

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

July 16, 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 7:32 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Lou Baduini, Bradley Burke, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: Tim Bodine

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

Minutes of the meeting held on June 18, 2020 were approved on a motion by Mr. Baduini and seconded by Mrs. Watters.

Correspondence:

Public Input (Non-agenda Items):

Franklin Township Possible Warehouse Development Discussion with Tracey Heisler, Skylands Preservation Alliance, 112 acres

Tracy Heisler, President of the Skylands Preservation Alliance indicated that there previously was an application for a 1.2 square foot warehouse on the Tobias property, BL 58 L 1 in Franklin Township. The Tobias property is within the ADA and on the County's Target List and the landowner is sent a letter every year during outreach about farmland preservation, which is a voluntary program. The parcel is in the Musconetcong Watershed Area and is in proximity to the river and near or adjacent to preserved farmland. This parcel is zoned as IP. There would be a 30 year tax abatement for the warehouse developer. Ms. Heisler stated that the Alliance opposes Franklin Township's Redevelopment Zone Designation.

Mr. Menegus made a motion to draft a letter against warehouse development on farmland and to send to Franklin Township, White Township, WC Planning Board, SADC, Highlands Council, Assemblymen, State Representatives. Mrs. Watters seconded the motion. Motion carries.

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 30, 2020 he met with TLC-NJ representative, Sandy Urgo and Stefanie Miller, SADC, and the landowner at the farm site and indicated that there were still deficiencies that the landowner was working on improving.

Quest Environmental – O'Dowd Oil Tank Litigation

Ms. Campbell stated that the check has been received.

Mr. Burke just joined the meeting.

Possible Deed of Easement Violations

- **O'Dowd West & East Farms, Franklin & Greenwich Townships** – Mr. Tierney stated that he walked the property and did not see any violation regarding the drainage ditch; he will follow up after the crops are harvested.
- **Getto, Mansfield Township** – Mr. Tierney, Mr. Bodine, Chairman Schnetzer and Vice-Chairman Baduini visited the farm on Friday, June 26, 2020. Mr. Tierney stated there were issues that were outside the Deed of Easement restrictions as health and building concerns. Mr. Tierney did send a letter regarding soil concerns. There is an apartment above the stable.
- **Bogyos/Steinhardt, Franklin Township (NEW)** – Mr. Tierney was notified by a neighbor of an application with Franklin Township Land Use Board for an ultralight application. Mr. Tierney alerted the LUB and spoke with the landowner's attorney regarding the application. The attorney stated that it was for personal use only. A short runway on grass or existing farm lane will be utilized for the take off. Mr. Tierney said that the SADC stated that it would be prohibited. Mr. Tierney is waiting for Mr. Roohr to get back to him regarding this issue.

New Business:**CPIG Application Approval to send to SADC for Green Light Approval**

Carl Vliet, BL 48 L 75, Washington Township – This application has a CADB rank score of 68.49, has 85.29 Prime Soil acres, 9.73 Statewide Soil acres and is 88.39% tillable with 99 cropland harvested acres and 13 acres of permanent pasture. There is a 2.45 acre non-severable exception for future single family house and for flexibility. There are no ag labor houses or building on the premises to be preserved.

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

New Applications:*County Applications*New Applications:*County Applications*

- **Anema, Brenda** – Washington Township (Approx. 64 acres) Approved by CADB, waiting for exception size confirmation.
- **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) On CADB for approval.

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. Received signed offer letter; contract sent out.
- **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. Received recorded subdivision deeds.
- **Smith, John & Jean #2** – Harmony Twp. (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved. Received recorded subdivision deeds.

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. One landowner has passed away.
- **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:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Closed on 6.25.20!
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Closed on 6.25.20!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **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: 7

Total Acres: 450

2020 Closings YTD: 4 farms totaling 531.591 acres

Program Totals: 300 farms totaling 26,397 acres

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

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mrs. Watters. Motion carries. Chairman Schnetzer adjourned the meeting at 8:00 pm.

Respectfully submitted,

Teresa Kaminski