

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

November 16, 2017

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 7:31 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, Dave Dempski, Jason Menegus, Joel Schnetzer

Members absent: none

Others present: C. Tierney, T. Kaminski, Staff; Katrina Campbell, County Counsel; Richard Anderson, Hardwick Township; Gary Pohorely; SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on October 21, 2017 were approved on a motion by Mr. Baduini and seconded by Mr. Burke. Motion carries.

Executive Minutes of the meeting held on October 21, 2017 were approved on a motion by Mr. Burke and seconded by Mr. Bodine. Motion carries.

Correspondence: Not discussed

Public Input (Non-agenda Items): Chairman Schnetzer opened the meeting for public comment.

Old Business:

PVCA Update

Mr. Tierney stated that he received two proposals from the appraisers for the Market Analysis of the PVCA sales with a start date in January and expected to receive the analysis at end of February and then send to the SADC for review.

O'Dowd Update

The Freeholder resolution for approving Fiedler Real Estate as the auctioneer for the O'Dowd farms has been approved. Still waiting on the location and date to be determined for the month of February. The contract for the O'Dowd South farm has been terminated.

New Business:

Certification of Commercial Farm

Piasecki, BL 1 L 29, Liberty Township & BL 29 L 4, Independence Township

Counsel advised applicant to apply with the Township for the agricultural subdivision and that if the Township gave applicant hard time or required an escrow to then come to the CADB. This has been tabled until another day.

Anderson Farm, Richard Anderson, BL 1103 L 9 & BL 1104 L 6 & 7, Hardwick Township, 35 acres

Richard Anderson owns BL 1103 L 9 & BL 1104 L 6 & 7, Hardwick Township and operates under Anderson Farm. Ms. Campbell swore in Mr. Anderson for testimony. Mr. Anderson states that his income off the property is from timber for a mill, firewood, cedar posts and some hay. The Board asked about the difference in income noted on the FA-1 supplemental forms and the Schedule F. Mr. Anderson stated that the FA-1 Form is estimated because it is filled out the year prior for the coming year (FA-1 Form deadline is 8/1 for the coming year).

Mr. Baduini made a motion for Mr. Anderson to provide receipts for income verification and that this Certification of Commercial Farm be tabled until the next meeting. Mr. Bodine seconded the motion.

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

Resolutions

Memorialization of SSAMP Hearing, Sun High Farms, Christopher J. Mulch, BL 66 L 2.17, Knowlton Twp. Resolution #17-15

On a motion by Mr. Baduini and seconded by Mr. Menegus, the Board approved the SSAMP Hearing, Sun High Farms, Christopher J. Mulch, Knowlton Twp. Resolution #17-15 as presented.

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

County PIG Applications

Haydu/Potter, BL 1101 L 1 & BL 21 L 34.01, 34.03, 34.04, 34.05, 34.06, 34.07, 34.08, Harmony Township, 45+ 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 79.47. There are a total of approximately 45.46 gross acres, 38.99 tillable acres used for hay, corn, wheat and 3.43 acres woodland. There are 39.68 acres of Prime soil and 3.43 acres of Statewide soils. There are no structures on the premises to be preserved. There is a one acre non-severable exception area for future single family residence on the property. The application is located in the West Project Area and the Highlands Planning Area. Mr. Menegus made a motion to approve the application as presented and to send to the SADC for Green Light Approval, to have Mr. Tierney send a refresher letter regarding exception area access and the applicant's responsibility to get approval for driveway. Mr. Dempski seconded the motion.

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

Dykstra, BL 601.03 L 48 & BL 601.02 L 44, Mansfield Township, 300+ acres

This farm was an SADC Direct Application, but it ranked low compared to the other SADC Direct Applications and has been referred to the CADB to see if they would support the application as a CPIG application.

This application meets the minimum eligibility criteria of 25 tillable acres or 50% of the land whichever is less and has a ranking score of 56.25. There are a total of approximately 300+ gross acres, 95 tillable acres used for corn and soybeans and 206 woodland acres. There are 118.17 acres of Prime soil and 23.44 acres of Statewide soils. There is an unimproved single family residence used for hunting club and one barn on the premises to be preserved. The exceptions are 1) 5 acres non-severable exception for future single family residence 2) 8.5 acres non-severable for existing single family residence, garage, barn and apple house 3) 1 acre non-severable exception for a cell tower. The application is located in the Central Project Area and the Highlands Preservation Area. Mr. Burke made a motion to approve the application as a CPIG application. Mr. Menegus seconded the motion.

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

Administrator's Report: Mr. Tierney went over the important matters.

New Applications:

County Applications

- **Claeysens** – Liberty Township (Approx. 100 acres) Does not meet minimum eligibility requirements. Landowner stated that more acreage has been cleared. Will require a site visit. Currently has an application with Highlands Council.
 - **DeLorenzo** – Blairstown & Knowlton Townships (Approx. 57.07) Checking on tillable acreage. Asked landowner about adding another lot.
 - **Haydu** – Harmony Township (Approx. 46 ac.). On CADB Agenda for approval to send to SADC for GLA.
 - **Noel** – Franklin Township (Approx. 44 ac.) On hold pending PVCA review.
 - **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) On hold pending PVCA review.
 - **Pereira** – Franklin Township (Approx. 30 ac.) On hold pending PVCA review.
- Total Applications: 6 Total Acres: 339**

Municipal Applications

Total Applications: 0 Total Acres: 0

Non-Profit Applications

- **Heeres** – Harmony Twp. (Approx. 67 ac.)
 - **Hensler** – White Twp. (Approx. 40 ac.)
- Total Applications: 2 Total Acres: 107**

Awaiting Green Light Approval:

County Applications

- **Hoffman-LaRoche** – White (Approx. 93 ac.)
- **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.)

Total Applications: 2 Total Acres: 200

Municipal Applications

Total Applications: 0 Total Acres: 0

Received Green Light Approval:

County Applications

- **Shandor** – Harmony Township (Approx. 100 ac.)
Total Applications: 1 Total Acres: 100

Municipal Applications

- **Mazza** – Knowlton (Approx. 21 ac.)
Total Applications: 1 Total Acres: 21

Preliminary Approval:

Non-Profit Applications

Total Applications: 0 Total Acres: 0

Received CMV & Offer Made:

County Applications

- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.) CMV \$4,500. On hold; O'Dowd South contract terminated.
Total Applications: 1 Total Acres: 20

Municipal Applications

- **DeBoer** – White Twp. (Approx. 56 ac.) CMV \$5,100. CADB & SADC final funding approval.
- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Waiting on landowner to sign contract.
- **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Waiting on landowner to sign contract.
- **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700. Received Highlands Grant. SADC pulled from Agenda pending contract with Highlands.
Total Applications: 4 Total Acres: 271

Non-Profit Applications

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. Landowner considering offer.
- **Shoemaker I** – White Twp. (Approx. 115 ac.) CMV rcvd (\$5,650) Under contract review.
- **Shoemaker II** - White Twp. (Approx. 12 ac.) CMV \$5,000. Under contract review.
- **Tjalma II** – Harmony Twp. (Approx. 61 ac.) CMV rcvd (\$4,900) Landowner considering offer.
- **Tjalma III** – Harmony Twp. (Approx. 36 ac.) CMV \$1,700. Landowner considering offer.
Total Applications: 5 Total Acres: 475

Under Contract (Title Search & Survey):

County Applications

- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Contract terminated.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Still waiting for Highlands Application to be 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. Still waiting for Highlands Application to be submitted.
Total Applications: 3 Total Acres: 237

State Applications

- **Santini/Resnick** – Pohatcong Twp. (Approx. 84.5 ac.) CMV \$4,400. Surveys received. County and DOT have concerns regarding easement.
- **Santini/Chambers** – Pohatcong Twp. (Approx. 56 ac.) CMV \$3,000. Surveys received.
Total Applications: 2 Total Acres: 140

Municipal Applications

- **Conti** – Knowlton (Approx. 280 ac.) CMV \$3,750. Survey underway.
Total Applications: 1 Total Acres: 280

Waiting to Close (Final Legal Review):

County Applications

- **Apple Mountain**– White Twp. (Approx. 65 ac.) CMV \$3,900. Seller's attorney working to resolve title issue.
- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500.
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) Revised \$7,800.
- **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.

Total Applications: 4 Total Acres: 249

Municipal Applications

- **Ardia (High Acres) Farm** – Blairstown Twp. (Approx. 121 ac.) CMV \$4,800. Waiting for Estate issues to be resolved.
 - **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. Received final survey. Working on mortgage subordinations.
 - **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Received draft survey. Working on mortgage subordinations.
- Total Applications: 3 Total Acres: 349**

Non-profit Applications

- **K-J Farm** – Harmony Twp. (Approx. 60 ac.) Revised CMV \$3,850, was \$3,175 on 100+ acres. Received draft survey. Lawsuit resolved. Conducted revised appraisals rcvd revised cert (\$3,850) new easement acreage (with new 40 acre severable exception) is ~59.665 acres.

Total Applications: 1 Total Acres: 60

Recent Closings:

- None

Pohatcong Contamination Area Projects:

SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Received appraisals. Landowner stated not enough money, but is reviewing options. Awaiting SADC/DEP response regarding groundwater. Federal Appraisal expected in December.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Received appraisals. Landowner stated not enough money, but is reviewing options. Awaiting SADC/DEP response regarding groundwater. Federal Appraisal expected in December.
- **Myers/Toretta** – 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.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Awaiting SADC/DEP response regarding groundwater. Federal Appraisal expected in December.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Awaiting SADC/DEP response regarding groundwater. Federal Appraisal expected in December.

Total Applications: 4 Total Acres: 492

2017 Closings YTD: 9 farms totaling 595 acres

Program Totals: 272 farms totaling 24,190 acres

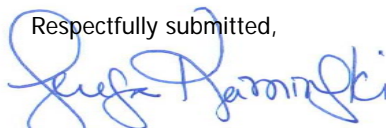
Other Public Input:

SADC Update

Gary Pohorely, SADC, gave a CADB Liaison Notes handout to the Board members and highlighted the Rural Microenterprise Rule Proposal to be published and comments were due by January 5, 2018.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Dempski. Motion carries. Chairman Schnetzer adjourned the meeting at 8:52 pm.

Respectfully submitted,



Teresa Kaminski