

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

October 17, 2019

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 7:30 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, Melissa Watters

Members absent: none

Others present: T. Kaminski, C. Tierney, Staff; Katrina Campbell, County Counsel; Susan Payne, Stefanie Miller, SADC staff; Rene Mathez, Bob McNish, Knowlton Township MUNI Pig Coordinators.

Minutes of the meeting held on September 19, 2019 were approved on a motion by Mr. Baduini and seconded by Mr. Burke. Mr. Bodine and Mr. Dempski abstained.

Correspondence: Noted

Public Input (Non-agenda Items): none

Special Occasion Events on Preserved Farmland

Ms. Payne gave a power point presentation on the proposed Special Occasion Events on Preserved Farmland. The comments are due by January 2020. Ms. Payne first went over the Pilot law for Special Occasion Events on winery that was enacted for the period of 2014-2018 and was extended to May 2020. This law allows wineries only for special occasion events that occur outside of an exception area on a preserved farm. The idea for the proposal on preserved farms is for supporting family farms and to increase their income and is not specific to wineries. The Special Occasion Event (SOE) is not to overshadow or replace agriculture and the current pilot law restricts the income from the SOE to not more than 49% of income. If the event is in addition to what RTF AMP is offered, the applicant would need to come to the CADB to seek permission for an "x" number of events for per and would have to follow all municipal zoning and permits required by the municipality or other agencies. The SOE area allows for the event to take place on a maximum of 5 acres, with a 2 ½ acre minimum. The applicant would need to follow an administrative process with the CADB.

Municipal Average Discussion

Mr. Schnetzer asked Ms. Payne what was her position on the Municipal Average. Ms. Payne stated that the Highlands Development Credit Bank can establish the municipal average. Ms. Payne stated that the appraisers are having difficulty in the Highlands Area coming up with comps for recent appraisals and need to go outside of the area for the comps. The before values are stagnant, but the after values are moving. The Municipal Average proposal is in its infancy stage at the Highlands.

Old Business:

Campbell Foundry Farm, , BL 5200 L 1100, Hope Township, possible DOE violation

Mr. Tierney stated that he contacted the LRSP regarding the dumping onto his property that is in possible violation of the Deed of Easement, but hasn't heard back. The landowner faces NJ DEP violations as well and we are still waiting for an official report from the DEP. The landowner will likely need to remove the material.

New Business:

Certification of Commercial Farm Resolution #19-16 - Anderson Farm, Richard Anderson, BL 1103 L 9 & BL 1104 L 6 & 7, Hardwick Township

Mr. Baduini made a motion to approve the memorialization of the Certification of Commercial Farm decision on September 19, 2019 WCADB meeting by Resolution#19-16 for Richard Anderson, BL 1103 L 9 & BL 1104 BL 6 & 7, Hardwick Township which was seconded by Mr. Burke.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – abstain; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion Carries.

SSAMP Hearing – Hafscoop D’villa, William & Susanne Laban, BL 1501 L 11, Blirstown Township

The CADB received a request in writing from Roger Thomas, Esq., attorney for the Blirstown Land Use Board on October 10, 2019 to delay the hearing until November 21, 2019 because of a conflict. Mr. Bodine made a motion to carry the hearing until the November 21, 2019 WCADB hearing without further notice by the applicant and was seconded by Mr. Baduini.

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

CPIG Application for approval on RDSO**Garrison, BL 38 L 2, Harmony, approx. 130 acres**

The Board decided not to make a decision on approving the RDSO until they hear from the applicants regarding their choice for the RDSO and possible expansion of the non-severable exception to include all of the outbuilding and silos. This property qualifies for one RDSO since it is over 100 acres.

Quest Environmental

Mr. Tierney stated that Mr. Lavery was working on minor revisions to the settlement agreement with Quest and that there was no need to go into the Executive Session unless the Board wanted to discuss the matter further; the Board chose not to.

New Applications:

Total Applications: 0 Total Acres: 0

Awaiting Green Light Approval:*County Applications*

- **Garrison** – Franklin (Approx. 130 ac.) On CADB Agenda for RDSO approval.

Total Applications: 1 Total Acres: 130

Received Green Light Approval:*County Applications*

- **Khan** – Hardwick Township (Approx. 75 ac.) Sent to SADC for CMV.

Total Applications: 1 Total Acres: 75

Municipal Applications

- **Brook Hollow Winery** – Knowlton (Approx. 16 ac.) Sent to SADC for CMV.
- **McLain** – Harmony (Approx. 140 ac.) Received appraisals. Sent to SADC for CMV.
- **Vass** – Knowlton (Approx. 100 ac.) Appraisals underway.

Total Applications: 3 Total Acres: 256

Non-Profit Applications

- **Hidden Woods Farm (Rogers)** – Frelinghuysen (Approx. 107 ac.) Appraisals underway.
- **Kimball** – White (Approx. 45 ac.) Appraisals underway.
- **Navesink Roots** – Hardwick (Approx. 24 ac.) Appraisals underway.
- **Promised Land** – Franklin (Approx. 58 ac.) Appraisals underway.
- **River Hollow Farms** – Washington (Approx. 60 ac.) Appraisals underway.

Total Applications: 5 Total Acres: 294

Received CMV & Offer Made:

Total Applications: 0 Total Acres: 0

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

- **Beatty North** – Greenwich Township (Approx. 86 ac.) Received signed contract; survey underway.
- **Beatty South** – Greenwich Township (Approx. 57 ac.) Received signed contract; survey underway. SADC final approval on 10/24/19.
- **Haydu** – Harmony Township (Approx. 46 ac.) CMV \$4,900. Title search done & received draft survey, waiting for Engineering Dept. to review survey.
- **Hoffman-LaRoche** – White (Approx. 93 ac.) CMV \$5,100. Received signed contract; survey underway.
- **Route 57 Partnership** – Franklin Township (Approx. 70 ac.) CMV \$3,200. Received signed contract; survey underway.
- **Smith, John & Jean #1** – Harmony/White Twps. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Highlands Application has been approved.

- **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved.
 - **Stampone** – Knowlton Township (Approx. 38 ac.) Received signed contract. Survey contract on 9/25/19 BCF Agenda.
- Total Applications: 8 Total Acres: 508**

Municipal Applications

- **Dokie's Acres** - White Township (Approx. 43 ac.) CMV \$6,000. Received CMV & signed Contract.
- Total Applications: 1 Total Acres: 43**

Non-Profit Applications

- **Pipers Hill Farm** – Washington Township (Approx. 27 ac.) CMV \$5,500. Received draft survey; waiting for County Engineer to review.
- Total Applications: 1 Total Acres: 27**

Waiting to Close (Final Legal Review):

County Applications

- **Anema, Kris** – Washington Township (Approx. 20 ac.) CMV \$4,000. Received final survey. SADC preliminary review.
 - **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) CMV \$3,200. Draft Survey completed. Engineering review letter sent to surveyor. Under SADC review.
 - **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100. Survey completed. Waiting for SADC to review.
- Total Applications: 3 Total Acres: 227**

Municipal Applications

- **Kitchen** – Knowlton Township (Approx. 28 ac.) CMV \$5,100. SADC preliminary review.
 - **Mazza** – Knowlton (Approx. 21 ac.) CMV \$4,850. Scheduled to close on October 22.
- Total Applications: 2 Total Acres: 49**

Non-Profit Applications

- **Deer Haven Farm** – Frelinghuysen Township (Approx. 15 ac.) CMV \$5,600. Received fully executed contract and final survey with no County review needed. Under SADC preliminary review.
 - **Heeres** – Harmony Township (Approx. 67 ac.) CMV \$3,800. Received County Engineer review letter, sent to surveyor & SADC.
 - **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Survey completed. SADC Preliminary Review. One landowner passed away.
- Total Applications: 3 Total Acres: 333**

Recent Closings: None.

Withdrawn Applications:

County Applications

- **Dykstra** – Mansfield Township (Approx. 209 ac.) CMV \$2,600. Landowner withdrawing application and will reapply.

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Fully executed contract. Received 50% matching Highlands Grant. Draft survey sent to Engineering Dept. for review. Landowner to address encroachments.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Fully executed contract. Received 50% matching Highlands Grant. Draft survey sent to Engineering Dept. for review. Landowner to address encroachments.
- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Received up to 50% matching Highlands Grant. Fully executed contract. Surveyor contract to be awarded on 10/23/19 Freeholder Agenda.
- **Pereira** – Franklin Township (Approx. 30 ac.) Received up to 50% matching Highlands Grant. Fully executed contract. Putting Surveyor contract to be awarded on 10/23/19 Freeholder Agenda.
- **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 underway.
- **Noel** – Franklin Township (Approx. 44 ac.) Received 50% matching Highlands Grant. Landowners reviewing offer with their attorney. Fully executed contract. Will request title and RFP's for survey.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Applied for Highlands Grant. Inspected by HC staff.
- **O'Dowd South** – Franklin & Greenwich Township – (Approx. 93 ac.) Applied for Highlands Grant. Inspected by HC staff.
- **Tasevski** – Franklin Twp. (Approx. 87 ac.) Received 50% matching Highlands Grant that expires 2/19/20. Offer rejected by landowner.

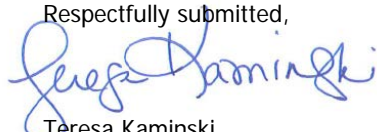
Total Applications: 10 Total Acres: 878

2019 Closings YTD: 8 farms totaling 493 acres
Program Totals: 293 farms totaling 25,813 acres

Closing Public Comment: none

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:31 pm.

Respectfully submitted,



Teresa Kaminski