

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

(908) 453-2650

(908) 453-3150 fax

REVISED AGENDA

February 17, 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 January 20, 2011
Executive Meeting of January 20, 2011

Public Input: Non-Agenda Items

Correspondence:

- CKC January 26, 2011 Letter to SADC re: Solar Energy Laws
- White Township Zoning Complaint
- Dumont Road LLC info from Bob Resker
- February 14, 2011 Letter requesting CADB member to MCCTFC

Old Business:

- Smith/Rasa
- Millburn/Dumont Road LLC - Resolution #11-04

New Business:

- Stipulation of Settlement, Schnetzer vs. SADC - Vice-Chairman Race to sign originals
- Dalrymple Application for Greenlight- White Township, BL 13 Lot 24, BL 10 Lot 30, 42.15 acres
- Appoint CADB member to MCCTFC

Administrator's Report

Public Input

Adjourn

Next Meeting: March 17, 2011 at 7:30 p.m.

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Meeting Minutes February 17, 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 7:35 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: George Baldwin, Joe Gourniak, Sam Race, Mike Toretta, Joel Schnetzer
Lou Baduini and Frank Gibbs by telephone

Members absent: none

Others present: R. Resker, T. Kaminski, Staff; Michael Lavery, Special County Counsel, Dave Dech, Planning Department; Gary Pohorely, SADC; Mr. and Mrs. Darren Kinney, Harmony Township.

Chairman Schnetzer led the Pledge of Allegiance.

Mr. Baduini called in to the meeting and participated via speakerphone.

Minutes of the regular session meeting held on January 20, 2011 were approved on a motion by Mr. Race and seconded by Mr. Toretta.

Roll Call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Executive Minutes of the executive session meeting held on January 20, 2011 were approved on a motion by Mr. Race and seconded by Mr. Baldwin.

Roll Call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Public Input (Non-agenda Items):

Mr. and Mrs. Kinney, Harmony Township asked the Board to approve \$4,500 an acre for their farm which is \$200 above the CMV amount of \$4,300. The two appraisals were \$4,100 and \$4,500. Mr. Kinney said his farm was located on Marble Hill Road and was 125 acres which 120 were tillable and had several acres of woodland. The Kinney Farm was ranked high with a score of 79+ points. It has 116+ acres of Prime Soil and 10+ acres of Statewide and six preserved farms are located within a half a mile.

Mr. Gibbs called in at 7:45 pm and participated by speakerphone.

After discussion among the Board, Mr. Toretta made a motion to increase the price per acre to \$4,500 which was seconded by Mr. Race.

Roll Call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Mr. Gibbs' phone connection kept cutting off and it was decided that he would be called when the Millburn/Dumont Road, LLC issue came up on the agenda. So, Mr. Gibbs did not participate in this vote.

Correspondence: Noted

Old Business

Smith/Rasa Farm – Mr. Resker and Mr. Lavery provided to the Board the documents which Brian Smith, SADC, had requested on the property regarding the wetland section. Mr. Smith requested a report, an aerial photograph and survey. Then after review by SADC, should receive cost share.

Mr. Gourniak made a motion that this section is a buffer and will have no negative impact on the farm. Mr. Race seconded the motion.

Roll Call:

Mr. Baldwin – abstained	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Mr. Lavery called Mr. Gibbs and he participated via speakerphone.

Millburn/Dumont Road, LLC – After much discussion by the Board about the cost per acre in the agreement the applicant had with the NJCF, Mr. Race made the motion to get two appraisals on the property. Mr. Gourniak seconded the motion.

Roll Call:

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

Motion carried.

Mr. Gibbs has now disconnected and is no longer participating in the meeting.

New Business

Dalrymple Application – White Township, BL 13, Lot 24, BL 10 Lot 30, 42.15 acres

This application has been ranked and is up for Greenlight Approval to forward to the SADC.

Mr. Resker gave an overview on the farm and provided the Board with more documents for their review.

Mr. Race made a motion to forward this application to the SADC for Greenlight Approval. Mr. Gourniak seconded the motion.

Roll Call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	

Mr. Baduini – abstained because he couldn't review the new documents handed out at the meeting

Motion is carried.

Stipulation of Settlement – Schnetzer vs. SADC – Chairman Schnetzer stepped down from his position on the Board and took a seat in the audience. On a motion by Mr. Gourniak and seconded by Mr. Baduini, the Board took a roll call vote to have Vice-Chairman Race execute the documents on behalf of the CADB.

Roll Call:

Mr. Baldwin – yes	Mr. Toretta – yes	Mr. Race – yes
Mr. Gourniak – yes	Mr. Baduini – yes	

Motion carried and Vice-Chairman Race signed all four original copies of the settlement. The documents will now be forwarded to the Board of Chosen Freeholders to sign.

Chairman Schnetzer returned to his position on the Board.

Appoint CADB member to MCCTFC – Mr. Baduini made a motion to re-appoint Mr. Race and was seconded by Mr. Gourniak.

Roll call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried. Mr. Race was elected as CADB member to the MCCTFC.

Administrator's Report:

Mr. Resker briefly went over the important matters on the report. Mr. Resker stated that he did not attend the SADC meeting in January because it was cancelled and then rescheduled.

Blairstown and Greenwich Township's Municipal PIG programs were approved.

The Ring Farm, Knowlton Township and Fox River Farm, Greenwich Township, both Municipal PIGs received final approval.

The Oberly Farm, Franklin and Greenwich Townships, a joint Municipal PIG application, received CMV.

Project Status:

Schnetzer – 2004 application still open, estate issue.

Getto – 2007 application still open.

Martin, White Twp., CPIG – Sent to SADC for CMV on 2/4/11.

Wohlers, Blairstown Twp., CPIG – Sent to SADC for CMV on 2/4/11.

Special Projects:

Singley – still on hold, waiting for open space parcel resolution.

Wattles #1 – title issue is holding up closing of driveway parcel.

Wattles #2 – survey issued resolved and attorney doing corrective deed. Attorney doing corrective deed but has run into questions regarding ROW for Point Mt. Road.

Other:

Claeyssens – Liberty Township, 105 acres. Mostly wood land, around 25 acres tillable. Primary crop is hay. Mr. Baldwin made a motion not to proceed with this application because it doesn't meet the criteria standard for preservation. Mr. Toretta seconded the motion.

Roll call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Carson – Frelinghuysen Township, 290 acres. Primary crop is hay. Has five non-severable exceptions. The SADC has an issue with the exceptions, wants them to be severable. It has a ranking of 50+ points. Mr. Toretta makes a motion to approve this application for further processing. Mr. Race seconded the motion.

Roll call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Pruden – Hope Township, 165 acres. Primary crop is corn. Has two non-severable exceptions. It has ranking of 50+ points. Mr. Toretta makes a motion to approve this application for further processing. Mr. Race seconded the motion.

Roll call:

Mr. Baldwin – yes	Mr. Schnetzer – yes	Mr. Toretta – yes
Mr. Race – yes	Mr. Gourniak – yes	Mr. Baduini – yes

Motion carried.

Public Comment: Mr. Dech informed the Board that the Solar Law meeting was a success with 80 people signed in and would like to have another meeting where Susan Payne will speak and would like the CADB to co-sponsor. The Board agreed.

Mr. Race made a motion to send a letter to Legislature Representatives urging funding to reinstate RC&D. Mr. Toretta seconded the motion.

Roll call:

Mr. Baldwin – yes
Mr. Race – yes

Mr. Schnetzer – yes
Mr. Gourniak – yes

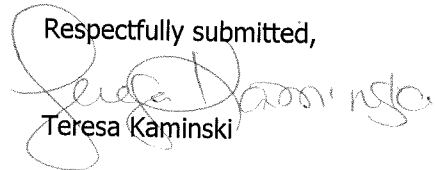
Mr. Toretta – yes
Mr. Baduini – yes

Motion carried.

Mr. Baduini made a request to see if Ingrid from NJCF could get an environmental assessment on Dumont Road, LLC.

Adjournment: On a motion by Mr. Baldwin and seconded by Mr. Gourniak, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting at 8:49 p.m.

Respectfully submitted,



Teresa Kaminski