

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes
July 17, 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 7:36 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, Frank Gibbs, Joe Gourniak, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: None

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

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on June 19, 2014 were approved on a motion by Mr. Gibbs and seconded by Ms. Willever. Mr. Baduini abstained. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): None

Old Business:

Randy & Laura Hoff, Castle Ridge Farm, BL 26, L 19, Harmony Twp. Site Specific Resolution #14-13 -

Mr. Gourniak made a motion to accept the resolution as presented for Castle Ridge Farm which was the approval at last month's meeting of the construction of a 180' L X 27' H X 80' W with an 8' W x 40' L porch totaling 14,800 square foot equine indoor riding area on their property. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – abstained; Mr. Gibbs – yes;

Mr. Gourniak – yes; Ms. Willever – yes; Mr. Menegus – yes

Motion carries.

New Business:

Bartha application – The Board discussed the use of hay and growing of hay on Tom Bartha's property.

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) SADC requested info re sludge.
- **Crouse, Dale & Pamela (#2)** – Harmony Twp. (Approx. 17 acres) SADC requested info re sludge.
- **Hannema** – SADC Direct - Mansfield Twp. (approx. 164 acres)
- **RLL Enterprises, Inc.** – Franklin Twp. (Approx. 51 acres) Requested FA-1 Form & Deed for application.
- **Rothman (Oxbow Acres)** – White Twp. MUNI PIG (Approx. 57 acres) White Twp. accepted application from CO.
- **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: 503

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. SADC requested more income verification.
 - **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres) SADC requested change on exception configuration.
 - **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres) SADC requested signed Twp. FA-1 Form.
 - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres) SADC requested easement document.
 - **Jones, Mitchell** – Franklin/Harmony Twps. (Approx. 28 acres) Landowner checking on location of exception area.
 - **Klimas** – Independence/Mansfield Twp. (Approx. 174 acres) Two lots outside of ADA.
 - **Meadows at Mansfield** – Mansfield Twp. (Approx. 124 acres) Application on hold until appeal is resolved.
 - **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.
 - **Tasevski** – Franklin Twp. (Approx. 88 acres)
 - **Thompson Farm** – White Twp. (Approx. 38 acres) Applicant acknowledged SADC revised severable exception area.
- Total Applications: 13 Total Acres: 971**

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 #2** – Mansfield/Liberty Twps. (Approx. 70 acres) Waiting for Barton #1
 - **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres) Waiting for Barton #1
 - **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 \$3,900. Offer letter sent.
 - **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) Appraisals sent to SADC for CMV.
 - **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) CMV \$5,750. Waiting for #1 CMV to send out offer.
 - **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.
 - **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres) RFP's for appraisals.
 - **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 sent to SADC for CMV.
 - **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres) Appraisals sent to SADC for CMV.
 - **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres) Appraisals sent to SADC for CMV.
 - **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, John & Jean #1** – Harmony/White Twp. (Approx. 82 acres) RFP's for appraisals.
 - **Smith, John & Jean #2** – Harmony (Approx. 36 acres) RFP's for appraisals.
 - **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) CMV \$6,000. Applicant accepted CMV. Contract sent.
 - **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) CMV \$5,500. Applicant accepted CMV. Contract sent.
- Total Applications: 20 Total Acres: 1510**

Municipal Applications

- **Apgar 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. Received SADC Final Approval.
 - **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres - Muni PIG) CMV \$5,600. Received SADC Final Approval.
 - **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 sent to SADC for CMV.
 - **Twin Brook Farm** – White Twp. MUNI PIG (Approx. 22 acres) Appraisals underway.
 - **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: 182

Closings:

None this month.

Public Comment -

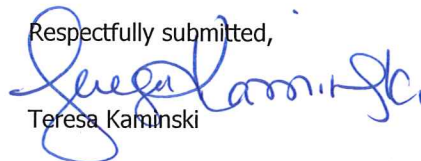
Giulia Iannitelli discussed with the Board the dual appraisal and open space funding bills which are pending in the legislature.

Mr. Baduini made a motion to enter into Executive Session. Mr. Gourniak seconded the motion. Motion carries. The Board entered Executive Session at 8:08 pm to discuss contractual matter concerning the O'Dowd properties.

Mr. Gourniak made a motion to come out of Executive Session which was seconded by Mr. Baduini. Motion carries. Mr. Lavery stated that the Board came out of Executive Session at 8:26 pm where contractual matters of the O'Dowd properties were discussed and where no official action was taken and that these minutes will be available to the public when the CADB deems there will be no harm to the public.

Adjournment: A motion for adjournment was made by Mr. Gourniak and seconded by Mr. Baduini. Motion carries. Chairman Schnetzer adjourned the meeting at 8:27 pm.

Respectfully submitted,



Teresa Kaminski

