

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes**

**March 17, 2022**

The regular monthly meeting was held virtually by the Department of Land Preservation via Webex. The meeting was called to order by Chairman Schnetzer at 7:33 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Tim Bodine, Bradley Burke, Matthew Hood, Rene Mathez, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent:

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel; Timothy Willmott, SADC; Commissioner Ciesla.

**Minutes** of the meeting held on February 17, 2022 were approved on a motion by Mr. Bodine and seconded by Mr. Menegus. Motion carries.

**Correspondence:** None

**Public Input (Non-agenda Items):**

**Old Business:**

**Deed of Easement Compliance**

➤ **Plainview Growers Update**

Mr. Tierney stated that there was no update on this.

➤ **Kero Update**

Mr. Tierney stated that there were no update on this, but he drove by the area and does not appear to be importing any more soil.

**Update to Target List**

Mr. Tierney did a quick analysis based on the 'Farm Units' which captures more farms/farmland than the 'Non Farm Units' list. With the current 40-acre minimum for targeted farms, we currently target about 81% of all eligible farmland (~ 21,463 acres) in the county and 60% of all eligible farms (~ 233 farms). If we reduce minimum to 30-acres, we would target about 514 additional acres (3%) of eligible farmland (or 15 additional farms). If we reduce the minimum to 20-acres, we would target about 1,120 additional acres (6%) of eligible farmland (or 42 additional farms). Mr. Tierney has serious concerns about reducing it to below 20-acres, because we would need to then take a closer look at zoning and development constraints like wetlands, steep slopes, access, etc. This requires a significant amount of time that would be better spent on larger farm applications. That being said, Mr. Tierney states that we can still preserve farms below our target threshold if they come to us, either with municipal/nonprofit partners or alone. But Mr. Tierney thinks that our resources are best directed at the larger farms. Mr. Mathez suggested not to go under 20 acres and Mr. Menegus stated to stay at 20 acres as well. Mr. Menegus made a motion for Mr. Tierney to do more data analyzing for farms between 20 and 40 acres for additional list for the County's Farmland Preservation Target List.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke - yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

**Brunkhorst**

Mr. Tierney stated that they responded verbally to the Deed of Easement language.

**Krouse vs. Skoog RTF Complaint – White Township - Withdrawn**

Mr. Tierney had stated that he is waiting to receive a copy of White Township's Land Use Board Resolution on this matter and that Mr. Culton will address the Board to administratively dismiss this at its next meeting.

**New Business:**

**Resolutions**

- **Plainview Growers SSAMP Resolution #22-04, BL 105 L 8, 11 & 12, Allamuchy Township**  
Mr. Tierney stated that Attorney Culton has asked for the resolution to be carried until next month as he needs more time.
- **Certification of Commercial Farm Resolution #22-05 for Drakes Acres, BL 201 L 11, BL 203 L 1, Allamuchy Township**  
Mr. Bodine made a motion to approve the Certification of Commercial Farm resolution on the Drake Farm in Allamuchy Township which was seconded by Mr. Menegus.  
  
Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke - yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.
- **Ferri Cost-Share Funding Resolution #22-06, BL 48 L 69, Washington Township**  
The total cost to preserve this farm is estimated at \$281,190.00 or \$4,200/acre per CMV. The cost-share is as follows: SADC \$195,494.00 (\$2,920/acre) and Warren County \$85,696.00 (\$1,280/acre). There are no existing residential units, no existing ag labor, no buildings, and no preexisting non-ag uses on the premises with a 2 acre non-severable exception area for future single family residence restricted on one single family unit and no proposed trail areas. Mr. Burke made a motion to accept this resolution for cost-share funding and to make a recommendation to the Commissioners as which was seconded by Mrs. Watters.  
  
Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke - yes; Mr. Hood – yes; Mr. Mathez – abstain; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

**Right of Refusal**

Chairman Schnetzer would like Mr. Tierney and Ms. Campbell to look into the Board/County having Right of Refusal or Fee Simple option built into the Agreement to Sell Development Easement contract between the County and the landowner as it was done in the late 80’s and early 90’s so that some recent applications that were also listed with a Realtor are not lost for preservation. Mr. Tierney to look into that.

**Ullman, Knowlton Township 180 acres**

Mr. Tierney stated that this property is for sale. Mr. Burke made a motion for Mr. Tierney to reach out to the landowner for farmland preservation which was seconded by Mrs. Watters.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke - yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

**Administrator's Report:** Mr. Tierney stated that the MUNI PIG Estate of Thompson and the SADC Direct Riggs applications closed. The County’s cost-share contributed to this farm being higher ranked to qualify for SADC Direct application.

New Applications:

*None at this time*

Awaiting Green Light Approval:

*County Applications*

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

Received Green Light Approval:

*County Applications*

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

*Municipal Applications*

- **Hoh** – Knowlton (Approx. 31 acres) Received Green Light Review Letter.
- **Rick Smith Farm** – White (Approx. 25 acres)

**Total Applications: 2                      Total Acres: 56**

*Non-profit applications*

- **Shotwell Family Partnership, LP** – Blairstown Township (Approx. 154.5 acres)
- **Silver Pine Farm, LLC** – Frelinghuysen Township (Approx. 33.23 acres)

- **Watercress** – Frelinghuysen Township (Approx. 117 acres)

**Total Applications: 3            Total Acres: 304.73**

Received CMV & Offer Made:

*County Applications*

- **Ferri** – Washington Township (Approx. 65 acres) Landowner accepted CMV offer. Contract sent out.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV received, sending out offer letter.

**Total Applications: 2            Total Acres: 167**

*SADC applications*

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

*Non-profit applications*

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Received contract.
- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres) \$4,250 CMV.
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres) \$4,750 CMV.
- **Stecker** – Harmony Township (Approx. 18.988 acres) \$5,175 CMV

**Total Applications: 4            Total Acres: 148.173**

Under Contract (Title Search & Survey):

*County Applications*

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner proceeding with Township to subdivide 6 acres severable exception. Received signed contract. Survey underway. Landowner did not apply for subdivision yet.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Waiting to put out RFP's pending upon revised County survey contract.

**Total Applications: 2            Total Acres: 143**

*Municipal Applications*

- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Landowner confirmed location of exception area to 3.3 acres. Received contract. Surveyor working on reaching Engineering compliance on survey.

**Total Applications: 2            Total Acres: 148.5**

*Non-Profit Applications*

- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 135.54 acres) Received title work. Sent survey to Engineering.
- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200. TLC-NJ has signed contract, draft survey and title. Sent draft survey and title to Engineering for their review. Waiting to receive from surveyor Engineering's requested revisions.
- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. Received title and survey.

**Total Applications: 3            Total Acres: 238.54**

*SADC applications*

- **Moyer** – Pohatcong Township (Approx. 128.3 acres)

**Total Applications: 1            Total Acres: 128.3**

Waiting to Close (Final Legal Review):

*County Applications*

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Mrs. Beatty has died, estate being settled.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Mrs. Beatty has died, estate being settled.
- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. Received completed survey revisions and sent to SADC.
- **Haydu** – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Waiting to close.
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Hardwick Township to cost-share at \$600/acre.

**Total Applications: 5            Total Acres: 473**

*Municipal Applications*

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.

**Total Applications:1            Total Acres: 140**

*SADC applications*

- **Gardner** – Franklin Township (Approx. 91.5 acres)
- **Shen** – Mansfield Township (Approx. 222 acres) Coordinating with SADC, County Engineering, and County Counsel to facilitate drainage easements requested by Engineering.

**Total Applications: 2            Total Acres: 313.5**

Recent Closings:

- **Dokie’s Acres (Thompson)** – White Twp. (Approx. 43 ac.) CMV \$6,000. Closed on 2/24/22!
- **Riggs** – Franklin Township (Approx. 34 acres) CMV \$5,100. Closed on 3/9/21!

Pohatcong Contamination Area Projects:

*Seeking Highlands Council Open Space Funding cost-share*

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Pereira** – Franklin Township (Approx. 30 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Noel** – Franklin Township (Approx. 44 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Received appraisals. CADB recommended 100% County funding. Accepted offer letter. One CADB Agenda for cost-share funding.
- **Santini (O’Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Waiting for applicant to sign application and other documents for updated appraisals to determine development easement value.

**Total Applications: 6            Total Acres: 402**

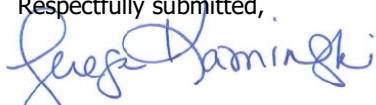
2022 Closings YTD: 2 farms totaling 74.371 acres  
Program Totals: 315 farms totaling 27,352.0654 acres

**Public Comment – none**

**SADC Update**

Mr. Willmott stated that next week’s meeting will be in person at the new building and that there will be no call in option. Mr. Willmott stated that the 2021 Annual Monitoring Report was presented to the Committee and Warren County had 100% compliance. He also stated that the Soil Protection Standards are still being worked out.

**Adjournment:** A motion for adjournment was made by Mr. Burke and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:13 pm.

Respectfully submitted,  
  
Teresa Kaminski