.

**Kenco 8-Year Farm Termination, BL 1 L 16, Liberty Twp. 17 acres** – Doug Kenny of Kenco Land Partnership, LP in Great Meadows had entered into the 8 Year Program in 1998 and renewed again in 2006, but has decided to not renew the agreement for another eight years and instead terminate his agreement in the program. Mr. Gourniak made a motion to accept the termination of Kenco, BL 1 L 16, Liberty Twp. from the 8-Year Farmland Preservation Program. Mr. Menegus seconded the motion.

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

### **CADB Farmland Applications**

- **Tasevski – BL 39 L 5, Franklin Twp., 88.7 gross 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 65.83. There are 51.81 tillable acres used for corn, wheat & soybeans and 28.08 acres of woodland, with Prime Soil consisting of 62.35 acres and 22.86 acres of Statewide soil. There are two barns and one garage on premises to be preserved. The landowner is taking a 1.5 acre non-severable exception area for future SFR. There will need to be a ROW driveway easement to adjoining Lot 11, a gas line easement and a Category One Stream located on Pohatcong Creek. This farm is located in the Highlands Planning Area and in the Southeast project area.

Mr. Gourniak made a motion to approve the Tasevski County Farmland Application and for submission to the SADC for preliminary Green Light Approval. Mr. Gourniak seconded the motion.

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

- **Estate of Mary Kinney, BL 6 L 1 Knowlton Twp. & BL 508 L 7, Blairstown Twp., approx. 34 acres** – The potential buyer of the property has asked that the 1.5 acre exception area be located on the hill. The current landowner has approved the change in the location.

Mr. Gourniak made a motion to approve the relocation of the exception area to the hill on the Estate of Mary Kinney County Farmland Application. Mr. Bodine seconded the motion.

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

- **Sam & Jean Race, BL 16 L 42, White Twp. approx. 85 gross acres** – Mr. Tierney stated the SADC disagreed with the chronological events of the application. Mr. Tierney stated that the CADB would need to rescind the application and approve of a new application dated June 18, 2014 and that this would be acceptable to the SADC and they requested a new application and Schedules A-C with current date and signatures and that they would keep everything else the same and that it did not need to be reappraised and the application could continue on in the process. This farm is awaiting CMV.

Mr. Gibbs made a motion to rescind the 2013 Sam & Jean Race County Application. Mr. Gourniak seconded the motion.

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

Chairman Schnetzer abstained because he is now harvesting hay on Mr. Race's farm and Mr. Menegus abstained because he is on the White Township Agriculture Advisory Committee.

Mr. Gourniak made a motion to accept the 2014 Sam & Jean Race County Application and to forward that to the SADC. Mr. Gibbs seconded the motion.

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

- **Oberly Farmland Application, BL 95 L 2 & 2.06, Pohatcong Twp. & BL 97 L 5, Alpha Borough, approx. 91 acres** – Mr. Tierney stated some projects had fell through at the State and that it freed up 5 million dollars for the State for direct purchases. Oberly's application ranked very high and the SADC would like to purchase it directly and would like the CADB, and Pohatcong and Alpha's support in doing so. Mr. Menegus made a motion to support the Oberly Farmland Application for SADC Direct Application purchase. Mr. Bodine seconded the motion.

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

Motion carries.

Mr. Tierney stated that there will be no cost-share from the County, the SADC will pay 100% of the development easement on the farm.

**MUNI PIG Balance Discussion** – Mr. Tierney state that the municipalities are at risk of losing their 2009 and 2011 grant balance funding from the SADC and that they may be reallocated to other municipalities in other counties. They are at risk due to lack of applications. Mr. Tierney inquired with the State about reallocating the municipality money to the County. The SADC did not agree with that suggestion for reallocating the funds. The 2013 grants are safe.

**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.
- **RLI 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; reached out to White Twp. regarding MUNI PIG app.
- **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)
- **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) Checking on location of exception area.
- **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.
- **Sigler, Carl** – Franklin Twp. (Approx. 174 acres)
- **Smith, Skip #1** – Franklin Twp. (Approx. 21 acres) Application does not qualify for highlands dual appraisal.
- **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) Application does not qualify for highlands dual appraisal.
- **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: 16      Total Acres: 1105**

Active Projects:

*State Applications*

- **Kleindienst** – Frelinghuysen Twp. & Stillwater Twp., Sussex County (Approx. 130 acres, 45 acres in Warren) Survey & Title Search underway.
- **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) Application switched to SADC Direct.
- **Santini** – Lopatcong/Greenwich Twp. (Approx. 105 acres) Landowner accepted SADC's offer.

**Total Applications: 3      Total Acres: 242**

*County Applications*

- **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres)
- **Beaver Brook Farm** – Hope Twp. (Approx. 137 acres) CMV \$3,979; Ordered Title Search & received draft survey. Final Inspection performed.
- **Brandywine** – Franklin Twp. (Approx. 64 acres) Appraisals sent to SADC for CMV.
- **Bullock (Yellow Rock Horse Farm)** – White Twp. (Approx. 64 acres) CMV expected on 6/26

- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) Appraisals sent to SADC for CMV.
  - **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) CMV expected on 6/26.
  - **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. Final Inspection performed.
  - **McCullough** – Washington Twp. (Approx. 44 acres) Survey underway. FRPP appraisal sent for NRCS review.
  - **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 sent to SADC for CMV.
  - **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) CMV expected 6/26.
  - **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) CMV expected 6/26.
- Total Applications: 16      Total Acres: 1288**

*Municipal Applications*

- **Appar 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. Final approval expected 6/26.
  - **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres - Muni PIG) CMV \$5,600. Final approval expected 6/26.
  - **Myers/Toretta** – Franklin Twp. Muni-PIG (Approx. 48 acres) Issue with water; possible lot addition to app.
  - **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.
  - **Twin Brook Farm** – White Twp. MUNI PIG (Approx. 22 acres)
  - **Walburn Farm** – White Twp., (Approx. 28 acres – Muni-PIG) CMV \$5,900; RFP's out for survey.
- Total Applications: 9      Total Acres: 498**

*Non-profit Applications*

- **K-J Farm** – Harmony Twp., Non-Profit (Approx. 104.72 acres) \$3,175 CMV. Received contract.
  - **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: 3      Total Acres: 205**

Closings:

- **May** – Hope Twp., Non-Profit (Approx. 22.8 acres)

**Public Comment**

Giulia Iannitelli addressed the Board regarding the source of where the MUNI PIG funding that was in jeopardy of being reallocated came from. Chairman Schnetzer replied that the funding came from the State.

**Adjournment:** A motion for adjournment was made by Mr. Gourniak and seconded by Mr. Menegus. Motion carries. Chairman Schnetzer adjourned the meeting at 8:12 pm.

Respectfully submitted,

  
Teresa Kaminski