

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation
P.O. Box 179
500 Mt. Pisgah Avenue
Oxford, NJ 07863

**Meeting Minutes
August 21, 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 7:35 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, Joe Gourniak, Jason Menegus, Joel Schnetzer

Members absent: Frank Gibbs, Wendy Willever

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

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on July 17, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Menegus. Motion carries.

Executive Minutes of the meeting held on July 17, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Bodine. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): None

Old Business: None

New Business:

CADB Application Approval –

- **RLL Enterprises, LLC – BL 51 L 4, Franklin Twp., approx. 50.67 gross acres** – This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a County rank score of 61.48. There are 29.88 tillable acres used for hay and 16.6 acres of woodland, with Prime Soil consisting of 30.18 acres and 19.34 acres of Statewide soil. There are no structures on the premises to be preserved. The landowner is taking a 1 acre non-severable exception area for future SFR. The Musconetcong River UNT, Category One Stream is within the property and boundary line. This farm is located in the Highlands Planning Area and in the Southeast project area.

Mr. Baduini made a motion to approve the RLL Enterprises, LLC County Farmland Application on the condition of the access of driveway from Halls Mill Road to the exception area and for submission to the SADC for preliminary Green Light Approval. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes;
Mr. Menegus – yes; Mr. Gourniak – yes

Motion carries.

Cericola Farm – to be discussed in Executive Session.

Round Hill Farm – Blirstown & Hardwick Twp. – This is one of the Ridge & Valley Conservancy farms that they have asked the County to take ownership of the development easement. The landowner has merged a .79 acre pasture that is not preserved into the preserved piece. The landowner is asking for approximately \$3,000 for the additional acreage. Ms. Campbell stated that the lot line adjustment to add the additional acreage might be a violation of the deed of easement.

The CADB asked how this was allowed by the township on a preserved piece of property. The CADB members discussed the costs of getting an appraisal, getting a new title policy, etc. would likely cost the County more than the \$3,000 that the landowner is requesting. The members discussed that the landowner donate the acreage since it was done after preservation. Mr. Gourniak made a motion to recommend to Mr. Tierney that they find an alternative solution and that

the CADB is not interested in paying the added acreage without an updated appraisal value. Mr. Baduini seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes;
Mr. Menegus – yes; Mr. Gourniak – yes

Motion carries.

Drainage Issues – Mr. Tierney stated that the some preserved farms are having drainage issues and that the County Engineer has asked for some remedy. Mr. Tierney has referred the landowners to Dan Mull of NRCS to develop or update their conservation plans to address the problems. Mr. Tierney noted, however, that if a landowner is not cooperative, the CADB may wish to consider enforcing deed of easement provisions in order to protect the soils on preserved farms. The Board members suggested that Mr. Tierney contact both Warren County Soil District and NRCS for assistance with this issue.

SADC SSAMP Checklist – The Board members, Mr. Tierney and Ms. Campbell looked over the documents and discussed some of the items listed. Ms. Campbell stated that the list was a suggestion and would depend on each individual case on what would be needed for submittal of the SSAMP Hearing.

Mr. Menegus informed the Board that Maureen Heritage's 186 acre farm in Franklin Twp. is up for sale and that maybe the County reach out to her about preservation.

Ms. Campbell informed the Board that Harmony Twp. is having a public auction on the first Tuesday of September regarding a 5 year farming lease on the Sakele and Denjoe preserved farms.

Administrator's Report: Mr. Tierney briefly went over the status of the applications on the report.

New Applications:

- **Crouse Carl** – Washington Twp. (Approx. 120 acres) Waiting for additional application information.
 - **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)
 - **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.
 - **Unangst** – White Twp. (Approx. 85 acres) Processing application.
- Total Applications: 8 Total Acres: 657**

CADB Approval:

- **RLL Enterprises, Inc.** – Franklin Twp. (Approx. 51 acres)
- Total Applications: 1 Total Acres: 51**

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.
 - **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.
 - **Tasevski** – Franklin Twp. (Approx. 88 acres)
- Total Applications: 9 Total Acres: 812**

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; Waiting to close.
- **Brandywine** – Franklin Twp. (Approx. 64 acres) Appraisals sent to SADC for CMV. Twp. & SADC are trying to resolve dispute over zoning for appraisals.
- **Bullock (Yellow Rock Horse Farm)** – White Twp. (Approx. 64 acres) CMV \$3,900. Landowner accepted offer. Contract sent.
- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres) Received GLA.
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres) Received GLA.
- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) CMV \$6,200. Sent landowner CMV offer letter.
- **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) CMV \$5,750. Sent landowner CMV offer letter.
- **Cooke** – Hope & Frelinghuysen Twp. (Approx. 59 acre County-PIG) FRPP doesn't want to pay for easement.
- **Czar Farm** – Pohatcong Twp. (Approx. 94 acres) Final Inspection performed. Waiting to close.
- **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres) Appraisals underway.
- **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) CMV \$2,000. Offer letter sent to landowner.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 acres) Appraisals underway.
- **Smith, John & Jean #2** – Harmony (Approx. 36 acres) Appraisals underway.
- **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.
- **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) Received GLA.
- **Thompson Farm** – White Twp. (Approx. 38 acres) Received GLA.

Total Applications: 24 Total Acres: 1669

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. In legal review.
- **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. In legal review.
- **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. In legal review.
- **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; legal review.

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.

Total Applications: 2 Total Acres: 152

Closings:

- **Sunny Hill Farm** – Harmony Twp. & Lopatcong Twp., Non-Profit (Approx. 30.647 acres)

Public Comment -

Gary Pohorely commented that he agrees with the CADB members that the added acreage on the Round Hill Farm should be a donation and likes how the Board is approaching the drainage issues. Mr. Pohorely stated that the SSAMP Checklist is just a recommendation.

Mr. Baduini made a motion to enter into Executive Session. Mr. Gourniak seconded the motion. Motion carries. The Board entered Executive Session at 8:31 pm to discuss contractual agreement concerning the Cericola Farmland Applications.

Mr. Gourniak made a motion to come out of Executive Session which was seconded by Mr. Menegus. Motion carries. Ms. Campbell stated that the Board came out of Executive Session at 8:44 pm where contractual matters of the Cericola

Farmland Applications and the O'Dowd Farmland Applications 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.

Mr. Gourniak made a motion to offer Mr. Cericola \$6,000/acre on the 30.5 acre application. The CMV is \$5,750. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes;
Mr. Menegus – yes; Mr. Gourniak – yes

Motion carries.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Menegus. Motion carries. Chairman Schnetzer adjourned the meeting at 8:46 pm.

Respectfully submitted,



Teresa Kaminski