

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes
April 19, 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 7:35 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
Wendy Willever

Members absent: None

Others present: C. Tierney, T. Kaminski, Staff; Katrina Campbell, Special County Counsel; John Anderson, Knowlton Township, George Rabtzow; Knowlton Township Zoning Officer, Frank Boslet, Knowlton Township, Ryan Dornish, attorney; Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on March 15, 2012 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Ms. Willever abstained. Motion carries.

Executive Minutes of the executive session meeting held on March 15, 2012 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Ms. Willever abstained. Motion carries.

Correspondence: noted

Public Input (Non-agenda Items): None

Old Business

Smith/Rasa Farm – Ms. Campbell stated that Mr. Lavery has been unsuccessful in connecting with Scott Sumner, attorney to the underwriter of Probe Title Company in getting an answer as to title endorsement.

Wattles Easterly – Ms. Campbell informed the Board that Mr. Wattles had signed the second corrective deed and that this property should be able to close soon with the SADC funding.

Wattles Westerly – Ms. Campbell informed the Board that this property should be closing soon with the SADC funding.

The issue was brought up about auctioning off the Wattles property and what the Board intended to do with the property. The Board talked briefly about their options and will discuss more at the next meeting.

New Business:

Memorialization of Site Specific Agricultural Management Practice Resolution #12-08 for John Anderson

Mr. Baduini made a motion to memorialize the resolution as submitted to which the SSAMP was determined at the March 15, 2012 meeting. Mr. Toretta seconded the motion.

Roll Call:

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

Motion passes.

Frank Boslet Certification of Commercial Farm, Knowlton Township, Block 65 Lot 1

Mr. Boslet owner of Block 65 Lot 1 in Knowlton Township is seeking a Site Specific Determination for his farm that is 24 acres and has agricultural and horticultural products consisting of hay, cattle and pigs, chickens, and fruit trees. The Board reviewed the provided documents which included the FA-1 form, aerial and tax maps, and farm sales summaries that indicated income of at least \$2,500. Mr. Gibbs made a motion to Certify the Rip Rap Ridge Farm, BL 65 L 1, Knowlton Twp., owner Frank Boslet, as a Commercial Farm. Mr. Gourniak seconded the motion.

Roll Call:

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

Motion passes.

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

Project Status

New Applications:

- Steckle – Harmony Township (Approx. 60 acre)
 - Township and Applicant asked to pursue this as a Muni-PIG
- Cherry Hill (Cullen) Farm – Blairstown Township Muni- PIG (Approx. 19.74 acres)

Awaiting Green Light Approval:

- McConnell – Oxford Township (Approx. 52 acre County-PIG)
- McCullough – Washington Township (Approx. 44 acre County-PIG)
- Pruden, Hope Twp. – Application revised and submitted to SADC for Green Light approval.

Active Projects:

County Applications

- Bowers, Pohatcong Twp. – SADC issued CMV, applicant has been notified; awaiting response.
- Carson, Frelinghuysen Twp. – CMV issued and the applicant has been notified; awaiting response.
- Di Risio, Mansfield Twp. – Appraisals approved and being conducted.
- Drake, Allamuchy Twp. – Under contract; survey being conducted.
- Gardner, Franklin Twp. – CMV issued and the applicant has been notified; awaiting response.
- Martin, White Twp. – Under legal review.
- Schnetzer – Communications are ongoing between the applicant and the SADC
- Smith/Rasa – Special Counsel is pursuing this.
- Wattles #1- Special Counsel is pursuing this.
- Wattles #2- Special Counsel is pursuing this.

Municipal Applications

- Bertholf, Knowlton Twp. – SADC issued CMV; landowner verbally accepted amount.
- CR Race, Blairstown Twp. – Under contract; waiting for survey.
- D. Race, Blairstown Twp. – Under contract; waiting for survey
- Linz, Frelinghuysen Twp. – Under legal review; resolving some title issues.
- Race #2 (Douglas), Blairstown Twp. – Under contract; waiting for survey.

Closings:

- Fox River, Greenwich Twp. – 65.056 acres in Greenwich Township! (Muni-PIG)
- R. Santini, Franklin Twp. – 69.921 acres in Franklin Township! (Nonprofit)

Public Comment: Gary Pohorely, SADC discussed with the Board briefly on an auction of a preserved farm that he attended in Hunterdon County.

Mr. Race made a motion to go into Executive Session which was seconded by Mr. Toretta.

Roll Call:

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

Motion passes. The Board went into Executive Session at 8:11 pm to discuss the Smith/Rasa issue.

Mr. Gourniak made a motion to come out of Executive Session which was seconded by Mr. Baduini.

Roll Call:

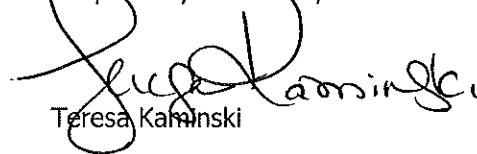
Mr. Schnetzer – yes; Mr. Race – yes; Mr. Baduini – yes; Mr. Toretta – yes;
Mr. Gibbs – yes; Mr. Gourniak – yes; Ms. Willever – yes

Motion passes.

Ms. Campbell stated that the Board came out of Executive Session at 8:21 pm where attorney/client privilege contractual matters were discussed on the Smith/Rasa issue and no official action was taken.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Toretta. Motion carries. Chairman Schnetzer adjourned the meeting at 8:21 p.m.

Respectfully submitted,


Teresa Kaminski