

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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AGENDA

March 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 February 17, 2011

Public Input: Non-Agenda Items

Correspondence:

- February 25, 2011 letter re Highland Farm Estates, LLC (Smith/Rasa)
- February 28, 2011 memo re Solar on a Preserved Farm
- March 3, 2011 Letter to State Legislatures re RC&D support
- NJ Farmer Raw Milk Debate
- R. Resker memo to CADB members re meeting with Susan Payne

Old Business:

- Smith/Rasa

New Business:

- Kenco
- Kinney Resolution #11-05
- Susan Payne Meeting Discussion

Administrator's Report

Public Input

Adjourn

Next Meeting: April 21, 2011 at 7:30 p.m.

APPROVED

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

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**Meeting Minutes
March 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 7:34 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 George Baldwin, Frank Gibbs, Joe Gourniak, Sam Race, Mike Toretta, Joel Schnetzer

Members absent: none

Others present: R. Resker, T. Kaminski, S. Beall, Staff; Michael Lavery, Special County Counsel, John & Cynthia Curtis, Perfect Christmas Tree Farm, Lopatcong Township; Edward Palmer, Attorney, Doug Kenny, Kenco, Allamuchy & Liberty Township; Freeholder Richard Gardner.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on February 17, 2011 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Mr. Gibbs abstained. Motion carried.

Public Input (Non-agenda Items):

Cynthia Curtis, Perfect Christmas Tree Farm, Lopatcong Township wanted to know if the Earth Day Event that they have in April falls under sub. 4.1 C 9H education/event. Mr. Lavery stepped out of the meeting room because he has a conflict with Lopatcong Township. Mrs. Curtis wanted to know if she needs to come to this Board and ask permission each year to have the Earth Day Event. The Board said it was under agritourism and she doesn't have to get permission from the Board to have the event as long as they were complying with the town. Mrs. Curtis sent a letter to Mayor Steinhardt thanking him and got a response letter from Attorney Sposaro telling her to ask permission from the CADB for events.

Mrs. Curtis wants to do a tailgate farm market on her property. The Board told her to file a Site Specific Form for that and could not discuss or proceed without counsel.

Correspondence: Noted

Old Business

Smith/Rasa Farm – SADC will provide a GIS description of area to be excluded, county must supply amended survey and an emended deed of easement will be needed to receive cost share.

SADC rules on deed of easement – Prepare a review of Deed of Easement issues for discussion with other CADB's.

New Business

Kenco – Division of Premises, Block 202, Lot 5, Allamuchy Township - Mr. Palmer, attorney for Mr. Kenny addressed the Board concerning Mr. Kenny's desire to merge Block 202 Lot 5 (6.04 acres) to Block 202 Lot 7 (101 acres, owned by Mr. Van Vugt, also preserved farmland) for better access to turf and switch grass. This division of premises will change ownership of preserved land to Mr. Vugt and Mr. Kenny is giving up RDSO on Lot 5 to Mr. Van Vugt. The division request is for division along pre-existing lot lines. Mr. Baldwin made a motion to approve Mr. Kenny's request for Division of Premises with a second by Mr. Race.

Roll Call:

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

Motion carried. Mr. Lavery to draft resolution and to be memorialized at the next meeting. Mr. Kenny will have to present his Division of Premises to the SADC.

Kinney Resolution #11-05 – Harmony Township, BL 34, Lot 16, approximately 127 acres. Mr. Race made a motion to pass this resolution granting approval of the purchase of a development easement on the Kinney Farm with easement value of \$4,500/acre. Mr. Toretta seconded the motion.

Roll Call:

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

Motion carried.

Mr. Gibbs updated the Board on meeting with the Farm Bureau's support and Hunterdon County's support for early preserved farms without exceptions.

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 February. No CADB Administrators Meeting this period.

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 of driveway parcel is holding up closing.

Wattles #2 – survey issued resolved.

Freeholder Rick Gardner commented about the SADC interpretation of the deed of easement rules and said he would request a meeting with the Secretary of Agriculture.

Mr. Baduini would like the Board to provide a letter of support requesting a grant from the US Department of Agriculture for the Hackettstown Auction Farm Market. Mr. Baduini made a motion to support this issue that was seconded by Mr. Gibbs.

Roll Call:

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

Motion carried.

On a motion by Mr. Baldwin and seconded by Mr. Gibbs, the Board entered into Executive Session at 8:45 pm.

On a motion by Mr. Gourniak and seconded by Mr. Toretta, the Board came out of executive session at 9:17 pm where Mr. Lavery stated that Getto attorney/client privilege, Solar Farm attorney/client privilege, and Schanzlin pending litigation was discussed and no official action was taken.

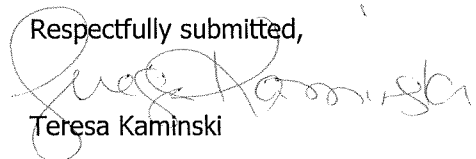
Public Comment: None

Chairman Schnetzer brought up the issue of using the County's list of appraisers and getting quotes from them when dealing with non-profit organizations instead of having them use their appraisers since the County is paying for the cost.

Mr. Baldwin made an announcement that this was his last meeting as he was moving to Kentucky and the commute would be too much. The Board acknowledged his many years of service.

Adjournment: On a motion by Mr. Toretta and seconded by Mr. Gourniak, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting at 9:37 p.m.

Respectfully submitted,



Teresa Kaminski