

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

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

Meeting Minutes May 17, 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 7:36 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, Joe Gourniak, Sam Race, Joel Schnetzer, Wendy Willever

Members absent: Frank Gibbs, Mike Toretta

Others present: C. Tierney, T. Kaminski, Staff; Michael Lavery, Special County Counsel; Scott & Lynnell Hendricks, Frelinghuysen Township, Richard Keiling, Attorney-at-Law; Bruce Barbour, RCE Agricultural Agent.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on April 19, 2012 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Motion carries.

Executive Minutes of the executive session meeting held on April 19, 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

Smith/Rasa Farm – Mr. Lavery stated that Commonwealth Title Company's attorney's response was to not take a position on the insurance of the property. Mr. Lavery said that the County is entitled to a response because they received payment for their services. Mr. Lavery noted that Highlands Estates is willing to sign both deeds. Central Jersey Title Company stated that they cannot insure the property according to the SADC's request, but would insure as to the County's initial approach. Issue is still not resolved.

Wattles Easterly & Westerly Properties – Mr. Lavery said that they are both in legal review at the SADC. Ms. Willever informed the Board that she and her husband inspected the property and the estimation for cost of tearing down the buildings would cost from \$85,000 to \$105,000. The Board got confirmation that the expense would be too much and will sell the property as is.

Raub Case:

Mr. Race made a motion to go into Executive Session which was seconded by Mr. Gourniak. Motion passes and the Board entered into Executive Session at 7: 52 pm.

Mr. Gourniak made a motion to come out of Executive Session and Mr. Race seconded the motion and the motion passes. Mr. Keiling stated that the Board emerged from Executive Session at 8:00 pm where no business was conducted.

New Business:

Memorialization of Determination of Commercial Farm Resolution #12-09 for Frank Boslet, Rip Rap Ridge Farm

Mr. Race made a motion to postpone the memorialization of the resolution as submitted to the June 21, 2012 meeting. Mr. Baduini seconded the motion.

Roll Call:

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

Motion passes.

Hendricks Certification of Commercial Farm, Frelinghuysen Township, Block 701 Lots 18 & 18.15, approximately 30 acres

Mr. Lavery swore in Mr. Hendricks to give testimony on his evidence of documentation for application of commercial farm. Mr. Keiling asked Mr. Hendricks to verify his evidence of owning both tracts of land, the FA-1 Form, Copy of the Zoning Map indicating he is located in the AR-6 zone where farming is a permitted use and that the documented income of \$2,500 or more was provided to the Board for handout that evening. Mr. Hendricks stated that he currently grows hay on the farm and would like to build a bank barn, live on the property and raise alpacas. Mr. Hendricks has purchased farm machinery and has the septic and water approved and ready on the property as well as a driveway approval. The proposed agricultural structure is in violation of the zoning ordinance. Mr. Hendricks stated that they are totally committed and will be living on the property above the proposed bank barn. Mr. Hendricks would like to seek a SSAMP at the next meeting. The Board reviewed the provided documents and considered his testimony. Mr. Gourniak made a motion to certify Mr. Hendricks, Crazy Moon Farm, LLC Block 701, Lots 18 & 18.15, as a Commercial Farm. Mr. Race seconded the motion. Motion passes.

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

New Applications:

- Domingues – Greenwich Township Muni-PIG (Approx. 63 acres) Mr. Tierney stated to the Board that the FFRP funding and SADC funding will cover the purchase of the development easement and the County will pay \$0.
- Erhardt – White Township Muni-PIG (Approx. 27 acres)
- Ritter – Knowlton Township Muni-PIG (Approx. 9 acres)
- Steckle – Harmony Township Muni-PIG (Approx. 60 acres)

Awaiting Green Light Approval:

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

Active Projects:

County Applications

- Bowers – SADC issued CMV

- Carson – CMV issued and the applicant has been notified; awaiting response.
- Di Risio – Appraisals approved and being conducted.
- Drake – Under contract; survey being conducted.
- Gardner – CMV issued and the applicant has been notified; awaiting response.
- Martin – Under final 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

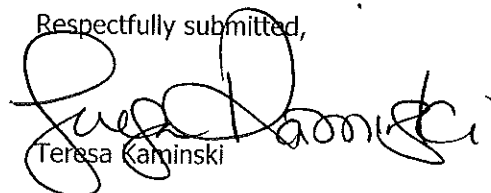
- Bertholf – SADC final approval granted 4/26/12;
- CR Race – Under contract; awaiting revisions to survey
- D. Race – Under contract; awaiting revisions to survey
- Linz – Under final legal review; final site inspection scheduled for next week.

Chairman Schnetzer asked the Board if himself, Mr. Baduini, who is an Agricultural Mediator, and Susan Payne would give them approval to meet to discuss some issues between the SADC & Warren County and to possibly try to resolve them. Mr. Gourniak made a motion to approve this meeting seconded by Mr. Race. Motion carries. Mr. Schnetzer will contact Susan Payne to set up the meeting.

Public Comment: Bruce Barbour introduced himself as the RCE Agricultural Agent now that Everitt Chamberlain has retired.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Gourniak. Motion carries. Chairman Schnetzer adjourned the meeting at 8:58 p.m.

Respectfully submitted,



Teresa Karbinski