

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

December 15, 2016

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, Wendy Willever

Members absent: none

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

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on November 17, 2016 were approved on a motion by Mr. Baduini and seconded by Ms. Willever. Mr. Burke abstained. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): None

Old Business:

Roes Island Wetland Mitigation Project

Mr. Baduini noted that they are still awaiting a decision from the judge after four months.

New Business:

CADB Resolution Amending County ADA in Hardwick Township #16-19

Mr. Tierney noted that Hardwick Township requested that we include some parcels in the ADA. These parcels appear to meet the minimum eligibility requirement.

Chairman Schnetzer asked for a motion to open up the meeting for the public hearing on the County ADA in Hardwick Township. Mr. Burke made a motion to open the hearing up to the public. Mr. Dempski seconded the motion.

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.

Chairman Schnetzer stated to let the record show that no one was present in the audience. Chairman Schnetzer asked for a motion to close the hearing for public comment. Mr. Baduini made a motion to close the public hearing on the county ADA in Hardwick Township which was seconded by Mr. Bodine.

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.

Mr. Tierney stated that the Township of Hardwick had sent a letter in response to our County's notification of applying for SADC PIG Grant and update to our County ADA and Townships had 60 days to respond. We received their November 10, 2016 letter of request before the 60 day deadline. The Township requested (1) BL 202 Lot 1.03 (approximately 23.2 acres) This farm is eligible farmland that adjoins Glenview Farm in Blairstown, preserved by Ridge & Valley conservancy; (2) BL 901 L 2 (approximately 61.87 acres) – This large farmland parcel along Stillwater Road qualifies for farmland preservation and is one of the last remaining, large, prime farms in the township; (3) BL 1201 L 1 & 5 (approximately 111.48 acres) – This is an eligible farm, one of the largest remaining farms in the township. The County had terminated the ADA at the Benbrook parcel it is negotiating on across the street from these parcels; their exclusion is not logical. In addition to the Hardwick Township's requests, there are parcels that meet the minimum eligibility criteria for farmland preservation as Targeted farms that TLC-NJ has added to the County ADA in Hardwick Township to make the farms contiguous: Oleszek – Block 202 Lot 3.06 (approximately 13.3 acres); Malton Farms Associates – Block 1201 Lot 5.01; Malton Farms Associates – Block 1201 Lot 6 (approximately 3.4 acres). There are also other properties that do not meet the eligibility criteria for farmland preservation but are merely being included in order to keep the ADA contiguous are Block 201 Lot 12.07, Block 201 Lot 9, Block 201 Lot 9.05, Block 202 Lot

1, Block 202 Lot 1.04, Block 202 Lot 1.06, Block 202 Lot 3.01 and Block 202 Lot 6 consisting of approximately 105.53 acres making the total Hardwick Township additional acres added to the County ADA as 323.38 acres based on tax database records

Mr. Menegus made a motion to approve the CADB Resolution Amending County ADA in Hardwick Township #16-19 which was seconded by Mr. Baduini.

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.

Murphy – Frelinghuysen MUNI PIG Resolution #16-20

SADC Cost Share \$664,987.20 (\$3,280/acre) Warren County Cost Share \$154,082.40 (\$760/acre), Frelinghuysen Township Cost Share \$154,082.40 (\$760/acre), Total Cost \$973,152.00 (\$4,800/acre), approximately 202.74 net acres. This farm has one non-severable exception area of 3.7 acres for existing single family dwelling, barn and outbuildings restricted to one single family unit and a 30 foot access easement Lots 17 and 17.02 to provide access to Lot 17.01 from Lanning Road. Mr. Baduini made the motion to support the Warren County Cost Share amount for the preservation funding on this MUNI PIG 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.

Maertens – Hope Twp. MUNI PIG Resolution #16-21

SADC Cost Share \$65,700 (\$2,920/acre) Warren County Cost Share \$14,400 (\$640/acre), Hope Township Cost Share \$14,400 (\$640/acre), Total Cost \$94,500.00 (\$4,200/acre), approximately 22.50 net acres. This farm has one non-severable exception area of 1 acre for existing single family dwelling, barn and silo restricted to one single family unit. Mr. Menegus made the motion to support the Warren County Cost Share amount for the preservation funding on this MUNI PIG farm and to make a recommendation to the Freeholders which was seconded by Mr. Burke.

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.

TLC-NJ & Warren County Cost Share Agreement re Non-Profit Farmland Applications

TLC-NJ is requesting that the County share in 50% of the due diligence of the Non-Profit farms that are in application for the SADC for preservation. These farms were submitted in 2015, but now the funding allocation will be available in January 2017. Mr. Baduini made a motion to approve the sharing of 50% in the cost of the due diligence on the Non-Profit applications to the SADC that are (1) Murlan Farm, BL 301 L 6, 242.6 net acres, Frelinghuysen Township; (2) Shoemaker I Farm, BL 62 L 9.01, 9.02, 20 & p/o L 24, 114.84 net acres, White Township; (3) Shoemaker II Farm, BL 62 p/o L 24, 12 net acres, White Township; (4) Tjalma II Farm, BL 35 L 6 & 6.04 & 6.05, 60.78 net acres, Harmony Township; & (5) Tjalma II Farm, BL 25 L 19, 36.32 net acres, Harmony Township. Mr. Dempski seconded the motion.

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.

Draft Winery Event Regulations Discussion

Mr. Burke noted that the accounting is too cumbersome for the winery owners.

Deer Fencing Policy

The SADC at its December 2 meeting approved a deer fencing policy that establishes the ranking criteria for awarding 50% cost=sharing grant to owners of preserved farms. The grant will be issued under a new deer fencing program the SADC is establishing by using a portion of the Corporate Business Tax funding that is authorized for stewardship activities. Criteria include deer density per square mile; crop type to be fenced; whether the property is located in a No Firearm Discharge Zone; whether the property is open to hunting; whether the landowner obtained a DEP depredation permit for deer damage; whether the property is adjacent to preserved open space with no hunting, and whether the operator is a military veteran farmer. Maximum grants are \$400/acre and \$20,000 per application. The deer fencing program is included in the FY2017 appropriations request that the SADC approved in September. The request must be approved by the Garden State Preservation Trust and appropriated by the Legislature before funding will be available.

McCloskey Farm, Independence

The new owner of this farm is requesting a farmland preservation sign. The landowner requested one from the SADC, but since they did not cost share on this farm, it was turned down. This was a County only preserved farm. The Board discussed this and agreed to make a small metal sign for the landowner to post on their preserved farm.

Administrator's Report: Mr. Tierney went over the report.

New Applications:

County Applications

- **DeLorenzo** – Blairstown & Knowlton Townships (Approx. 57.07) Processing application.
- **Haydu** – Harmony Township (Approx. 46 ac.) Not currently on our target list because it is made up of 6 smaller lots.
- **Noel** – Franklin Township (Approx. 44 ac.) in PVCA.
- **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.

Total Applications: 4 Total Acres: 247

Municipal Applications

- **The LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) A previous County application, landowners switched to MUNI PIG, but Hope has not agreed to submit this through their Muni-PIG.

Total Applications: 1 Total Acres: 107

Non-Profit Applications

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) SADC preliminary approval in November, but no funding yet.
- **Shoemaker I** – White Twp. (Approx. 115 ac.)
- **Shoemaker II** – White Twp. (Approx. 12 ac.)
- **Tjalma II** – Harmony Twp. (Approx. 61 ac.)
- **Tjalma III** – Harmony Twp. (Approx. 36 ac.)

Total Applications: 5 Total Acres: 475

Awaiting Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

- **Total Applications: 0 Total Acres: 0**

Received Green Light Approval:

County Applications

- **O'Dowd (Water St.)** – Greenwich (Approx. 20 ac.) Appraisals sent to SADC.

Total Applications: 1 Total Acres: 20

Municipal Applications

- **DeBoer** – White Twp. (Approx. 56 ac.)
- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) Appraisals underway. Applying for Federal funding.
- **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) Appraisals underway. Applying for Federal funding.
- **Pittenger (Dark Moon)** – Frelinghuysen (Approx. 92 ac.) CMV \$3,700.

Total Applications: 4 Total Acres: 271

Received CMV & Offer Made:

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

- **Buckaloo View (Maertens)** – Hope Twp. (Approx. 22 ac.) CMV \$4,200. Received township funding approval. On CADB Agenda.
- **Murphy Farm** – Frelinghuysen Twp. (Approx. 206 ac.) CMV \$4,800. Received township funding approval. On CADB Agenda.
- **Zukoski Farm** – Hope Twp. (Approx. 52 ac.) CMV \$3,850. Contract sent to landowner.

Total Applications: 3 Total Acres: 280

Under Contract (Title Search & Survey):

County Applications

- **Apple Mountain** – White Twp. (Approx. 65 ac.) CMV \$3,900. Received draft survey. Highlands Application inspection performed.
- **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 ac.) CMV \$3,500. Title search ordered. RFP's out for survey. Highlands Application inspection performed.
- **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 ac.) Revised \$7,800. Received revised signed contract. Title search ordered. RFP's out for survey. Highlands Application inspection performed.
- **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 ac.) Provided revised CMV to landowner. Highlands Application inspection performed. Fee simple draft survey received.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed.

- **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.
 - **Race, Sam & Jean** – White Twp. (Approx. 85 ac.) CMV \$5,700. Received draft survey. Waiting for SADC review.
- Total Applications: 7 Total Acres: 486**

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

- **Total Applications: 0 Total Acres: 0**

Non-profit Applications

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

Waiting to Close (Final Legal Review):

County Applications

- **Bartha** – White/Oxford Twps. (Approx. 40 ac.) CMV \$4,500. Seeking SADC competitive funds. Inspection performed.
 - **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 104 ac.) Final development easement survey received.
 - **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 92 ac.) Final development easement survey received.
 - **Unangst** – White Twp. (Approx. 85 ac.) CMV \$3,625. Inspection performed. Estate issues being worked out.
- Total Applications: 4 Total Acres: 321**

Municipal Applications

- **Ardia (High Acres) Farm** – Blairstown Twp. (Approx. 121 ac.) CMV \$4,800.
 - **Croucher** – Blairstown (Approx. 90 ac.) – CMV \$4,100. Received final survey.
 - **Malon Farm** – Hope Twp. (Approx. 65 ac.) CMV \$4,500. Received final survey.
 - **Post** – Frelinghuysen Twp. (Approx. 41 ac.) \$4,400 purchase price. Finalizing title and survey for closing.
 - **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 ac.) – CMV \$4,000. Received draft survey.
- Total Applications: 5 Total Acres: 374**

Recent Closings:

- **Barton #1** – Mansfield/Independence Twps. (Approx. 35 ac.) CMV \$4,500. Inspection performed.
- **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 ac.) CMV \$4,800. Inspection performed.
- **Barton #3** – Mansfield/Liberty Twps. (Approx. 27 ac.) CMV \$5,800. Inspection performed.
- **Klimas** – Independence/Mansfield Twp. (Approx. 190 ac.) CMV \$3,700. Inspection performed.

Withdrawn Applications:

- **Heatherfields** – Harmony Twp. (Approx. 78 ac.) CMV \$5,200. Landowner declined offer.
- **Spencer (Terra Bella Farm)** – White (Approx. 20 ac.) CMV \$5,700. Landowner declined offer.

Pohatcong Contamination Area Projects:

SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Appraisal resolution on Freeholder Agenda 11/9/16. Highlands Application inspection performed. Applying for Federal funding.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Appraisal resolution on Freeholder Agenda 11/9/16. Highlands Application inspection performed. Applying for Federal funding.

Received CMV & Offer Made:

- **Crouse, Carl** – Washington Twp. (Approx. 90 ac.) Estimated CMV \$6,244 removal of two lots. Highlands Application inspection performed. Applying for Federal funding.

Under Contract (Title Search & Survey):

- **Smith, Skip #2** – Franklin Twp. (Approx. 22 ac.) CMV \$5,500. Highlands Application inspection performed. Applying for Federal funding.
- Total Applications: 4 Total Acres: 492**

Chairman Schnetzer gave an update that no one has responded to the CADB or him regarding the water restriction service units available for the Pohatcong Valley Contamination Area. The meeting between the SADC & DEP, to his knowledge has not taken place and the meeting between Susan Payne and Freeholder Rick Gardner has not happened yet either.

Rymon

Mr. Tierney stated that he met with Wanda Campbell regarding the Rymon property, BL 71 L 5 in Washington Township that is currently for sale. If the County were to buy it in fee simple, it would have to be taken off the market. Mr. Dempski was concerned that it was formerly an out dumping site and would not pass the Phase I Environmental Assessment. We will try and locate the old soil log books for confirmation.

Public Comment – Chairman Schnetzer noted that no one was in the audience to open it up for public comment.

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

Respectfully submitted,



Teresa Kaminski