

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

August 16, 2018

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.

Chairman Schnetzer led the Pledge of Allegiance.

Members present: Lou Baduini, Tim Bodine, Bradley Burke, Dave Dempski, Jason Menegus, Joel Schnetzer

Members absent:

Others present: C. Tierney, T. Kaminski Staff; Katrina Campbell, County Counsel; Robert Santini, Anthony Sposaro, Esq.; Mayor Jeff DeAngelis, Howard & Ruth Schutzbank. Tom Kenny, Mike Handel, Franklin Township.

Minutes of the meeting held on July 19, 2018 were approved on a motion by Mr. Baduini and seconded by Mr. Burke. Motion carries.

Correspondence: Noted

Public Comment Non-Agenda Items: Chairman Schnetzer open the comments up to the public. No comments.

Old Business:

O'Dowd Farms Remediation Status

Mr. Tierney stated that the remediation had been postponed because of the continual rain this summer and it has been rescheduled for August 23rd with a rain date of August 29th.

PVCA Update

Mr. Tierney stated that the SADC staff has completed the review and are compiling questions for appraisers. After the appraisers respond, then there will be another review.

New Business:

Resolutions

Certification of Commercial Farm Resolution #18-08 – New Village Farms, Santini, BL 39 L 6.03, Franklin Township, 12 acres

Mr. Menegus made a motion to memorialize the resolution of Commercial Farm for New Village Farms, owner Robert Santini, BL 39 L 6.03 in Franklin Township. The applicant provided all the required documents for certification. Mr. Bodine seconded the motion.

Roll Call: Mr. Schnetzer – abstain; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Dempski – yes; Mr. Burke – yes; Mr. Menegus – yes

Motion carries.

Chairman Schnetzer recused himself from the meeting as he stated that he has does business with New Village Farms in the past and intends to do so in the future.

Vice-Chairman Baduini took over the meeting.

RTF SSAMP Hearing -New Village Farms, Santini, BL 39 L 6.03, Franklin Township, 12 acres

Mr. Tierney stated that the SSAMP application is before the Board because the Township gave a driveway permit and then revoked it with a stop work order because the Township is characterizing the construction as a road. The applicant notified adjacent property owners within 200 feet, the municipality, NJDOT, SADC on August 2, 2018 and published on July 31, 2018 in the NJ Star Ledger newspaper regarding the Right-to-Farm Hearing as to whether the construction of the driveway is an allowable Agricultural Management Practice.

Mr. Sposaro, Mr. Santini's attorney stated that he has one witness to give testimony and stated that there were additional specific facts that are important to bring to the Board's attention. Mr. Sposaro called Robert Santini for testimony. Ms. Campbell swore in Mr. Santini for testimony.

Mr. Sposaro, asked Mr. Santini if he was the owner of New Village Farms, where it is located and kind of farming operation activities occur. Mr. Santini stated that his New Village Farms is located on 11 Stewartsville Road and a grain operation, mostly corn and soybeans around 2,000 – 3,000 acres and operated at this location since 1992. Mr. Santini stated that he has a problem getting his equipment out of his farm onto Route 57 from Stewartsville Road with 20 feet wide equipment. Photographs and aerials of the location of New Village Farms entrance and location of Stewartsville Road was had been provided to the CADB previously. Mr. Sposaro circulated one photograph to the public for their view. Mr. Santini stated that when you exit his property and turn to the right, it is the cross-section of Stewartsville Road and Route 57 which has a steep grade and limited site view to see oncoming traffic. Mr. Santini's reason for construction of his driveway was for safety matters.

Mr. Sposaro asked Mr. Santini if he used an Engineering Company to submit a driveway application to Franklin Township and questions concerning the application. Mr. Santini used Pequest Engineering and on his application, Mr. Santini marked that it was for commercial use and that the proposed use of the driveway was for granary, to take trucks back and forth. The location of the granary is on Block 34 Lot 10. The driveway is located on Block 39 Lot 6.03. Mr. Santini pointed both locations on an aerial map.

Mr. Sposaro asked Mr. Santini to clarify that the Franklin Township application was for the driveway on the Stewartsville Road section and Mr. Santini agreed. Mr. Sposaro also asked Mr. Santini that the driveway side on Route 57 was for the NJ DOT's jurisdiction and Mr. Santini agreed. Mr. Sposaro asked Mr. Santini that before he submitted the application to the Township, did he meet with Mr. Finelli on the subject property and Mr. Santini stated that they did meet on said property and walked the property together where they came to an agreement where the location of the Stewartsville Road side of the driveway entry/exit be located and the access location was used on the plan. Mr. Santini stated that he did discuss with Mike Finelli, Franklin Township Engineer, the intended use of the driveway which was for farm equipment and farm trucks to travel from his farm to Stewartsville Road to Route 57 and vice versa. Mr. Santini stated that Mr. Finelli raised no objection in March 2017 and that the application and discussion with Mr. Finelli is consistent in use and the application was approved shortly thereafter. Mr. Sposaro asked Mr. Santini between then and now, other than the June 7, 2018 Stop Work Order, did he receive any communication from the Township expressing any concern over the construction. Mr. Santini replied that he did not receive anything other than the June Stop Work Order.

Mr. Sposaro asked Mr. Santini if he engaged the services of an Engineering Company for the NJ DOT application. Mr. Santini replied that he used Pequest Engineering and received an access permit for Route 57 from the NJ DOT. Mr. Sposaro asked if Mr. Santini met a DOT representative after the application was submitted and before receiving the approval. Mr. Santini stated that he did meet on site with a NJ DOT representative, whose first name was Allah, who looked at his farm, equipment and trucks and agreed that there was a problem with Stewartsville Road. Mr. Sposaro asked Mr. Santini if the NJ DOT representative was fully aware of the intended use of the driveway and Mr. Santini replied yes.

Mr. Sposaro asked after receiving both permits, one from Municipality and one from NJ DOT, did Mr. Santini invest money into those improvements of the driveway. Mr. Santini stated that he spent \$30,000 in Engineering fees and \$50,000 for road construction and that the only thing left to construct is the apron on the Stewartsville Road side, but that wasn't done because of the Stop Work Order. The NJ DOT has inspected the Route 57 side and approved it.

Mr. Sposaro asked if Mr. Santini's neighbors have come to him with concerns over the driveway. Mr. Santini responded that the neighbors stated that there was going to be noise and that it would hurt the value of their house by having the driveway at that location.

Mr. Sposaro was done questioning Mr. Santini.

Mr. Baduini asked Mr. Santini if the DOT permit was rescinded. Mr. Santini replied, no. Mr. Sposaro stated that the June 7th letter from the Township Attorney, Kevin Benbrook requested that the DOT revoke permit, but that it did not.

Mr. Menegus asked Mr. Santini if he could not turn left out of Stewartsville Road onto Route 57 with his equipment. Mr. Santini replied that he could not. He also asked if a barn structure was on the property, would that be beneficial to the driveway. Mr. Sposaro stated that a driveway under the Land Use Act is considered a structure. Mr. Menegus had stated that he has seen farmers that have a nurse operation have multiple driveway through fields to roads for their traffic. Mr. Sposaro stated that Mr. Santini did everything right, he didn't just lay some gravel and start using the property, but got all the required permits and professional services for construction.

Mr. Dempski asked about what would happen if he could not use the driveway and Mr. Santini replied that he would pray that he did not hit anyone and no one would hit him. Mr. Dempski asked if he ever turned left onto Route 57 and Mr. Santini replied that he can only turn right and with the equipment that he has, cannot turn left onto Route 57 from Stewartsville Road. Mr. Dempski asked if it was solely for his use or for additional suppliers. Mr. Santini stated that it was solely for his use with approximately 30 pieces of equipment that included planters, tractors, combines and trucks. Mr. Dempski asked that if the driveway would have a net increase on the traffic to the farm and Mr. Santini replied that it would not and that it was constructed for safety reasons.

Mr. Menegus asked if Mr. Santini knew how many accidents have been there and Mr. Santini replied quite a few, but did not know the number.

Mr. Bodine asked Mr. Santini if New Village Farms ever had an accident there and Mr. Santini replied no.

Mr. Burke asked if the driveway was two lanes. Mr. Santini replied that it was a single lane with a couple places to pass. Mr. Burke stated that the Engineering sketch looked like it was 2 lanes. Mr. Santini stated that it was for passing in some areas. Mr. Burke asked the width of the driveway and Mr. Santini replied around 20-25 feet, but he'd have to look at the plan. Mr. Menegus stated that the plan has it as 14 feet width.

Mr. Bodine asked Mr. Santini how much traffic would be on the driveway during the day. Mr. Santini replied it would be seasonal, mostly during the Spring and Fall during daylight hours and not used much the rest of the year.

Mr. Menegus asked if other vendors or suppliers would use the driveway and Mr. Santini responded that it is not a public road, but private and no one else but his vehicles from his farm operation would use the driveway.

Mr. Bodine asked if there was a gate. Mr. Santini replied that there is a gate, but it is not electronic and that it would require a monitor on each truck and piece of equipment for an electronic one.

Mr. Burke asked if Mr. Santini thought the objection from the neighbors for the increased traffic was just to the fact that without this driveway, the vehicles would be traveling in the other direction bypassing the houses on Stewartsville Road that would be passed to get to the driveway, and increase traffic. Mr. Santini replied that it was the same amount of traffic that travels on Stewartsville Road and his busiest time would be in the fall when he is harvesting the crop.

Vice-Chairman Baduini asked if there were no more questions from the Board and the Board was finished with questioning Mr. Santini. There were no more questions from the Board so Vice-Chairman Baduini opened it up to the public for questioning.

Mr. Jeff DeAngelis, Franklin Township Mayor and Franklin Township Representative for the meeting also stated that Franklin Township Attorney, Mr. Kevin Benbrook was asked to be present but did not come to meeting so the Township does not have legal counsel at this time. Mayor DeAngelis agrees with much of Mr. Santini's testimony and representation, but stated that there were a couple of exceptions. Mayor DeAngelis stated that there was no notice before the Township for the construction of the driveway. Mr. DeAngelis asked Mr. Santini if notice was provided to the Town and to neighbors within 200 feet of property before he started construction on said driveway or was that provided after we asked. Mr. Sposaro stated that he did not know the answer, but that the permit includes no such requirement. Mayor DeAngelis did not have a copy of the Municipal or DOT application or permits and did not have a letter from the NJ DOT stating it does not authorize the driveway without the Township's permission. Mayor DeAngelis stated the Township was without legal representation, but thought that the Township attorney would come to this meeting and that this was just a discussion with the Board about the driveway and that the letter from the attorney today would be sufficient. Mr. Sposaro stated that Mr. Santini noticed for the hearing and that is why they were here tonight and Mr. Benbrook was aware of the meeting and sent a letter today to the CADB with a response, but did not indicate that he was not available and did not ask that the matter be carried until he could be available. Mr. Sposaro stated that this was political, that the Township had already approved it, it was almost complete, the public complained, the permit was revoked, and now the Township wants Mr. Santini to have a Site Plan Approval and go before the Township. Mr. Sposaro stated that the Right-to-Farm Act was amended so that farmers are entitled to a Site Specific Approval if granted by the CADB and not required to go back to the Municipality.

Mr. Baduini asked the Mayor why Mr. Benbrook was not here and could he have sent someone else. Mayor DeAngelis responded that Mr. Benbrook is a one-member team, that he had a conflict, and that there was no one else to send from his office because his father, who is also an attorney, was retired from practice and sick. Mr. Dempksi stated that in Chapter 67 of the Franklin Township Code, it does not require public notification for driveway permit, but no indication on how long a driveway could be. Mayor DeAngelis stated that the question is what is the difference between a driveway and roadway and there is a clear difference between a driveway and a roadway based on our Township Zoning Ordinances. Mr. DeAngelis stated that if it was a driveway going into the block and lot, he doesn't think that it would be an issue, but because it is a connected road, concerned about traffic and safety and understands Mr. Santini's position concerning safety, that the Stewartsville Road exiting to Route 57 is a very sharp turn. Mr. Dempksi read from the Township Ordinance definition of a Roadway which it states "The portion of a public road right-of-way on which travel is conducted," but Mr. Dempksi stated that this road is a private road. Mr. Sposaro stated that this a driveway, not a public road. Mr. Burke stated that a 14 foot wide road does not support a public road. Mr. Sposaro stated that Mr. Finelli did not make a mistake issuing the driveway permit and knew exactly what was going on. Mayor DeAngelis stated that he had nothing more to say.

Mr. Tom Kenny, 14 Stewartsville Road, agrees with both sides of contention, but one thing has come up, and asked if it was a driveway or a road because it was connecting two roads together. Mr. Kenny states that it connects a State Road to a Township Road, so in his opinion, it is a road and not a driveway. Mr. Kenny stated that the intersection of Stewartsville Road and Route 57 is highly dangerous and that the driveway should be made into a real road by the Township and to get rid of the hair pin intersection. Mr. Kenny would rather take Mr. Santini's farm road to take a left onto Route 57 than exit from Stewartsville Road to Route 57.

Mr. Menegus asked if it would be possible if it became a Township road in the future. Mayor DeAngelis stated that it has never been brought up at the Township Committee and this is the first discussion regarding this. Mr. Santini replied that when he first started the process, Mr. Finelli stated that it would be good for Township, but there's no money at this time. Mr. Sposaro stated that the Township has the right of condemnation if they wanted to acquire this piece of property to construct a road if they chose to do so, but they have chosen not to and that Mr. Santini has taken a sensible approach keeping public health and safety in mind. Mr. Santini stated that he would be willing to listen to the Township if they became interested at a later date.

Ruth Schutzbank, 25 Stewartville Road, stated that 18 months ago Mr. Santini and Mr. Finelli explained about a proposed road, not a farm driveway to her when she met them on the property. The property and driveway is located directly across from her house and she stated that it would be negative effect on her house value and also with noise and wanted to know why she didn't receive notification on the construction. Mr. Santini replied that on a private driveway don't need to provide notification. Mrs. Schutzbank and her husband went to the Township meeting and expressed their concerns and it has escalated. Mrs. Schutzbank stated that they had a meeting with Mr. Santini and his wife, but unfortunately, although it was very friendly, there was no point of resolution or agreement. Mrs. Schutzbank Mr. Santini stated that he and his wife met with Mrs. Schutzbank over her concerns but that they did not come to any agreement. Mrs. Schutzbank main concern is that these big trucks exit his farm, that many make a left out of the farm location that do not have to go onto Route 57, but travel in the other direction on Stewartville Road and go under the Rail Road pass. Mrs. Schutzbank walks Stewartville Road every day and stated that the drivers are friendly and clear out of her way and states that she has a pretty good idea of the traffic on that road. Mrs. Schutzbank stated that the trucks filled with grain or corn travel make a left out of the farm and travel on Stewartville Road and go under the Rail Road pass and they have access to Route 57 that way without making the dangerous left onto Route 57 from Stewartville Road intersection. Mr. Santini responded that the underpass is 11 feet, the lower trucks will go that way, but the higher trucks can't go underneath there neither can all of his equipment. Mrs. Schutzbank stated that she sees the bigger trucks go under the underpass and perhaps should be more selective as to what goes through there. Mrs. Schutzbank stated that Stewartville Road is a little country road that goes directly to ShopRite and Home Depot, etc and that the tech and college students travel that road to get to their job and the road is already heavily traveled. Mrs. Schutzbank stated that this is anticipating more traffic with the trucks and that the road is not safe and does not improve safety of Stewartville Road. Mrs. Schutzbank stated that the trucks exit from the constructed driveway first have to downshift, come to a complete stop, then gradually come out and the line of sight of Stewartville Road of that area is uphill so the line of sight is poor, but not as bad as what is currently at Stewartville Road – Route 57 exit. Mrs. Schutzbank stated that she can barely get out of her garage, driveway onto Stewartville Road without a car being behind her and some cars have gone around her. Mrs. Schutzbank stated that the Road is not a safe road to begin with and that there are many hazards. Mrs. Schutzbank understands what Mrs. Santini stated in regards to safety for this driveway for his trucks exiting onto Route 57, but this driveway does not improve the safety of Stewartville Road where the State Police are constantly patrolling and giving out tickets. Mrs. Schutzbank stated that she thinks that we are compounding a bad issue and that she, unfortunately, lives right across the street and that the other factor is that they harvest from August until November 15th until 11 pm at night and she has to hear traffic noise and look out the window and see all the headlights and it affects her quality of life and that she should be compensated and rectified. Mrs. Schutzbank feels that it should be delayed and reviewed further.

Mr. Michael Handel, 15 Stewartville Road, stated that where his house is situated is between New Village Farms entrance and the proposed driveway. Mr. Handel wanted to speak for the benefit of the proposed driveway despite the change to the traffic pattern in front of his house. In his opinion it benefits all drivers on Stewartville Road, not just Mr. Santini's drivers as it alleviates his congestion, it only helps everyone coming from that direction and would like to see future investment as a Municipal Road.

Vice-Chairman Baduini has closed the public comment and asked if the Board had any more questions.

Mr. Menegus asked if anyone talked to Mr. Santini about headlights in their houses or berms or trees and Mr. Santini stated no.

Mr. Bodine asked if the Township looked at the site distance and Mr. Santini replied that Mr. Finelli marked out the location and that it meets code.

Ms. Campbell stated that the Board had to address whether or not to decide to take jurisdiction and pointed out that Mr. Benbrook's letter argued that the Board did not have jurisdiction because these two properties are not adjacent to one another and do not consider them as one farm unit. Ms. Campbell stated that Mr. Sposaro and Mr. Santini gave testimony that the health and safety requirements have been met and signed off by the Township and the NJ DOT. Ms. Campbell stated that Mayor DeAngelis and the neighbors have testified on their opinion of the situation. If the Board then takes jurisdiction, it should then discuss if all the health and safety requirements were met.

Mr. Sposaro had stated a farm management unit can consist of lots divided by roads that are not contiguous. Mr. Sposaro stated that Mr. Santini was completely transparent in his application that he submitted to the Municipality that the driveway was going to provide access to another property and identifies it by Block and Lot on the application and states that the Board has jurisdiction.

Mr. Dempski asked Mr. Sposaro to define warehouse in terms of Mr. Benbrook's letter and quoted from Franklin Township Zoning Ordinance 67 – Industrial Driveway "One directly service substantial numbers of truck movements to and from loading areas of an industrial facility, warehouse or truck terminal." Mr. Dempski was concerned that the nature of the primary farm operation was any of those three uses. Mr. Sposaro stated the farm has storage buildings and silos and some people can look at that as a warehouse and it is a commercial business in terms of engaging in it for dollars that it somehow superimposes other different requirements, but he does not think so and the Township application distinguishes between residential, commercial and industrial. Mr. Santini checked off Commercial, not industrial on the application and that application was approved by the Township Engineer. Mr. Sposaro pointed out the application to the Board to either choose, Residential, Commercial or Industrial.

Mr. Menegus made a motion to take jurisdiction for this New Village Farms Site Specific Agricultural Management Practice Application and Right-to-Farm hearing which was seconded by Mr. Burke.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Dempski – yes; Mr. Burke – yes; Mr. Menegus – yes

Motion carries.

Ms. Campbell stated that since the Board granted Right-to-Farm protection to the applicant, it must find whether the proposed activity satisfies all health, safety and welfare issues.

Comments from the Board:

Mr. Bodine stated that it was safer as testified by almost everyone.

Mr. Burke stated that in his limited experience for a driveway permit that sight distance, direction of access should have been considered by the Township and the NJDOT before a permit was issued. In his opinion the safety factor has been met in both cases.

Mr. Dempski stated it was not Mr. Santini's responsibility to reroute the State Highway and Township Road, but still has a right to make sure that his property has the best possible route and that further down on Stewartsville Road, it is mostly farmland, an agricultural area. Mr. Dempski also stated that part of living in an agricultural community was the existence of farming activity and that the driveway is a public benefit to have and that the township ordinance did not require public notification and that Mr. Santini followed all regulations for the State which is tougher in terms of rules than the Township.

Mr. Menegus agreed to what Mr. Dempski stated and would not personally want to make a left turn, let alone a right turn, from Stewartsville Road onto Route 57 and he has seen many accidents there over the years. Mr. Menegus has also seen many farms in this State and across the Nation that do not have structures on the properties with driveways and that it was very common for farmers to get to their next piece of property.

Ms. Campbell stated that it appears that the Board is inclined to provide the applicant with Right-to-Farm Protection and not inclined to send applicant back to Township for health, safety and welfare because all of those concerns for Township and State have been met by the applicant. Ms. Campbell stated that the Board can make a motion to grant Right-to-Farm Protection under the Right-to-Farm Act and decide whether to formally call this a driveway, farm lane or private road.

Mr. Dempski made a motion to grant Right-to-Farm protection to applicant, New Village Farms, owners Robert and Sharon Santini, Block 39 L 6.03, Franklin Township, for the private farm lane road which is connected to Route 57 and Stewartsville Road under the Right-to-Farm Act and is a benefit to the community and improves safety on the operations of the farm. Mr. Menegus seconded the motion.

Roll Call: Mr. Bodine – yes; Mr. Baduini – yes; Mr. Dempski – yes; Mr. Burke – yes; Mr. Menegus – yes

Motion carries.

Ms. Campbell noted for clarification that when the resolution is written it will be referred to as a private farm lane. Vice-Chairman stated that was correct.

Chairman Schnetzer took his position on the Board.

SADC vs. den Hollander

The Board and Ms. Campbell discussed the State Supreme's Court decision on the den Hollander case in where the ruling was in favor of the SADC and Franklin Township, Hunterdon County, and that Mr. den Hollander is required to put the soil back for removing the soil to construct greenhouses. Ms. Campbell stated that the State Supreme Court's ruling was that the SADC should create regulations so that they do not have to make these decisions, however, what Mr. den Hollander did, was so egregious, that something had to be done.

Mr. Tierney stated that there was still no clear standard and that farmers on preserved land don't know what is permissible and what is not.

Ms. Campbell stated that if this case was not so egregious, the SADC would not have won, because there are no regulations to follow.

Mr. Burke stated that a the NJFB representative at the Ag Board Meeting commented that in this specific case, the soil was destroyed on a large scale and that in this case, it needed to be remedied, but the SADC needs to be more responsible in laying out the groundwork with more clarification.

Ms. Campbell stated that she had a conversation with the SADC a long time ago about this and that their position was that they did not need to have clear rules at the time when you preserve your farm because there is a paragraph in the Deed of Easement which states that you agree to comply with any rule which they make. Ms. Campbell stated that the SADC's Deed of Easement violates the NJ contract laws because the signee should know what they are agreeing to and giving up for the money and as to what the exact terms are in the agreement.

Water Tower, Washington Township

The Board would like Mr. Tierney to contact Steve Bruder, SADC regarding this matter.

Roes Island Wetlands

Mr. Burke stated that Freeholder Director Smith is having the Warren County Mosquito Control Commission keep track of the treatment and control of the amount of money that is spent for this particular property and that it has received a lot of attention this year already.

Administrator's Report: Mr. Tierney went over the report.

New Applications:

County Applications

- **Beatty North** – Greenwich (Approx. 86 ac.) Processing application.
- **Beatty South** – Greenwich (Approx. 57 ac.) Processing application.
- **Noel** – Franklin Township (Approx. 44 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.
- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.
- **Pereira** – Franklin Township (Approx. 30 ac.) On hold pending SADC PVCA review. Submitted application to Highlands Open Space Grant Program.

Total Applications: 5 Total Acres: 209

Municipal Applications

Total Applications: 0 Total Acres: 0

Non-Profit Applications

Deer Haven Farm – Frelinghuysen Township (Approx. 15 ac.)

Pipers Hill Farm – Washington Township (Approx. 27 ac.)

Total Applications: 2 Total Acres: 42

Awaiting Green Light Approval:

Total Applications: 0 Total Acres: 0

Received Green Light Approval:

County Applications

- **Anema, Kris** – Washington (Approx. 20 ac.) Appraisals underway.
- **Dykstra** – Mansfield Township (Approx. 209 ac.) SADC CMV for September Meeting.
- **Haydu** – Harmony Township (Approx. 46 ac.) CMV \$4,900. Sent landowner offer letter; waiting for response.
- **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) SADC CMV for September Meeting.
- **Hoffman-LaRoche** – White (Approx. 93 ac.) Appraisal resolutions for 8/22/18 Freeholder Agenda.
- **Route 57 Partnership** – Franklin Township (Approx. 70 ac.) RFP's out for quotes.

Total Applications: 6 Total Acres: 545

Municipal Applications

Total Applications: 0 Total Acres: 0

Non-Profit Applications

- **Heeres** – Harmony Twp. (Approx. 67 ac.) CMV \$3,800. Landowner accepted offer. Contract out for signatures.
- **Hensler** – White Twp. (Approx. 40 ac.) CMV \$3,700. Landowner accepted offer. Contract out for signatures.

Total Applications: 2 Total Acres: 107

State Applications

- **Anema, Ralph** – Washington (Approx. 115 ac.) Appraisals underway.

Total Applications: 1 Total Acres: 115

Received CMV & Offer Made:

County Applications

- **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100. Received signed contract. RFP's out for survey & title work ordered.

Total Applications: 1 Total Acres: 100

Under Contract (Title Search & Survey):

County Applications

- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Highlands Application has been submitted.
- **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Council has issue with exemption on this property, trying to get a waiver for the HPAA permits. Inspection performed. Highlands Application has been submitted.

Total Applications: 2 Total Acres: 118

Municipal Applications

- **Mazza** – Knowlton (Approx. 21 ac.) CMV \$4,850. Received signed contract.
 - **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Survey underway. Ordered Title Search.
 - **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Survey underway. Ordered Title Search.
- Total Applications: 3 Total Acres: 144**

Non-Profit Applications

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Survey underway.
- Total Applications: 1 Total Acres: 251**

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

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900/\$2,000. Tim Matthews purchased property. Need new deed.
 - **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.
- Total Applications: 2 Total Acres: 150**

Municipal Applications

- **DeBoer** – White Twp. (Approx. 56 ac.) CMV \$5,100. Grant Agreement received; note needed on survey per Engineering.
 - **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700. Received Highlands Grant. Received final survey. Engineering gave ok on survey.
- Total Applications: 2 Total Acres: 148**

Non-Profit Applications

- **Shoemaker I** – White Twp. (Approx. 115 ac.) CMV rcvd (\$5,650) Survey underway.
 - **Shoemaker II** - White Twp. (Approx. 12 ac.) CMV \$5,000. Survey underway.
 - **Tjalma II** – Harmony Twp. (Approx. 61 ac.) CMV rcvd (\$4,900) Survey underway. Engineering department reviewing survey.
- Total Applications: 3 Total Acres: 188**

Recent Closings:

- None

Pohatcong Contamination Area Projects:SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$2,325/ac. being reviewed.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$3,750/ac. being reviewed.
- **Myers/Toretta #1**– Franklin Township (Approx. 38 acres) Applicant wants to do an agricultural lot line adjustment and submit the portion of the parcel that is not in the PVCA for preservation. Submitted application to Highlands Open Space Grant Program.
- **Myers/Toretta #2** – Franklin Township (Approx. 48 acres) Submitted application to Highlands Open Space Grant Program.
- **Tasevski** – Franklin Twp. (Approx. 87 ac.) Submitted application to Highlands Open Space Grant Program.

Received CMV & Offer Made:

- **Crouse, Jennie** – Washington Twp. (Approx. 90 ac.) Landowner accepted offer of \$4,700 for development easement and Highlands Open Space Grant is matching up to 50%. Survey expected soon.

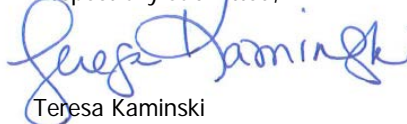
Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Awaiting valuation analysis. Federal Appraisal of \$4,500/ac. being reviewed. Landowner accepted Highlands Open Space Grant matching up to 50%. Received updated signed contract. Trying to coordinate documents for closing. Issue regarding outstanding mortgage not cancelled.
- Total Applications: 7 Total Acres: 665**

Public Comment – Chairman Schnetzer noted that no one was in the audience to open it up for public comment.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:56 pm.

Respectfully submitted,



Teresa Kaminski