

## **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

### **Meeting Minutes**

**August 18, 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 7:38 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, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: Dave Dempski

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

Chairman Schnetzer led the Pledge of Allegiance.

**Minutes** of the meeting held on July 21, 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 Roes Island submitted their brief and that both parties are scheduled to go before Judge Pursell on September 7<sup>th</sup>.

**New Business:**

#### **Race Farm Increase**

Mr. Tierney stated that based on the tax maps, the farm had an estimated 82.4 net acres (with the 3% buffering added for final survey acres) at \$5,700 an acre, which was approved by resolutions for cost-share by the CADB and Freeholders with a total easement price of \$469,680 with WC cost-share at \$160,680. Mr. Race is changing the exception areas from an estimated 4.25 acre severable size to 3 acres and the 1 ½ acre non-severable is being reduced to 1 acre. The surveyed acres on the property is 90.666. The reduction in the exception areas put the easement now at 86.666, which is 4.27 acres more than what was encumbered. The acreage increase brings the total price to \$493,996 with WC cost-share increased by \$8,326.50 for total WC cost-share at \$168,998.70. Mr. Baduini made a motion to approve the increase in the cost-share on the Sam & Jean Race Farm in White Township and to recommend to the Freeholders. Ms. Willever seconded the motion.

Roll call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Ms. Willever – yes; Mr. Menegus - abstained

#### **Highlands Council Applications**

Mr. Tierney stated that there is \$9 million available in funding for both open space and farmland preservation through the Highlands Council Open Space Matching Grant Application. The Council will provide up to 50% matching grant on projects. Mr. Tierney proposed the Board consider applying for the following farms:

- Apple Mountain, White – Preservation Area. High Agricultural Resource & Priority Areas. Under contract, not enough SADC funds. Application sent to landowners for signature.
- Carl & Jennie Crouse, Washington – Planning Area, High Agricultural Resource & Priority Areas. Under contract, Pohatcong Valley Contamination Area. SADC rescinded CMV amount and will not preserve farm. Asking Highlands to consider 24 currently available water service units from NJ American Water.
- Skip Smith #2, Franklin – Preservation Area. High Agricultural Resource & Priority Areas. Under contract, Pohatcong Valley Contamination Area. SADC rescinded CMV and will not preserve farm. Application sent out for landowners' signature. Asking Highlands to consider 24 currently available water service units from NJ American Water.
- Hart #1, Franklin – Pohatcong Valley Contamination Area. Planning Area. High Agricultural Resource & Priority Areas. Albert Hart requested to apply this farm.
- Hart #2, Franklin – Pohatcong Valley Contamination Area. Planning Area. High Agricultural Resource & Priority Areas. Albert Hart requested to apply this farm.
- 715 Harmony Station Road, Harmony – Planning Area. High Agricultural Resource & Priority Areas.
- Burke/Dinsmore #1, Harmony – Preservation Area. High Agricultural Resource & Priority Areas. Under contract. SADC funding allocated.

- Burke/Dinsmore #2, Harmony – Preservation Area. High Agricultural Resource & Priority Areas. Under contract. SADC funding initially allocated, but exception area removed so need new CMV and likely to increase price per acre.
- O'Dowd, Greenwich – Planning Area. High Agricultural Resource & Priority Areas.
- O'Dowd South Farm, Franklin & Greenwich – Planning Area. High Agricultural Resource & Priority Areas.

Mr. Burke arrived at the meeting and took his place on Board. The members discussed the projects.

Chairman Schnetzer stated that he wanted to make Crouse & Smith a priority and then to fund the Pohatcong Valley Contamination Area affected applications. Chairman Schnetzer stated that he contacted Kerry Green from The Highlands Council and she stated that an executive order lets them reach out into the Planning Area and to put the same restraints as in the Preservation Area on properties. Chairman Schnetzer would like to meet with The Highlands Council regarding the water restriction in the Pohatcong Valley Contamination Area. Chairman Schnetzer talked to a Jim Hutzelmann, a Water Resource Specialist for the Highlands Council and did not get any additional information. Chairman Schnetzer stated that Washington Township Committee invited the EPA to make a presentation on the Pohatcong Superfund and the EPA representative was unable to answer how water would be made available to these properties. Chairman Schnetzer called Susan Payne, Executive Director of the SADC and she said that the County should have used the EPA settlement money towards farmland preservation instead of open space. Mr. Tierney clarified that the EPA funding provided was through a Supplemental Environmental Project (SEP) that could not be used for farmland preservation.. Chairman Schnetzer has set up a meeting with Margaret Nordstrom, Executive Director, of The Highlands Council on September 9<sup>th</sup>. Chairman Schnetzer stated that he contacted Barbara Davis from The Land Conservancy of NJ who is updating our Comprehensive Farmland Plan regarding farmland assessed property in Washington and Franklin. There are ten million dollars of farmland assessed properties in Franklin and Washington Townships. Chairman Schnetzer stated that each agency seems to be pointing the finger at another one regarding the water restriction and SADC accusing Warren County of not using the EPA settlement funds to preserve farmland.

Mr. Menegus made a motion which was seconded by Mr. Burke regarding Chairman Schnetzer and Mr. Baduini to attend a meeting with The Highlands Council to discuss the Pohatcong Valley Contamination Area water capacity.

Roll call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Ms. Willever – yes; Mr. Menegus – yes

Mr. Burke had stated that Freeholder Smith was trying to set up a meeting with the DEP regarding the Pohatcong Valley Contamination Area water capacity restrictions.

Mr. Baduini made a motion which was seconded by Tim Bodine to recommend all applications to the Freeholders to approve for submission of Highlands Council Open Space Matching Grant Program and the CADB to prioritize applications for funding at next meeting.

Roll call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Ms. Willever – yes; Mr. Menegus – yes

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

#### New Applications:

##### *County Applications*

- **Haydu** – Harmony Township (Approx. 46 ac.) Not currently on our target list because it is made up of 6 smaller lots.

**Total Applications: 1            Total Acres: 46**

##### *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.)

\*CADB to decide whether to apply for Highlands grant?

**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.  
\*CADB to decide whether to apply for Highlands grant?
- **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.  
\*CADB to decide whether to apply for Highlands grant?
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) CMV \$6,100. Applicant removed exception area. Sent revised appraisals to SADC for new CMV. \*CADB to decide whether to apply for Highlands grant?
- **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.
- **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. Will apply for Highlands grant.
- **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 ac.) ROW dedications prior to easement executed.
- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 ac.) ROW dedications prior to easement executed.
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Provided revised CMV to landowner.  
\*CADB to decide whether to apply for Highlands grant.
- **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 being revised. \*CADB to approve funding increase.
- **Total Applications: 8      Total Acres: 634**

*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*

- **Bartha** – White/Oxford Twps. (Approx. 40 ac.) CMV \$4,500. Seeking SADC competitive funds. Inspection performed.
- **Barton #1** – Mansfield/Independence Twps. (Approx. 35 ac.) CMV \$4,500. Survey being revised. Inspection performed.
- **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 ac.) CMV \$4,800. Survey being revised. Inspection performed.
- **Barton #3** – Mansfield/Liberty Twps. (Approx. 27 ac.) CMV \$5,800. Survey being revised. 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: 6      Total Acres: 447**

*Municipal Applications*

- **Anita (High Acres) Farm** – Blirstown Twp. (Approx. 121 ac.) CMV \$4,800.
  - **Campbell Foundry Company** – Hope (Approx. 170 ac.) – CMV \$2,000. Final Inspection performed.
  - **Croucher** – Blirstown (Approx. 90 ac.) – CMV \$4,100.
- Total Applications: 3                      Total Acres: 381**

Recent Closings: None

Pohatcong Contamination Area Projects:Awaiting Greenlight with SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres)  
\*CADB to decide whether to apply for Highlands grant.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres)  
\*CADB to decide whether to apply for Highlands grant.
- **Tasevski Farm** – Franklin Twp. (Approx. 87 acres)  
\*CADB to decide whether to apply for Highlands grant.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Will apply for Highlands grant.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Will apply for Highlands grant.

**Total Applications: 4                      Total Acres: 492**

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**Public Comment** – None

**Adjournment:** A motion for adjournment was made by Mr. Burke and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 9:15 pm.

Respectfully submitted,



Teresa Kaminski