

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

August 20, 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, Tim Bodine, Bradley Burke, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent:

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

Minutes of the meeting held on July 16, 2020 were approved on a motion by Mr. Baduini and seconded by Mr. Bodine.

Correspondence: The Board agreed that the draft letter for Redevelopment of Farmland that Mr. Tierney sent out for their review was sufficient.

Public Input (Non-agenda Items): No other callers were on the line when Chairman Schnetzer opened the meeting up for public comment non-agenda items.

Old Business:

Pipers Hills Farms, LLC, TLC-NJ Non-Profit, BL 48 L 72, Washington Township, approx. 28 gross acres

Mr. Tierney stated that there were still deficiencies that the landowner was working on improving.

Possible Deed of Easement Violations

- **O'Dowd West & East Farms, Franklin & Greenwich Townships** – Mr. Tierney stated that there have been no more complains; he will follow up after the crops are harvested.
- **Getto, Mansfield Township** – Mr. Tierney stated that the NJ Department of Agriculture and the Health Department were out at the farm and immediately issued a cease and desist order. The NJ Department of Agriculture would like the landowner to complete a nutrient management plan. There were County Health violations as well. The landowner has retained an engineer to have septic and storage tank installed. There has been no response to the Department of Land Preservation's letter for violation of Deed of Easement.
- **Bogyos/Steinhardt, Franklin Township** – Mr. Tierney was notified by a neighbor of an application with Franklin Township Land Use Board for an ultralight application. Mr. Tierney notified the LUB and the landowner's attorney that the proposed airfield would violate the deed restrictions, per the explanation Mr. Tierney received from SADC. 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. The Township was favorable to the landowner for the application. The landowner has applied to the state for an aeronautical license. Mr. Tierney said that the SADC stated that it would be prohibited. Mr. Tierney is waiting for Mr. Roohr from the SADC to get back to him regarding this issue.

New Business:

CPIG Application Approval to send to SADC for Green Light Approval

McEvoy #1, BL 18 L 58, BL 13 L 11, 11 Q, White Township, approx. 102 acres

This application has a CADB rank score of 46.53, has 9.33 Prime Soil acres, 59.68 Statewide Soil acres and is 53.87% tillable with 47.08 cropland harvested acres and 40.32 acres of woodland. There is one severable exception of 4.59 acres around existing 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.

McEvoy #2, BL 13 L 11.01, White Township, approx. 20 acres

This application has a CADB rank score of 64.49, has 11.96 Prime Soil acres, 6.42 Statewide Soil acres and is 57.16% tillable with 11.37 cropland harvested acres and 8.52 acres of woodland. There is one non-severable exception of 1 acre 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 Mrs. Watters seconded. Motion

Administrator's Report

Mr. Tierney stated that the 7 Old Orchard Road, LLC (Khan) CFIG application, BL 1201 L 1, Hardwick Township, approx. 75 acres had rejected the CMV offer of \$3,200/acre. Mr. Tierney had spoken with Hardwick Township Mayor Duffy and the Open Space Co-Ordinator about covering the cost-share of \$600 for the highest appraisal value of \$4,000/acre. A contract has been sent to Mr. Khan to discuss with his partners. Mr. Baduini inquired about getting the cost-share in writing from the Township. Mr. Tierney stated that he has an email and that it would be most likely reflected in the Township's minutes.

Mr. Bodine inquired about the survey review status by the Engineering Department for the Kitchen farm in Knowlton Township. Mr. Tierney had stated that the County Engineering Department requested that the survey be revised to note that future access improvements will require County approval.

Mr. Bodine had inquired about the Stampone property in Knowlton as Mr. Stampone is now deceased. Mr. Tierney stated that the Estate has retained an attorney who has been in touch with Ms. Campbell. The Estate desires to proceed with the preservation and they need to get the inheritance tax waivers. There is also another landowner, Mr. Carlos Aguero, CDEK, LLC who also wishes to proceed with the preservation.

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) Sent to SADC for GLA.

Total Applications: 4 Total Acres: 305

Non-profit applications

- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 135.54 acres)
- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres)
- **Mt. View Farms** - Franklin Township (Approx. 55.30 acres)
- **Santini Home Farm** - Franklin Township (Approx. 39.905 acres)
- **Silver Pine Farm, LLC** – Frelinghuysen Township (Approx. 33.23 acres)
- **Stecker** – Harmony Township (Approx. 18.988 acres)

Total Applications: 6 Total Acres: 316.943

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:

Total Applications: 0 Total Acres: 0

Received Green Light Approval:

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres)

Total Applications: 1 Total Acres: 123

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. Contract sent out.

Total Applications: 1 Total Acres: 100

Non-Profit Applications

- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200.
- **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: 3 Total Acres: 163

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. Engineering signed off, sent final survey to SADC for review.
- **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. Survey sent to Engineering for review.
- **Smith, John & Jean #2** – Harmony Twp. (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved. Received recorded subdivision deeds. Survey sent to Engineering for review.

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. Waiting for survey and title.

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. Mr. Stampone passed away.

Total Applications: 6 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

- **Hidden Woods Farm (Rogers)** – Frelinghuysen Twp. (Approx. 107 ac.) CMV \$4,150. Survey sent to Engineering for review on 6.4.20.
- **Murlan Farm (Murphy)** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Survey completed. SADC Preliminary Review. One landowner passed away.
- **Navesink Roots (Black)** – Hardwick Twp. (Approx. 24 ac.) CMV \$4,100.

Total Applications: 3 Total Acres: 382

Recent Closings:

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. Waiting to hear from Highlands on Grant.
- **O'Dowd South** – Franklin & Greenwich Township – (Approx. 132 ac.) Applied for Highlands Grant. Inspected by HC staff. Waiting to hear from Highlands on Grant.

Total Applications: 7 Total Acres: 450

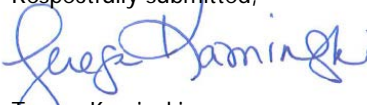
2020 Closings YTD: 4 farms totaling 531.591 acres
Program Totals: 300 farms totaling 26,397 acres

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

Mr. Menegus inquired about when we would be able to have the two outstanding RTF Hearings. Mr. Tierney stated that he would ask the County Administrator if we could have the hearing, with proper social distancing, at our regular meeting room next month. If that is not allowed there are outside pavilions in parks that have lighting and also could start the meeting an hour earlier. All Board members stated that they were ok with meeting in person.

Mr. Tierney stated that a new Public At Large Member will be appointed to the Board, Bob Nyland of Oxford at the first September Freeholder Meeting.

Adjournment: A motion for adjournment was made by Mr. Bodine and seconded by Mrs. Watters. Motion carries. Chairman Schnetzer adjourned the meeting at 7:50 pm.

Respectfully submitted,

 Teresa Kaminski