

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation
P.O. Box 179
500 Mt. Pisgah Avenue
Oxford, NJ 07863

**Meeting Minutes
September 20, 2012**

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, Frank Gibbs, Joe Gourniak, Sam Race, Joel Schnetzer, Mike Toretta

Members absent: Wendy Willever

Others present: C. Tierney, T. Kaminski, Staff; Katrina Campbell, Special County Council; Richard Keiling; Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on August 16, 2012 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Motion carries.

Minutes of the Executive session meeting held on August 16, 2012 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Motion carries.

Correspondence: noted

Public Input (Non-agenda Items): None

Old Business

Raub Case

The Board went into Executive session at 7:37 pm on a motion by Mr. Gourniak and seconded by Mr. Baduini.

The Board came out of Executive Session at 7:49 pm on a motion by Mr. Gourniak and seconded by Mr. Toretta. Chairman Schnetzer noted that litigation issues were discussed and no official action was taken.

Smith/Rasa Farm – Ms. Campbell stated that the title company will insure this property the way the SADC wants it done and should be receiving a title binder this week.

Wattles Auction – Mr. Tierney stated that the Freeholders are inclined to go with Fiedler for the auction and that they will advertise without a reserve bid, but then put the reserve bid in at the auction. Mr. Pessolano will handle the contract with Fiedler. A public hearing will be held regarding the auction for the County in October and for Mansfield Township in November. Norton Conservation will be removing all oil and gas tanks from the property before the auction.

New Business:

Memorialization of Site Specific Determination Resolution #12-14 - Peter M. Peck, BL 61 L 13, Knowlton Township

Mr. Baduini made a motion to memorialize the Resolution #12-14 as presented to the Board regarding last month’s Site Specific Determination on Mr. Peck’s property. Mr. Gibbs seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – abstained; Mr. Gibbs – yes; Mr. Gourniak – yes

Motion passes.

Bertholf Amended Resolution #12-15 – BL 47 Lot 16 & BL 48 L 24, Knowlton Township

Mr. Toretta made a motion to approve the amended resolution as presented with the removal of one two acre exception area and to increase funding amount to approximately \$11,244.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes; Mr. Gibbs – yes; Mr. Gourniak – yes

Motion passes.

Domingues Resolution #12-16 BL 26 L 26, Greenwich Township

Mr. Baduini made a motion to postpone the approval of the resolution until next month or until FRPP funding is secured and the deadline for federal funding is determined. Mr. Gibbs seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – no; Mr. Baduini – yes; Mr. Toretta – no; Mr. Gibbs – yes; Mr. Gourniak – yes

Motion passes.

Kenco 8-year Land Termination – Block 29 Lots 14, 58, 59, 60, 62 & 65 in Independence Township and Block 1 Lots 7.02 & 17 in Liberty Township

Mr. Kenny notified by signature of his decision to terminate these properties from the 8-Year program. Mr. Race made a motion to approve the termination of the Kenco farm from the 8-Year Program. Mr. Baduini seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes; Mr. Gibbs – yes; Mr. Gourniak – yes

Motion passes.

Cooke Farmland Preservation Application – BL 3200 L 300, Hope Township & Block 701 Lots 1 4 1.03, Frelinghuysen Township – Approx. 46+ net acres

This application consists of 3 exception areas. One non-severable exception of 1 acre, and one severable exceptions of 6 acres on the Hope block and lot and one severable exception with 6 acres with an existing residence on BL 701 L 1. There are approximately 36.96 Tillable Acres and approximately 20.64 appurtenant woodland or wetland and hay and corn. There are no structures on the premises to be preserved and there is an access easement on BL 3200 L 300. This farm has a ranking of 62.81 points.

Mr. Race made a motion to approve this application for farmland preservation and to send to SADC for Green Light Approval. Mr. Baduini seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes; Mr. Gibbs – abstain;
Mr. Gourniak – yes

Motion passes.

Annual County PIG Application and County ADA

Mr. Tierney presented the proposals from TLC-NJ to do the CPIG Application and to modify the ADA. Mr. Tierney informed the Board that one lot in Lopatcong Township on the non-profit application for the Sunny Hill Farm is not located in the County ADA and that the Manley Farm in Hope Township, one lot is on the Target List and one lot is across Route 80 which is not in the ADA.

Mr. Race made a motion to approve the two changes to expand the County's ADA with Block 3401 Lot 400, 8 acres in Hope Township and Block 2 Lot 5, 6.14 acres in Lopatcong Township and to approve TLC-NJ proposal at a cost of \$300. Mr. Baduini seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes; Mr. Gibbs – yes;
Mr. Gourniak – yes

Motion passes.

Mr. Baduini made a motion to hire TLC-NJ to do the 2014 County PIG Application at a cost of \$2,500. Mr. Race seconded the motion.

Roll Call:

Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes; Mr. Gibbs – yes;
Mr. Gourniak – yes

Motion passes.

Administrator's Report: Mr. Tierney briefly went over the important matters on the report.

New Application

- Cooke – Hope & Frelinghuysen Twp. (Approx. 59 acre County-PIG)

Awaiting Green Light Approval:

- McCullough – Washington Twp. (Approx. 44 acre County-PIG): Applicant's received another one year extension on subdivision approval in May; SADC requesting information.
- May – Hope Twp., Non-Profit (Approx. 22.8 acres)
- Star D Farm – Harmony Twp., Non-Profit (Approx. 46.74 acres)
- K-J Farm – Harmony Twp., Non-Profit (Approx. 104.72 acres)
- Sunny Hill Farm – Harmony Twp. & Lopatcong Twp., Non-Profit (Approx. 30.647 acres)

Active Projects:

County Applications

- Bowers – Pohatcong Twp. (Approx. 50 acres): Waiting for certification of FRPP appraisal; sent out contract.
- Carson – Frelinghuysen Twp. (Approx. 297 acres): CMV shared with landowner; waiting for decision.
- Di Risio – Mansfield Twp. (Approx. 67 acres): CMV expected at SADC 9/27/12 meeting.
- Gardner – Franklin Twp. (Approx. 108 acres): CMV shared with landowner; waiting for decision.
- Martin – White Twp. (Approx. 86 acres): Under final legal review; outstanding muni and estate taxes to be resolved before farm can close.
- McConnell – Oxford Twp. (Approx. 52 acres): Appraisals being conducted.
- Pruden – Hope Twp. (Approx. 162 acres): Appraisals being conducted.
- Schnetzer – Franklin Twp. (Approx. 62 acres): Property is being surveyed; 5-acre exception area on estate portion removed and amended appraisal letters sent to SADC; waiting for final approval.
- Smith/Rasa – Special Counsel is pursuing this.

Municipal Applications

- Bertholf – Knowlton Twp. (Approx. 61 acres): SADC re-certification of \$5,300/acre & amended final approval on SADC September Agenda 9/27; being surveyed.
- Domingues – Greenwich Twp. Muni-PIG (Approx. 63 acres); Under contract.
- Erhardt – White Twp. Muni-PIG (Approx. 27 acres): Received Green Light Approval on 6/22/12; Township ordering appraisals.
- Linz – Frelinghuysen Twp. (Approx. 129 acres): Waiting to close.
- Ritter – Knowlton Twp. Muni-PIG (Approx. 9 acres): Received Green Light Approval on 7/3/12; Appraisals in process.

Withdrawn Applications

- Steckle – Harmony Twp. Muni-PIG (Approx. 60 acres)

Public Comment:

Gary Pohorely, SADC mentioned to the Board that when the State buys a farm in fee simple, they have the landowner remove the oil and gas tanks and recommends that someone from the County be present on the day of removal. Regarding Wattles, Mr. Tierney said that Fiedler will be providing tours and that they have not set an auction location as of yet.

Adjournment: A motion for adjournment was made by Mr. Toretta and seconded by Mr. Gibbs. Motion carries. Chairman Schnetzer adjourned the meeting at 8:50 p.m.

Respectfully submitted,



Teresa Kaminski