

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

(908) 453-2650

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REVISED AGENDA December 15, 2011 7:30 PM

In compliance with Chapter 231 of the Public Laws of 1975, adequate notice of this meeting has been given by forwarding a notice of the date, time and location of the meeting to the Warren County Clerk, THE DAILY RECORD, THE STAR LEDGER, and by posting a copy thereof on the bulletin board in the hall of the Warren County Courthouse and the Department of Land Preservation. In order to assure full public participation, those individuals with disabilities who wish to attend the meeting should submit any requests for special accommodations one week in advance of the meeting.

Pledge of Allegiance

Minutes: Meeting of November 17, 2011

Public Input: Non-Agenda Items

Correspondence:

- Letter of 11/21/11 from Ann Thomas, Farmer's Fair re Wattles stables
- Letter of 11/22/11 from M. Lavery re Wattles
- Letter of 11/22/11 from K. Campbell re Wattles
- Letter of 11/28/11 from NJFB re Highlands Plan Conformance for Allamuchy
- Letter of 12/12/11 from M. Lavery re Bibko
- State Q&A re Medical Marijuana
- Email re Pruden application

Old Business:

- Smith/Rasa update
- Wattles

New Business:

- Mitchell Jones Certification of Commercial Farm - Harmony Twp.
- Drake Resolution # 11-14, Allamuchy Twp.
- Annual Planning Incentive Grant Application
- Pruden application
- Medical Marijuana Q & A

Administrator's Report

Public Input

Adjourn

Next Meeting: December 15, 2011 at 7:30 p.m.

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P.O. Box 179
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**Meeting Minutes
December 15, 2011**

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 7:31 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; Mitchell Jones, Harmony Township, Gary Pohorely, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on November 17, 2011 were approved with on a motion by Mr. Race and seconded by Mr. Baduini. Motion carries.

Correspondence: noted

Public Input (Non-agenda Items):

Old Business

Wattles Easterly– Ms. Campbell informed the Board that Mr. Wattles needs to sign a corrective deed because Ms. Stefanie Miller, SADC had reviewed the survey and description and it didn't include the ROW. Mr. Lee revised the survey.

Wattles Westerly – Ms. Campbell informed the Board that the SADC will allow the road to be moved and would need to amend the easement to the Audubon Society. Ms. Campbell also informed the Board that Mr. Bibko was willing to sell his small lot on condition that Mr. Wattles sign off on the sale.

The CADB discussed their options. Mr. Wattles needs to sign twice, both the corrective deed and to sign off of the Bibko purchase and has been uncooperative in getting his signature for the Bibko lot and unreachable by his attorney. Mr. Tierney would have to contact the Road Department to see about moving the road, get an estimate and the timeline on that.

Mr. Baduini made a motion to have the County offer \$2,500 to Mr. Bibko on the condition that the money would not be turned over to him until Mr. Wattles signs off on the purchase and signs the corrective deed, giving one month time limit until the next meeting and for Mr. Tierney to look into moving the road. Mr. Toretta seconded the motion.

Roll Call:

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

Smith/Rasa Farm – Mr. Race made a motion which was seconded by Mr. Gourniak to have Ms. Campbell write up a letter that will be signed by Chairman Schnetzer to the Secretary of Agriculture copying Susan Payne chronicling the difficulty in closing this farm and request a response.

Roll Call:

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

New Business:

Certification of a Commercial Farm – Mitchell Jones

Mr. Toretta made a motion to Certify Mitchell Jones, BL 13 L 1.03, Harmony Twp. & BL 11 L 9, White Twp. as a Commercial Farm based on the fact that the farm meets the criteria; it is over five acres, agricultural use is a permitted use, and income is \$2,500 or more on the property. Mr. Gibbs seconded the motion.

Roll Call:

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

Chairman Schnetzer noted that the next step for Mr. Jones is for a Site Specific Determination of an AMP and that the municipalities and the neighbor need to be notified.

Drake Resolution #11-14 – Allamuchy Township, Block 201 Lot 11 approximately 202 acres. Mr. Toretta made a motion to approve this resolution to fund the Drake farm at a cost of CMV for \$4,000/acre, total cost of farm \$808,000, and County's cost share of \$1,200/acre with total County cost of \$242,400. Mr. Race seconded the motion.

Roll Call:

| | | | |
|---------------------|--------------------|--------------------|---------------------|
| Mr. Schnetzer – yes | Mr. Race – yes | Mr. Baduini – yes | Mr. Gibbs – abstain |
| Mr. Toretta – yes | Mr. Gourniak – yes | Ms. Willever – yes | |

PIG Annual Plan – Mr. Tierney informed the CADB that the County Annual PIG application was submitted today, December 15, 2011, to the SADC. Mr. Tierney informed the Board that there are farms on the target list that are under 40 acres because there are some small lots that are contiguous that added up to 40 acres or that there are lots that straddled two municipalities. The CADB can review the plan and get back to staff if there are any questions.

Pruden Application – Mr. Pruden does not want to lose his mineral rights if he preserves his farm because he would like to be able to drill for natural gas or oil in the future. Mr. Tierney had got an unofficial answer from Mr. Brian Smith, SADC attorney, that it would not be permitted, a non-agricultural use. Mr. Tierney had informed Mr. Pruden that it would be a non-agricultural use. Mr. Pruden will get back to us on whether or not he would like to pursue the application. The green light approval is on hold pending the signed exception area, division of premises, and non-agricultural use documents that Mr. Pruden has not signed yet, that the State is waiting for along with a letter from the twp. zoning officer.

Medical Marijuana – The Board just briefly discussed the State's Q & A handout. Ms. Campbell pointed out that it is not allowed to be grown on Federally Funded land because it is federally illegal, but legal by the State.

Administrator's Report:

Mr. Tierney briefly went over the important matters on the report.

CADB ADMINISTRATORS MEETING: None this period.

PROJECT STATUS:

New Applications:

- **McConnell** – Waiting for ADA amendment and target list to be approved.
- **McCullough** – Waiting for additional documentation from applicant and farm must be added to target list.
- **Mitchell** – Blirstown Township (approx. 27 acres Muni. PIG)

Awaiting Green Light Approval:

- **Dalrymple** – Landowner is seeking severable exception; application on hold.
- **Di Risio** – Application submitted; still waiting green light approval.
- **Pruden** – Application submitted; Green light approval on hold pending additional information regarding landowner's airstrip and access rights.

Active Projects:

County Applications

- **Bowers** – Appraisals authorized by Freeholders at their 12/14/11 meeting.
- **Carson** – Appraisals submitted to State; waiting for CMV.
- **Drake** – SADC issued CMV of \$4,000/\$808,000; landowner notified and counsel is reviewing contract.
- **Gardner** – Appraisals submitted to State; waiting for CMV.
- **Martin** – Under contract and survey being reviewed.
- **Schnetzer** – Communications are ongoing between the applicant and the SADC.
- **Singley** – Green Acres money expired, currently not pursuing.
- **Smith/Rasa** – Special Counsel is pursuing this.
- **Wattles #1**- Special Counsel is pursuing this.
- **Wattles #2**- Special Counsel is pursuing this.
- **Wohlers** – Landowner is working with engineer to determine suitable site for 5-acre severable exception area.

Municipal Applications

- **Bertholf** – Green light granted; waiting for appraisals.
- **CR Race** – Under contract.
- **Domingues** – we are reviewing appraisals.
- **Fox River** – Under legal review; site inspection scheduled for December 19th; anticipate closing January 2012.
- **Linz** – Property is under contract and has been granted final approval by SADC; Currently being surveyed.
- **Race #2 (Douglas)** – Appraisals sent to SADC; waiting for CMV.
- **Ring** – Under legal review; anticipate closing January 2012.
- **Sigler** – Under legal review; closing scheduled for 3:00 pm on December 20th.

Nonprofit Applications

- **R. Santini** – SADC final approval granted; waiting for survey.

Public Comment:

Mr. Pohorely, SADC, had informed the Board that the SADC is in the process of approving Direct Marketing Facilities (Farm Market) as an accepted Agricultural Management Practice. The Board has 90 days to review and make comments to the SADC. Mr. Pohorely also informed the Board that Wind Turbine legislation went to the Senate today. If approved, it would become law. Mr. Pohorely also informed the Board that NOFA (Northeastern Farmer's Association) got a grant from the State, the association is supposed to help beginning farmers. But, Mr. Pohorely believes the grant is going for technical research.

Adjournment: On a motion by Mr. Toretta and seconded by Mr. Baduini, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting at 8:35 p.m.

Respectfully submitted,


Teresa Kaminski