

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes
December 18, 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 7:37 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, Jason Menegus, Joel Schnetzer, Wendy Willever

Members absent: none

Others present: C. Tierney, T. Kaminski, Staff; Steven Gruenberg, substitute Special County Council for Michael Lavery; Donna Rue, Sam Race, White Township; Giulia Iannitelli, Harmony Twp.; Gary Pohorely, SADC; Richard Keiling, Esq., see attached sheet list for Hope Township residents and Hope Township representatives for Cerqueira SSAMP Hearing; Bob Canace, Ridge & Valley Conservatory.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the meeting held on November 20, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Bodine. Ms. Willever abstained. Motion carries.

Executive Minutes of the meeting held on November 20, 2014 were approved on a motion by Mr. Baduini and seconded by Mr. Menegus. Ms. Willever abstained. Motion carries.

Correspondence: Noted

Chairman Schnetzer made an announcement that he was going to change the Agenda Schedule of the meeting to do the Cerqueira Memorialization Resolution first then the SSAMP Hearing after opening it up for public comment.

Public Input (Non-agenda Items): None

Mr. Schnetzer opened the meeting for public comment. Mr. Baduini made a motion to close the public comments for non-agenda items which was seconded by Ms. Willever. Motion passes. No comments were made.

Right To Farm Matters:

Memorialization of Resolution #14-23 Certification of Commercial Farm - Cerqueira Farm, BL 700 L 700, Hope – This application met the eligibility criteria for Certification of a Commercial Farm at last month's meeting. Mr. Baduini made a motion to memorialize the Certification of Commercial Farm Resolution for the Cerqueira Farm, BL 700 L 700 in Hope Township. Mr. Menegus seconded the motion.

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

SSAMP Hearing – Cerqueira Farm, BL 700 L 700, Hope Twp., approx. 10.05 acres – The Board did confirm with Special Counsel that they can retain jurisdiction in this matter. Mr. Baduini made a motion to accept jurisdiction and to start the SSAMP Hearing. Mr. Menegus seconded the motion.

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

Mr. Keiling stated that his client received two summons for violations of junk, Section 9-1.1, Maintenance of Junk Prohibited, and for a Commercial Feed Lot, Section 20-4.14I (Evidence A6), Prohibited Uses. In the Hope Township Code Book, the term "Feed Lot" is described as "a small confined land area used principally for fattening cattle or other animals or holding them temporarily for shipment." Before the application was submitted for Certification as a Commercial Farm, Mr. Keiling met with Glenn Carter, the Hope Township Zoning Officer, and they walked the property. Mr. Keiling explained that Mr. Carter acknowledged at that time that there had been improvement and that junk is no longer an issue. Mr. Keiling stated his client's property is 15 acres and feels that Mr. Tierney's color photographs would provide evidence regarding the condition of the property.

Mr. Keiling spoke with Bob Michael from Rutgers Extension Board regarding CAFO (Confined Animal Feeding Operation), and feels that Hope Township's definition of a feed lot is ambiguous, that there is no determining factor of what constitutes a "small confined area" and the term is therefore very nebulous and open to interpretation. Mr. Keiling said that the pasture area for the cows is 10 acres. Hope Township's zoning 20-29.4 (Evidence A5) Protected Farming Activities includes (c) the use of land for grazing of animals.

Mr. Keiling stated that Mr. Cerqueira has an unusual way of feeding the pastured animals in that he feeds them some grain and hay, as well as leftover bread from a bakery. Mr. Keiling stated that the County Agent said this type of feeding is not that unusual. Mr. Keiling stated that it saves the bread from going into the landfill and the baker having to pay a tipping cost. Mr. Keiling stated there are 20-30 cows on this 10 acre pasture area, which does not constitute a feed lot even based on the Hope Township definition. The animals are fattened up and then slaughtered after 6-12 months. Mr. Keiling stated that his client has an alternative way of feeding the animals, but that this is an accepted agricultural management practice.

Mr. Keiling asked Mr. Tierney whether he had recently visited the farm. Mr. Tierney stated that he visited the farm on Wednesday, December 17, 2014 and took photos that are submitted as Evidence as A1-A4. Mr. Tierney stated that, based on the pictures, he believes there were 10-15 cows in the pasture at that time, in addition to other animals such as chickens and goats. Mr. Tierney explained that the pasture, based on the aerial map (Evidence A7), appears to take up about 2/3 of the property. Mr. Tierney explained that a picture shows that the bread was stored inside the barn; it was then being transported to a run in shed where it was then deposited into a trough accessible to the cows in the pasture.

Chairman Schnetzer asked if Mr. Cerqueira was in attendance at the meeting tonight. Mr. Keiling responded that he stopped by the property, but it was padlocked and that he tried to reach them unsuccessfully. He thought that a family matter had occurred for the non-attendance and that if he knew that his client was not going to be here, he would have noticed the Board.

Mr. Baduini asked how much bread was being delivered to the farm. Mr. Keiling did not know exactly the volume of bread but referred to the photo that could be one day's delivery, but was not sure. Mr. Bodine asked if there are cows on the property all year round and was there any grass, because referring to the photos, the land looked very muddy. Mr. Bodine stated that it would have to be grass to be a pasture. Mr. Keiling said that he was there today and that there is grass. Chairman Schnetzer asked how many animals were there today and Mr. Keiling replied that he probably saw 15 cows.

Chairman Schnetzer asked Mr. Gruenberg if it is appropriate in the applicant's absence for the public to ask Mr. Keiling questions. Mr. Gruenberg said that Mr. Keiling gave a good synopsis of the applicant's arguments, but that he hasn't provided any testimony in support of the application. Mr. Gruenberg further explained that Mr. Keiling isn't under oath because he is an attorney and that the only evidence that has been presented is either a matter of record or from Mr. Tierney. No questioning can be supported, he explained, because there is no testimony given by the applicant. Mr. Keiling asked if the Board would be willing to postpone the matter until its next meeting. The Board discussed whether this hearing should be postponed and Mr. Gruenberg went over the usual SSAMP hearing process. If postponed, he explained, and testimony was then given by the applicant, the public would then be able to question the applicant and provide additional testimony.

Mark Peck, Special Counsel retained by Hope Township, objected that by not appearing Mr. Cerqueira is gaming the system and that this has been on-going situation for at least five years. The applicant himself made the notice of the hearing and should not be given a pass by the Board for failing to appear. Mr. Peck stated that there are violations of best agricultural management practices that are a deterrent to the surrounding neighborhood and property owners. Mr. Peck asked that the Board entertain the testimony of the animal control officer, the Health Department representative, Chris McCormick, and the neighbors. If the Board wanted to withhold determination until next month to hear the applicant's testimony, he would have no objection but does not feel that the matter should be held in willful abeyance to the property owner's willful non-appearance.

Mr. Keiling objected to the term, willful abeyance, and said that he didn't know why his client was not here; it could be an emergency for all we know. To permit testimony against his client at this meeting, while he is not present, would impair his client's ability to question witnesses against him. Not having an opportunity to hear and question the testimonies given tonight would prejudice his clients rights. Mr. Keiling therefore asked that the hearing be continued until next month.

Present in the audience were neighbors who expressed their desire to voice their opinions. The CADB discussed the alternative with Mr. Gruenberg to formally deny the application at next month's hearing if the applicant does not show up. If the applicant fails to provide his burden of proof that he is engaging in acceptable agricultural management practices by failing to give testimony to that effect, the CADB could then defer jurisdiction to Hope Township.

Mr. Baduini made a motion to continue the SSAMP hearing at January's CADB meeting and that if the applicant, Mr. Cerqueira does not show up, that the CADB will decline jurisdiction in this matter and refer to the Township. Mr. Bodine seconded the motion.

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

Mr. Gruenberg made an announcement at the meeting to the audience members that there will be no notification again and that the SSAMP hearing will continue at the next CADB meeting on Thursday, January 15, 2015 at 7:30 pm.

Old Business:

Drainage Issues on McCullough Road Development, LLC – Mr. Tierney stated the drainage issues would be addressed in having the landowners get a Conservation Plan from NRCS in place now and that it would be a condition to close. Landowners need to comply with the deed of easement and get a Conservation Plan within one year of closing. The County Road Department will supervise the

landowner's construction of the proposed drainage of swales. Still waiting for the landowners to formally agree and a meeting will take place in the beginning of January for discussion.

Roes Island Wetland Mitigation Project – Mr. Tierney stated that the NJ DEP responded by letter thanking the County for its comments and input, but stating that having met DEP's requirements the permit had been granted. The matter is still to be heard before Liberty Township and Independence Township.

Special Occasions Event Discussion – Mr. Tierney stated that the SADC is looking for CADB feedback on what constitutes a special event on wineries that are preserved farmland. One option would be to formally define what constitutes a special event and the other would be to define it on a case by case basis. Mr. Tierney explained that there are pros and cons to each approach, that the CADB Administrators were working together to develop a model definition, and that he would be reaching out to the winery owners in the county to solicit their feedback. Mr. Tierney suggested that if the CADB is inclined to define permissible special occasion events, that the definition be broad so as to allow the Board greater flexibility and discretion in determining what specific activities are acceptable on a preserved farm under various circumstances.

New Business:

Estate of Mary Kinney Funding Resolution #14-22, BL 508 L 7, Blairstown, BL 6 L 1, Knowlton, approx. 35.059 acres (+3%) – This farm is located in the North Project Area. There are no existing dwellings, structures, agriculture labor housing, RDSO's, or pre-existing non-agricultural uses on premises. There is a one non-severable exception of 1.5 acres for a future single family residence restricted to one unit. The CMV is \$5,600 per acre at an estimated total easement purchase price of \$196,330.40 out of which the cost share breakdown is as follows: SADC \$3,700/acre, Warren County \$1,900/acre. Both townships have approved the support of this farmland application.

Mr. Baduini made a motion to approve the funding on the Estate of Mary Kinney and to recommend the estimated funding of the development easement purchase of \$196,333.40 to the Freeholders for their approval. Mr. Menegus seconded the motion.

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

Round Hill Farm Assignment from RVC, BL 1301 Lots 22.01 & 22.03, Blairstown Township – Bob Canace, RVC stated that the landowners, Mr. & Mrs. Kreger made a minor subdivision in 2008 to Lot 22.03 (not preserved) approved by Blairstown Township that included a horse paddock and apartment that added .0789 acres to the SADC preserved lot 22.01 (42.74 acres). Joshua Mackoff provided an appraisal letter for his analysis of the value of the land at \$3,000. Mr. Canace is requesting that the CADB split the \$3,000 requested from the landowner for the addition. Ridge & Valley will pay for the title policy and the Freeholders had made an agreement to take assignment of deed of easement from RVC. Chairman Schnetzer asked for Mr. Tierney's opinion; Mr. Tierney recommended that the Board approve the expense. Mr. Baduini made a motion to pay \$1,500 or 50% cost-share for the .0789 acres addition to the easement. Mr. Bodine seconded the motion.

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

Frelinghuysen Municipal Farm – Mr. Tierney stated that he received two appraisals on the farm and that the appraised value of the farm was higher than initially expected, but that township is going to stick with their initial request. The SADC will not cost share on this farm because they prohibit cost-sharing on a farm that has been owned by a Township or County for more than 3 years. The township will put 30 acres for auction and the rest for Township's Department of Public Works.

Anderson Knowlton Twp. MUNI PIG – D.O.E. Restrictions – Mr. Tierney stated that the landowner had requested to add a restriction to their easement for no subdivision after preservation. Mr. Gruenberg stepped down because of conflict with Knowlton Township. Mr. Tierney explained that the landowner is effectively asking to waive his right under the standard deed of easement to apply for an agricultural subdivision. Mr. Baduini made a motion to agree to with the additional restriction on the Deed of Easement. Ms. Willever seconded the motion.

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

Mr. Gruenberg returned to his position as Special Counsel.

Approval of 2015 CADB Meeting Schedule – Mr. Menegus made a motion to approve the 2015 CADB Meeting Schedule which was seconded by Ms. Willever. Motion carries.

Soil Disturbance Draft Regulations Discussion – Mr. Tierney asked the CADB to review the material provided to them regarding the Soil Disturbance Regulations. He explained that this is in the very preliminary stages, that the SADC has not yet a formal rule proposal, and that the formal proposal and additional information will be provided by the SADC to the CADBs beginning next year.

Chairman Schnetzer asked about the Carl Crouse farm in Washington Township. Mr. Tierney stated that he offered a fee value for the trail easement and for the easement to only come in to effect after the sale of their property, but they still do not want to grant a Morris Canal trail access easement over their farm.

Sam & Jean Race Farm – Mr. Race approached to Board about receiving \$200 more per acre for his easement. The CMV is \$5,700 and the highest appraisal value is \$5,900/acre. Chairman Schnetzer recused himself because he stores hay on the farm; Mr. Bodine recused himself because he had previously harvested wood from the farm; and Mr. Menegus recused himself because Mr. Race had appointed him to White Township committees. There were not enough members left to make a vote on the matter since Mr. Gibbs and Mr. Gourniak both resigned from the CADB last month. Mr. Race was asked to postpone his request until such time as the vacant seats will be filled and there will be a quorum.

Public Comment –

Ms. Rue said that they she was at the SADC when they did the formal 3 hour soil disturbance presentation and that were some major issues and you get 10% or 10 acres of disturbance area for a 100 acre farm and the areas of disturbance is considered a barn, storm water basin, house, buildings, silo, tower, pit, parking paved and unpaved, farm lane paved, tower, pit, equine track, pool, man-made pond. They are not considering unpaved farm lane, hoop house with fabric or solar panels. Ms. Rue was not told that she should have an exclusion area when her family's farm was preserved and all her building are considered part of a soil disturbance area until it is reclaimed or remediated. Rowan University did a computer model with preserved farms and unpreserved farms, out of all the preserved farms in NJ, there are 16 that are in non-compliance of the 10%. By law, you need storm water management, but that will count against your disturbance area. SADC is talking about case by case exemptions. The average tillable extension is 12 inches and any whole or pit is soil disturbance. Ms. Rue talked about permanent disturbance that wasn't clearly defined and emphasized to the Board that they need to look at the soil disturbance and spoke about the wineries 44 month pilot program and that the SADC is trying to track the money gained from the wineries to make sure 50% is earned off the farm from production.

Ms. Iannitelli discussed the Special Occasions Event proposed legislation on wineries with marketing your product and weddings and the cost to farmers.

Gary Pohorely of the SADC stated that he agreed with Mr. Tierney's recommendation to consider a broad definition of Special Occasion Events because agritourism is always evolving as entrepreneurs develop new ideas on how to market their products. The SADC will be revisiting the soil disturbance at its January 22nd meeting and encourages the CADB to read the soil disturbance documents carefully and stay on top of it. Gary Pohorely said that 98% of the Rowan University study, the preserved farms were in compliance and there may be a waiver provision to the other percentage. Ms. Iannitelli stated that the soil disturbance issue happened because of one landowner who did not comply with the deed of easement and that every preserved farm in NJ has to suffer for one person's bad behavior. Ms. Iannitelli stated that the soil disturbance rule will affect nurseries, greenhouses, sod farm, and Christmas Tree farms, which are the highest yielding farms in NJ that bring in \$453 million. Ms. Rue said that the SADC did not talk about grandfathering at all about soil disturbance.

Mr. Tierney explained that the Court in the Den Hollander case found that the landowner caused a "severe soil disturbance" which violated the farmland preservation deed restrictions, but that the court did not define what other activities might constitute a severe soil disturbance. As such, many farmers are left without any guidance as to which soil disturbances are acceptable and which disturbances violate the easement. Mr. Tierney said that the proposed rule would, if nothing else, at least provide landowners with a standard to follow, but that the question for the CADB now is whether this is the proper standard or does it require changes.

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

New Applications:

County Applications

- **Apple Mountain (Tim Matthews contract purchaser)** – White Twp. (Approx. 70 acres) Requested mapping.
 - **Crouse, Dale & Pamela (#1)** – Harmony Twp. (Approx. 54 acres) SADC requested info re sludge & township approval on application. Twp. approved the application. Requested mapping.
 - **Crouse, Dale & Pamela (#2)** – Harmony Twp. (Approx. 17 acres) SADC requested info re sludge & township approval on application. Twp. approved the application. Requested mapping.
 - **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Applicant working on documents for submission.
 - **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Applicant working on documents for submission.
 - **Shoemaker** – White Twp. (Approx. 81 acres) Need more info; applicant may subdivide.
 - **Crouse, Carl** – Washington Twp. (Approx. 120 acres)
- Total Applications: 7 Total Acres: 722**

Awaiting Green Light Approval:

County Applications

- **715 Harmony Station Rd. (Crouse, Rich)** – Harmony Twp. (Approx. 108 acres) SADC requested DEP info & township approval on application. Twp. approved the application.
- **Bartha** – White/Oxford Twps. (Approx. 52 acres) SADC received landowner's confirmation about changing exception area.
- **Jones, Mitchell** – Franklin/Harmony Twps. (Approx. 28 acres) Landowner confirmed he is assuming risk that wetlands will not impact proposed exception area. Requested LOI Lifespan from landowner.

- **Smith, Skip #1** – Franklin Twp. (Approx. 21 acres) Application does not qualify for highlands dual appraisal; unclear whether lots created through Will are buildable under highlands act.
 - **Tasevski** – Franklin Twp. (Approx. 88 acres) SADC concerned about any prior subdivision restrictions on lot in application.
- Total Applications: 5 Total Acres: 297**

Municipal Applications

- **Myers/Toretta** – Franklin Twp. (Approx. 64.42 acres) Additional lot added. Need revised GLA.
 - **Rothman (Oxbow Acres)** – White Twp. (Approx. 57 acres) Applicant revising application and will resubmit with 7 acre severable exception area for autistic home.
- Total Applications: 2 Total Acres: 121**

State Applications

- **Oberly, Jack** – Pohatcong/Alpha (Approx. 92 acres) On hold due to Pohatcong zoning Ordinance.
 - **Santini/Resnick** – Pohatcong Twp. (Approx. 84.5 acres) On hold due to Pohatcong zoning Ordinance.
 - **Santini/Chambers** – Pohatcong Twp. (Approx. 56 acres)
- Total Applications: 3 Total Acres: 232.5**

Received Green Light Approval:

County Applications

- **Barton #1** – Mansfield/Independence Twps. (Approx. 43 acres) Requested RFP's for appraisals.
 - **Barton #2** – Mansfield/Liberty Twps. (Approx. 70 acres) Appraisals underway.
 - **Barton #3** – Mansfield/Liberty Twps. (Approx. 28 acres) Appraisals underway.
 - **Brandywine** – Franklin Twp. (Approx. 64 acres) Appraisals sent to SADC for CMV. Twp. & SADC are trying to resolve dispute over zoning for appraisals; additional information requested from township.
 - **Burke/Dinsmore Farm #1** – Harmony Twp. (Approx. 81 acres) Sent appraisals to SADC for CMV.
 - **Burke/Dinsmore Farm #2** – Harmony Twp. (Approx. 18 acres) Sent appraisals to SADC for CMV.
 - **Klimas** – Independence/Mansfield Twp. (Approx. 174 acres) Requested RFP's for appraisals.
 - **RLL Enterprises, Inc.** – Franklin Twp. (Approx. 51 acres) Requested RFP's for appraisals.
 - **Sigler, Carl** – Franklin Twp. (Approx. 174 acres) Requested RFP's for appraisals.
 - **Smith, Skip #2** – Franklin Twp. (Approx. 22 acres) Appraisals underway.
 - **Thompson Farm** – White Twp. (Approx. 38 acres) Sent appraisals to SADC for CMV.
 - **Unangst** – White Twp. (Approx. 85 acres) Requested RFP's for appraisals.
- Total Applications: 12 Total Acres: 848**

Municipal Applications

- **Berry Farm** – Frelinghuysen Twp. (Approx. 106 acres) RFP's out for appraisals.
 - **Twin Brook Farm** – White Twp. (Approx. 22 acres) Appraisals underway.
- Total Applications: 2 Total Acres: 128**

State Applications

- **Hannema** – SADC Direct - Mansfield Twp. (Approx. 164 acres) RFP's for appraisals.
- Total Applications: 1 Total Acres: 164**

Received CMV & Offer Made:

County Applications

- **O'Dowd Farm (East) #2** – Greenwich & Franklin Twps. (Approx. 94 acres) CMV Received.
 - **O'Dowd Farm (West) #1** – Greenwich Twp. (Approx. 113 acres) CMV Received.
 - **O'Dowd Farm (South) #3** – Greenwich & Franklin Twps. (Approx. 119 acres) CMV Received.
 - **Race, Sam & Jean** – White Twp. (Approx. 85 acres) CMV \$5,700. Offer letter sent to landowner.
 - **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) Received CMV. Offer letter sent to landowner.
 - **Smith, John & Jean #2** – Harmony (Approx. 36 acres) Received CMV. Offer letter sent to landowner.
- Total Applications: 7 Total Acres: 600**

Municipal Applications

- **Paternostro** – Greenwich Twp. MUNI PIG (Approx. 40 acres) \$6,250. Received CMV.
- Total Applications: 1 Total Acres: 40**

Under Contract (Title Search & Survey):

County Applications

- **Bullock (Yellow Rock Horse Farm)** – White Twp. (Approx. 64 acres) CMV \$3,900. Received title search & survey underway.
- **Cericola Farm #1** – Franklin Twp. (Approx. 182 acres) CMV \$6,200. Requested title search & RFP's for survey.
- **Cericola Farm #2** – Franklin Twp. (Approx. 31.5 acres) \$6,000. Requested title search & RFP's for survey.
- **Kinney Estate** – Blairstown/Knowlton Twps. (Approx. 34 acres) \$5,600 CMV. Received signed contract, survey underway.
- **McCullough** – Washington Twp. (Approx. 44 acres) FRPP appraisal sent for NRCS review.

- **Smith Farm #1, J&K** – Harmony Twp. (Approx. 49 acres) CMV \$6,000. Received title search & survey underway.
- **Smith Farm #2, J&K** – Harmony Twp. (Approx. 53 acres) CMV \$5,500. Received title search & survey underway.
- Total Applications: 7 Total Acres: 457.50**

Municipal Applications

- **Anderson** – Knowlton Twp. (Approx. 119 acres) CMV \$5,200. On CADB Agenda for restriction approval.
- **Apgar Cider Press** – Harmony (Approx. 19 acres) CMV \$7,000. Survey underway.
- Total Applications: 2 Total Acres: 138**

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

- **Cooke** – Hope & Frelinghuysen Twp. (Approx. 59 acre County-PIG) FRPP reviewing file. Final inspection performed.
- **Czar Farm** – Pohatcong Twp. (Approx. 94 acres) Final Inspection performed.
- Total Applications: 2 Total Acres: 153**

Municipal Applications

- **Al-Ruby Farm** (Waters & Schanzlin) – Harmony Twp. (Approx. 27 acres) CMV \$7,000. Final inspection performed.
- **Farley Acres (Stern)** – Harmony Twp. (Approx. 108 acres) CMV \$5,600. Final inspection performed.
- **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: 4 Total Acres: 250**

State Applications

- **Santini** – Lopatcong/Greenwich Twp. (Approx. 105 acres) Closing file review. Waiting for survey revisions.
- Total Applications: 1 Total Acres: 105**

Farms closings:

- **Kleindienst** – Frelinghuysen Twp. & Stillwater Twp., Sussex County (Approx. 130 acres, 45 acres in Warren)

Executive Session

Mr. Menegus made a motion to go into Executive Session to discuss contractual matters regarding the O'Dowd properties. Ms. Willever seconded the motion.

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

Motion carries and the Board entered into Executive Session at 9:32 pm.

Mr. Menegus made a motion to come out of Executive Session which was seconded by Ms. Willever. Motion carries. Mr. Gruenberg stated that the Board came out of Executive Session at 9:36 pm where no official action was or will be taken on contractual matters on the O'Dowd properties were discussed.

Adjournment: A motion for adjournment was made by Mr. Menegus and seconded by Mr. Baduini. Motion carries. Chairman Schnetzer adjourned the meeting at 9:40 pm.

Respectfully submitted,


Teresa Kaminski