

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes**

**July 21, 2016**

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 7:34 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, Joel Schnetzer, Wendy Willever

Members absent: None

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel, Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

**Minutes** of the meeting held on June 16, 2016 were approved on a motion by Mr. Baduini and seconded by Ms. Willever. Motion carries.

**Correspondence:** Noted

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

**Old Business:**

**Roes Island Wetland Mitigation Project** – Mr. Baduini stated that the brief was submitted on June 10<sup>th</sup> and now waiting for a response and the judge to schedule a hearing.

**Kenco** – This property is State owned. The application was resubmitted with eliminating the vernal pools and fencing and planting of trees on the 90 acre property in Independence Township. Twenty acres near the school will be left in its natural state. There is a lot of opposition from the community.

Mr. Burke noted that the Mosquito Control Commission of Warren County is now having to treat the area on the Roes Island property and it is costing tax payers more money.

**Memorialization of Mitchell Jones Certification of Commercial Farm Resolution #16-13, BL 11 L 9, White & BL 13 L 1.02, Harmony** – Mr. Baduini and Mr. Bodine recused themselves. Ms. Willever made a motion for memorialization of the resolution as presented. Mr. Burke seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – recused; Mr. Baduini – recused; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes; Mr. Menegus – yes. Motion passes.

**New Business:**

**MUNI PIG Farm Applications Approval on Cost-Share**

**Malon Family Farm, Hope MUNI PIG Funding Resolution #16-14, Block 1100 Lot 1900, 63.80 net acres** – SADC Cost Share \$197,780 (\$3,100/acre) Warren County Cost Share \$44,660 (\$700/acre), Hope Township Cost Share \$44,660 (\$700/acre), Total Cost \$287,100 (\$4,500/acre), approximately 63.80 net acres. Mr. Baduini made the motion to support the Warren County Cost Share amount for the preservation funding on this MUNI PIG farm and to make a recommendation to the Freeholders which was seconded by Ms. Willever.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes; Mr. Menegus – yes. Motion carries.

**Renewable Energy Generating Facility Request**

Brant & Christina Gibbs Farm, BL 303 L 5, BL 304 L 4, BL 401 L 2, Allamuchy

Mr. Tierney stated that the application appears to meet all requirements. Mr. Baduini made a motion to give recommendation of approval for the position of the solar panels on the ½ acre in front of the barn. Ms. Willever seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes; Mr. Menegus – yes. Motion carries.

Ms. Campbell noted that Harmony Township will be auctioning off Denjoe and Sakele preserved farmland.

**Administrator's Report:** Mr. Tierney informed the Board that there was enough in the SADC competitive round for the Bartha farm to receive allocation for closing. Both Skip Smith #2 & Carl & Jennie Crouse farms CMV's have been rescinded by the SADC. The SADC's latest letter indicated that the landowners in the Pohatcong Valley Groundwater Contamination Area may proceed with their applications, but that their appraisals must take into account the limited water availability and POET feasibility. Mr. Tierney stated that the appraisers responded on O'Dowd South that there was no way to arrive at a fair market value with comparable sales for new developments with POET systems – so the expected appraisal values under these constraints will be very low. Nevertheless, Mr. Tierney recommended that the landowners be given the option and the board agreed. Mr. Tierney stated that he reached out to the District's Assemblymen regarding the Pohatcong Valley Contamination Area Projects and that Assemblyman Peterson copied Assemblyman DiMaio with his email to the NJ Board of Public Utilities asking for information about water serviceability for New Jersey American Water. Mr. Tierney stated that he had spoken to Mr. Smith and the Crouse's attorney regarding the status of their applications. Mr. Burke made a motion to make a request to the Freeholders to purchase the Skip Smith farm #2 and the Carl & Jennie Crouse farm at the present CMV's now and to submit these as Highlands applications and apply for Federal funding and whatever cost-share is given return to the County. Mr. Baduini seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes; Mr. Menegus – yes. Motion carries.

Mr. Tierney stated that he is waiting for the SADC to indicate their Garden State Trust Fund allocation from the Corporate Business Tax and when that funding will be available and how much will be given to the Counties and Municipalities.

#### New Applications:

##### *Municipal Applications*

- **DeBoer** – (Approx. 56 ac.) White Twp.
- **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) A previous County application, landowners switched to MUNI FIG. Waiting to receive application.

**Total Applications: 2                      Total Acres: 183**

##### *Non-Profit Applications*

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) SADC preliminary approval in November, but no funding yet.
- **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**

#### Awaiting Green Light Approval:

##### *County Applications*

- **Crouse, Dale & Pamela** – Harmony Twp. (Approx. 50 ac.) Questionable development access; awaiting landowner's decision.
- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.)

**Total Applications: 2                      Total Acres: 70**

##### *Municipal Applications*

- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.)
- **Nonnenmacher #2** – Blairstown (Approx. 17 ac.)
- **Total Applications: 2                      Total Acres: 123**

#### Received Green Light Approval:

##### *County Applications*

- **715 Harmony Station Rd. (Crouse, Rich)** – Harmony Twp. (Approx. 108 ac.) Both appraisals sent to SADC for CMV.

**Total Applications: 1                      Total Acres: 108**

##### *Municipal Applications*

- **Buckaloo View** – Hope Twp. (Approx. 22 ac.)
- **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) Township to order appraisals.
- **Zukoski Farm** – Hope Twp. (Approx. 52 ac.) Received Greenlight based on the portion in Blairstown being submitted for farmland preservation.

**Total Applications: 3                      Total Acres: 280**

#### Received CMV & Offer Made:

*County Applications*

- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500.
  - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) CMV \$6,100. Applicant removed exception area.
- Total Applications: 2      Total Acres: 99**

*Municipal Applications*

- **Heatherfields** – Harmony Twp. (Approx. 78 ac.) \$5,200 CMV. Waiting for town to authorize offer.
  - **Malon Farm** – Hope Twp. (Approx. 65 ac.) CMV Received.
  - **Post** – Frelinghuysen Twp. (Approx. 41 ac.) \$4,400 purchase price. Resolution on Twp. agenda 5/18.
  - **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 ac.) – CMV \$4,000. Waiting for landowner to sign contract.
  - **Spencer (Terra Bella Farm)** – White (Approx. 20 ac.) CMV \$5,700. Waiting for landowner's decision.
- Total Applications: 5      Total Acres: 261**

Under Contract (Title Search & Survey):*County Applications*

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900. Received draft survey. CADB decided to submit for Highlands Application.
  - **Bartha** – White/Oxford Twps. (Approx. 40 ac.) CMV \$4,500. Received draft survey. CADB decided to submit for Highlands Application, but SADC has enough in competitive rounds for final approval.\* Final Inspection performed.
  - **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 ac.) Acquired fee simple title on June 1, 2016.
  - **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 ac.) Acquired fee simple title on March 11<sup>th</sup>; SADC granted final approval and reviewing easement survey.
  - **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Received updated CMV.
  - **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision pending. Inspection performed.
  - **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision pending. Inspection performed.
  - **Race, Sam & Jean** – White Twp. (Approx. 85 ac.) CMV \$5,700. Survey underway; on hold while landowner decides whether to reduce or remove exception areas.
- Total Applications: 8      Total Acres: 634**

*Municipal Applications*

- **High Acres Farm** – Blainstown Twp. (Approx. 121 ac.) CMV \$4,800. Title search & Survey underway.
  - **Croucher** – Blainstown (Approx. 90 ac.) – CMV \$4,100. Survey underway.
- Total Applications: 2      Total Acres: 211**

*State Applications*

- **Santini/Resnick** – Pohatcong Twp. (Approx. 84.5 ac.) CMV \$4,400. Surveys received. Summer closing expected.
  - **Santini/Chambers** – Pohatcong Twp. (Approx. 56 ac.) CMV \$3,000. Surveys received. Summer closing expected.
- Total Applications: 2      Total Acres: 140**

*Non-profit Applications*

- **K-J Farm** – Harmony Twp. (Approx. 104.72 ac.) \$3,175 CMV. Received draft survey. On hold pending litigation.
  - **Star D Farm** – Harmony Twp. (Approx. 46.74 ac.) \$6,900 CMV. Received draft survey. On hold pending litigation.
- Total Applications: 2      Total Acres: 152**

Waiting to Close (Final Legal Review):*County Applications*

- **Barton #1** – Mansfield/Independence Twps. (Approx. 35 ac.) CMV \$4,500. Received draft survey. Inspection performed.
  - **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 ac.) CMV \$4,800. Received draft survey. Inspection performed.
  - **Barton #3** – Mansfield/Liberty Twps. (Approx. 27 ac.) CMV \$5,800. Received draft survey. Inspection performed.
  - **Klimas** – Independence/Mansfield Twp. (Approx. 190 ac.) CMV \$3,700. Inspection performed.
  - **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Waiting to close. Inspection performed. Estate issues being worked out.
- Total Applications: 5      Total Acres: 407**

*Municipal Applications*

- **Campbell Foundry Company** – Hope (Approx. 170 ac.) – CMV \$2,000. Final Inspection performed.
- Total Applications: 1      Total Acres: 170**

Recent Closings:

- **Twin Brook Farm (Shoemaker)** – White Twp. (Approx. 22 ac.) CMV \$6,600. Closed on 7/6/16!

Pohatcong Contamination Area Projects:Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) CMV \$4,700 and \$6,244 estimated revised with removal of two lots.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500.  
**Total Applications: 2                      Total Acres: 112**

**Public Comment –**

Mr. Pohorely stated that he had checked on a farm that was preserved that was reported to have piles of soil. Upon inspection, Mr. Pohorely noted that there were piles of soil and that the landowner was making a pond. Mr. Pohorely noted that the SADC is okay with taking those pond spoils off of the property or dispersing them throughout the rest of the property. The mapping showed wetlands adjacent to the pond area.

**Adjournment:** A motion for adjournment was made by Mr. Baduini and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:57 pm.

Respectfully submitted,



Teresa Kaminski