

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

April 21, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. 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: Bradley Burke, Matthew Hood, Rene Mathez, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: Tim Bodine

Others present: T. Kaminski, Staff; Aaron Culton, Substitute County Counsel; Timothy Willmott, SADC.

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

Correspondence: None

Public Input (Non-agenda Items):

Old Business:

Deed of Easement Compliance

- **Plainview Growers Update**
Mr. Culton & Ms. Kaminski stated that there was no update on this.
- **Kero Update**
Ms. Kaminski stated that there were no update on this.

Update to Target List

Ms. Kaminski stated that data is still being gathered.

Krouse vs. Skoog RTF Complaint – White Township - Withdrawn

Mr. Culton stated that the Krouse vs. Skoog complaint has been withdrawn because the complaint has been addressed by the White Township Zoning Board so the issue is now moot. Mr. Culton stated that a decision now by the CADB wouldn't hold any weight and the farmer is not pursuing a RTF hearing so this can be dismissed from the Board at this time. Mr. Burke made a motion to have Mr. Culton write a letter to both parties regarding the dismissal by the Board which was seconded by Mr. Mathez.

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

Montalvo

Mr. Culton let the Board know that Mr. Montalvo has retained a new attorney to handle his application for Certification of Commercial Farm. The new attorney reached out to Mr. Culton regarding coming to the Board again for Certification as they were denied by the board for Certification of Commercial Farm in August 2021. The landowner appealed this decision to the SADC which went to the AOL and Mr. Culton had a conference with the AOL and the landowner's attorney. Mr. Culton stated that the appeal can be held in abeyance if denied again by the Board. After much discussion by the Board and Mr. Culton, Mr. Mathez made a motion that the Board would entertain a reapplication of Certification for Commercial Farm by the landowner no earlier than August 2022. This was seconded by Mr. Hood.

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

New Business:**CPIG Application Approval**➤ **Waters, Darla Mae, BL 21 L 42, 81.98 acres, Harmony Township**

This farm was submitted for application to staff on April 5, 2022. This was a previous MUNI PIG application where the landowner declined the CMV offer. There are 61.5 tillable acres of hay and soybeans, 14.48 acres of permanent pasture, 6 acres of woodland, 32.09 acres of prime soil and 7.05 acres of statewide soil. There are no structures on the premises to be preserved, no ag labor housing and a one non-severable exception of 3.7 acres for future single family residence. There is an access easement to the landlocked property. This application is in the West Project Area and the Highlands Preservation Area. Mr. Menegus made a motion for the Board to approve this application for preservation and to send it to the SADC for Green Light Review. Mrs. Waters seconded the motion.

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

Resolutions➤ **Plainview Growers SSAMP Resolution #22-04, BL 105 L 8, 11 & 12, Allamuchy Township**

Mr. Mathez made a motion to approve this resolution contingent upon deed of easement compliance with notification to the Board from the SADC in written correspondence which was seconded by Mr. Burke.

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

Administrator's Report: Ms. Kaminski stated that Haydu recently closed.

New Applications:*County Applications*

- **Waters** – Harmony Township (Approx. 78.28 acres)
- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)

Total Applications: 2 Total Acres: 128.11

Awaiting Green Light Approval:

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*

- **McEvoy #1** – White Township (Approx. 102 acres) CMV received, waiting to receive offer letter.

Total Applications: 1 Total Acres: 102

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.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Under contract. On SADC May meeting for final funding approval. Ordering title and RFP's out for surveyor.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200 CMV. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Haven't heard back from landowner.

Total Applications: 3 Total Acres: 208

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.
- **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

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Changed title agency. BoCC approved 100% County funding.
- **Pereira** – Franklin Township (Approx. 30 ac.) Changed title agency. BOCC 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.) Changed title agency. BOCC approved 100% County funding.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) CADB recommended 100% County funding. Accepted offer letter. Contract sent out. On BOCC Agenda for 100% cost-share.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Still 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, but you can listen by audio or watch by livestream. Mr. Willmott stated that the Soil Protection standards is finalized. The SADC will discuss soil disturbance on farmland at their meeting.

Adjournment: A motion for adjournment was made by Mr. Mathez and seconded by Mr. Burke. Motion carries. Chairman Schnetzer adjourned the meeting at 8:22 pm.

Respectfully submitted,



Teresa Kaminski