

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes  
November 19, 2015**

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 7:32 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, David Dempski, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: none

Others present: Corey Tierney, T. Kaminski, Staff; Michael Lavery, Special County Counsel; Gary Poherely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

**Minutes** of the meeting held on October 15, 2015 were approved on a motion by Mr. Baduini and seconded by Mr. Dempski. Motion carries.

**Executive Minutes** of the meeting held on October 15, 2015 were approved on a motion by Mr. Baduini and seconded by Mr. Burke. Motion carries.

**Correspondence:** Noted

**Public Input (Non-agenda Items):** None.

**Old Business:**

**Roes Island Wetland Mitigation Project** – To be discussed in Executive Session.

Mr. Baduini brought to the attention to the Board members that Mr. Lavery was recognized for his community support at Hackettstown Regional Medical Center Foundation's Gala 2015 at a dinner in Whippany on the past Saturday night. The other Board members congratulated him.

**New Business:**

**CADB Funding Approval on County PIG Applications**

**Skip Smith Farm #2 Funding Resolution #15-19, BL 18 L 26, Franklin Twp., 22.66 acres (3%+) –** Estimated cost-share as follows: SADC Cost Share \$82,709 (\$3,650/acre) Warren County Cost Share \$41,921 (\$1,850/acre), Total Cost \$124,630 (\$5,500/acre). Mr. Baduini made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm and to make a recommendation to the Freeholders which was seconded by Ms. Willever.

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

**Bartha Farm Funding Resolution #15-20, BL 15 L1, White Twp. & BL 2 L 16 & 16.01, Oxford Twp., 42.23 acres (3%+) –** Estimated cost-share as follows: SADC Cost Share \$130,913 (\$3,100/acre) Warren County Cost Share \$59,122 (\$1,400/acre), Total Cost \$190,035 (\$4,500/acre). Mr. Baduini made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm and to make a recommendation to the Freeholders which was seconded by Ms. Willever.

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

**Apple Mountain Funding Resolution #15-21, BL 16 L 23, White Twp. 66.95 acres (3%+) –** Estimated cost-share as follows: SADC Cost Share \$183,443 (\$2,740/acre) Warren County Cost Share \$77,662 (\$1,160/acre), Total Cost \$261,105 (\$3,900/acre). Mr. Burke made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm and to make a recommendation to the Freeholders which was seconded by Ms. Bodine.

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

**Carl & Jenny Crouse Funding Resolution #15-22, BL 14 L 35, BL 15 L 2, BL 16 L 4, Washington Twp., 115.41 acres (3%+)**  
 – Estimated cost-share as follows: SADC Cost Share \$371,620.20 (\$3,220/acre) Warren County Cost Share \$170,806.80 (\$1,480/acre), Total Cost \$542,427 (\$4,700/acre). Mr. Dempski made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm and to make a recommendation to the Freeholders which was seconded by Mr. Menegus.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – no; Mr. Burke – yes; Mr. Dempski – yes; Ms. Willever – yes; Mr. Menegus – yes. Motion carries.

#### **Public Input – other**

Gary Pohorely had no input from the SADC, but on a personal note had stated that the Washington Boro Farmer's Market after a slow start did great in September.

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

#### New Applications:

##### *County Applications*

- **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships – (Approx. 107 acres)
- **Crouse, Dale & Pamela** – Harmony Twp. (Approx. 50 acres) Application has been revised; access waiver needed.
- **Total Applications: 2            Total Acres: 157**

##### *Municipal Applications*

- **High Acres Farm** – Blirstown Twp. (Approx. 121 acres)
- **Malon Farm** – Hope Twp. (Approx. 65 acres)
- **Total Applications: 2            Total Acres: 186**

##### *Non-Profit Applications*

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 acres)
- **Shoemaker I** – White Twp. (Approx. 115 acres)
- **Shoemaker II** – White Twp. (Approx. 12 acres)
- **Tjalma II** – Harmony Twp. (Approx. 61 acres)
- **Tjalma III** – Harmony Twp. (Approx. 36 acres)
- **Total Applications: 5            Total Acres: 475**

#### Awaiting Green Light Approval:

##### *County Applications*

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) On hold pending resolution of issues regarding the Pohatcong Groundwater Contamination Area.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) On hold pending resolution of issues regarding the Pohatcong Groundwater Contamination Area.
- **Total Applications: 2            Total Acres: 380**

#### Received Green Light Approval:

##### *County Applications*

- **715 Harmony Station Rd. (Crouse, Rich)** – Harmony Twp. (Approx. 108 acres) On hold pending applicant's decision to add another exception area.
- **Brandywine** – Franklin Twp. (Approx. 64 acres) On hold pending applicant's resolution of COAH and zoning issues.
- **Tasevski** – Franklin Twp. (Approx. 88 acres) On hold pending resolution of issues regarding the Pohatcong Groundwater Contamination Area.
- **Total Applications: 3            Total Acres: 260**

##### *Municipal Applications*

- **Heatherfields** – Harmony Twp. (Approx. 78 acres)
- **Myers/Toretta** – Franklin Twp. (Approx. 64.42 acres) Received resubmitted application.
- **Spencer (Terra Bella Farm)** – White (Approx. 20 acres)
- **Total Applications: 3            Total Acres: 162**

##### *State Applications*

- **Santini/Resnick** – Pohatcong Twp. (Approx. 84.5 acres) Appraisals underway.
- **Santini/Chambers** – Pohatcong Twp. (Approx. 56 acres) Appraisals underway.
- **Total Applications: 2            Total Acres: 140**

#### Received CMV & Offer Made:

##### *County Applications*

- **Apple Mountain** – White Twp. (Approx. 70 acres) CMV \$3,900. Accepted offer; contract sent out.

- **Bartha** – White/Oxford Twps. (Approx. 52 acres) CMV \$4,500. Accepted offer; contract sent out.
  - **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres) CMV \$4,500. Accepted offer; contract sent out.
  - **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 acres) CMV \$4,800. Accepted offer; contract sent out.
  - **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres) CMV \$5,800. Accepted offer; contract sent out.
  - **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres) \$3,500 CMV. Received signed contract and SADC Final Approval. Waiting for verification of exception area with township before ordering survey.
  - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres) CMV \$6,100. Received signed contract and SADC Final Approval. Waiting for verification of exception area with township before ordering survey.
  - **Crouse, Carl** – Washington Twp. (Approx. 120 acres) CMV \$4,700. Accepted offer; contract sent out.
  - **Jones, Mitchell** – Franklin/Harmony Twps. (Approx. 28 acres) CMV \$5,500. Offer sent to landowner.
  - **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 acres) Under contract; title search, survey, & Phase I underway.
  - **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres) Under contract; title search, survey, & Phase I underway.
  - **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres) Under contract; title search, survey, & Phase I underway. SADC may reduce CMV due to Pohatcong Groundwater Contamination Area.
  - **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) CMV \$5,500. Accepted offer; contract sent out.
  - **Sigler, Carl** – Franklin Twp. (Approx. 174 acres) CMV \$4,600. Waiting for reply.
- Total Applications: 14      Total Acres: 1032**

#### *Municipal Applications*

- **Campbell Foundry Company** – Hope (Approx. 170 acres) – CMV \$2,000.
  - **Croucher** – Blairstown (Approx. 90 acres) – CMV \$4,100.
  - **Post** – Frelinghuysen Twp. (Approx. 41 acres) – CMV \$4,900.
  - **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 acres) – CMV \$4,000.
- Total Applications: 4      Total Acres: 358**

#### Under Contract (Title Search & Survey):

##### *County Applications*

- **Klimas** – Independence/Mansfield Twp. (Approx. 190 acres) CMV \$3,700. Received title search & survey underway.
  - **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 acres) CMV \$4,600. Received title search; survey underway. Changed lot configuration.
  - **Smith, John & Jean #2** – Harmony (Approx. 36 acres) CMV \$6,000. Received title search; survey underway.
  - **Race, Sam & Jean** – White Twp. (Approx. 85 acres) CMV \$5,700. Survey underway and received SADC Final Approval.
  - **RLL Enterprises, Inc.** – Franklin Twp. (Approx. 51 acres) CMV \$7,600. Received title search; survey underway.
  - **Thompson Farm** – White Twp. (Approx. 38 acres) CMV \$3,600. Received draft survey.
- Total Applications: 6      Total Acres: 482**

##### *Municipal Applications*

- **Berry Farm** – Frelinghuysen Twp. (Approx. 106 acres) CMV \$6,250. Received title search; survey underway.
  - **Twin Brook Farm** – White Twp. (Approx. 22 acres) CMV \$6,600. Survey and title have been authorized.
- Total Applications: 2      Total Acres: 128**

##### *State Applications*

- **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) CMV \$4,000. Survey underway.
- Total Applications: 1      Total Acres: 92**

##### *Non-profit Applications*

- **K-J Farm** – Harmony Twp. (Approx. 104.72 acres) \$3,175 CMV. Received draft survey.
  - **Star D Farm** – Harmony Twp. (Approx. 46.74 acres) \$6,900 CMV. Received draft survey.
- Total Applications: 2      Total Acres: 152**

#### Waiting to Close (Final Legal Review):

##### *County Applications*

- **Unangst** – White Twp. (Approx. 85 acres) CMV \$3,625. Received draft survey and SADC final approval.
- Total Applications: 1      Total Acres: 85**

##### *Municipal Applications*

- **Schanzlin** – Harmony Twp. (Approx. 87 acres) CMV \$6,000. Final inspection performed.
  - **Walburn Farm** – White Twp. (Approx. 28 acres) CMV \$5,900. Final inspection performed.
- Total Applications: 2      Total Acres: 115**

Recent Closings: None

**SADC Grant Funding Status** – Mr. Tierney went over the County PIG application status of projects that already have state funding allocated and the applications that will have a shortfall of state funding. Mr. Tierney is still unsure of when the SADC will receive money for preservation from the State or when money will become available from the Highlands. The Federal Funding is very restricted, as Mr. Pohorely explained, because a farmer can no longer remove any soil from the property, including soils from sod farming or nurseries, and also that Federal funding is being more restrictive on Agritourism. Mr. Tierney stated that after the O'Dowd farms purchase, there will still be about \$13-\$14 million left in the county budget for farmland preservation funding.

**Executive Session**

Mr. Baduini made a motion to go into Executive Session which was seconded by Mr. Burke. Motion carries and the Board entered into Executive Session at 8:09 pm. Mr. Baduini made a motion to come out of Executive Session which was seconded by Mr. Burke. Motion carries. Mr. Lavery stated that the Board came out of Executive Session at 8:39 pm where the Roes Island Wetlands Mitigation litigation and O'Dowd's contract matter were discussed and no official action was taken and that these minutes will be available to the public when the CADB deems there is no harm to the public.

**Adjournment:** A motion for adjournment was made by Mr. Dempski and seconded by Ms. Willever. Motion carries. Chairman Schnetzer adjourned the meeting at 8:39 pm.

Respectfully submitted,

  
Teresa Kaminski