

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

April 21, 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 March 17, 2011
Executive Minutes of March 17, 2011

Public Input: Non-Agenda Items

Correspondence:

- March 28, 2011 letter re support for Hackettstown Farm Market with BCF Resolution
- April 7, 2011 letter re Farmland Preservation funding Update from SADC
- April 2011 NJ Farmland Preservation Connections Solar Energy AMP

Old Business:

- Smith/Rasa update
- Dumont Road, LLC Appraisals - NJCF & Greenwich Twp representatives may attend
- Interpretation of Deed of Easement Review Discussion
- Kenco Land Division of Premises Resolution Memorialization

New Business:

- Discussion of recommendation for CADB appointee
- Bowers, Pohatcong Township farmland application
- Carson, Frelinghuysen Township farmland application
- Pruden, Hope Township farmland application

Administrator's Report

Public Input

Adjourn

Next Meeting: May 19, 2011 at 7:30 p.m.

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**Meeting Minutes
April 21, 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 7:36 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, Frank Gibbs, Joe Gourniak, Sam Race, Mike Toretta, Joel Schnetzer

Members absent: none

Others present: R. Resker, T. Kaminski, S. Beall, Staff; Katrina Campbell, Special County Counsel, Bruce Williams, Elaine Emiliani, Greenwich Township; Greg Romano, Ingrid Vandegaer, New Jersey Conservation Foundation.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on March 17, 2011 were approved by roll call on a motion by Mr. Race and seconded by Mr. Toretta.

Roll Call:

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

Motion carries.

Minutes of the Executive Session meeting held on March 17, 2011 were approved by roll call on a motion by Mr. Race and seconded by Mr. Baduini.

Roll Call:

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

Motion carries.

Public Input (Non-agenda Items): None

Correspondence: Noted

Old Business

Smith/Rasa Farm – Ms. Campbell informed the Board that the trail will be off of the easement and still working with surveyor on the amended survey.

Dumont Road, LLC appraisals, Greenwich Township – The Board discussed the appraisals and the comparables on this property. The Board was concerned about the normal closing procedure, as in the county putting up the cost of the FFRP share for the closing and then getting reimbursed afterwards, and if the funds are not available, the agreement is off. Mr. Romano, NJCF, said that in this case, they can request the FFRP funds within 60 days prior to closing so the county would not have to pay their grant amount at closing. Mr. Baduini would like a copy of the award letter from the NRCS. The NJCF agreement with Mr. Millstein for this property is \$19,950/acre. The SADC still has to do the CMV from the appraisals. The county will pay \$270,000 total for its portion and to include soft costs. Greenwich Township will pay \$227,000. Elaine Emiliani, Greenwich Township, stated to the Board that the township had done a study on aquifers and that this particular property had the most aquifers underneath it and that by preserving this land will protect scenic byways. Ms. Emiliani stated that this land was previously under development, but isn't anymore since the economy had turned. Ms. Emiliani stated that Greenwich Township had previously purchased a portion of the farm for their COA development. Mr. Romano stated that this farm had 95% prime soil and was ranked second in all farms in NJ. Mr. Baduini was concerned about the PSA's. Mr. Romano stated that Preliminary and Phase 1 are not required for farmland preservation and that there would be no liability unless the property is purchased fee simple. Ms. Vandegaer provided Preliminary & Phase 1 reports from 2005 and 2006.

Mr. Gourniak made a motion to move forward on the application process on this property with a limit of \$270,000 contribution by the County. Mr. Race seconded the motion.

Discussion:

Chairman Schnetzer stated that he felt that we are paying double the going rate of an easement value to bail out a developer because they speculated in this market and this kind of money should be distributed among other farms. Mr. Race felt that we were taking advantage of an opportunity.

Roll Call:

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

Motion carries.

Deed of Easement Issues - will be tabled until another meeting.

New Business:

Discussion of recommendation for CADB appointee – Not discussed, Freeholders job.

Kenco – Division of Premises, Block 202, Lot 5, Allamuchy Township Resolution - Ms. Campbell presented to the Board the division of premises resolution. Mr. Baduini made a motion to memorialize this resolution and it was seconded by Mr. Race.

Roll Call:

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

Motion carries.

CADB Appointee Recommendation – This subject was not discussed, as being the Freeholders decision.

Applications for Greenlight –

Bowers, Block 101, Lot 3, Pohatcong Township, 50 acres – Mr. Race made a motion to move forward to seek Greenlight approval from the SADC and was seconded by Mr. Toretta.

Roll Call:

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

Motion carries.

Carson, Block 902, Lots 3, 4 & 9.06, Frelinghuysen Township, 298 acres – Mr. Toretta made a motion to move forward to seek Greenlight approval from the SADC and was seconded by Mr. Race.

Roll Call:

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

Motion carries.

Pruden, Block 700, Lots 100, 1300 & 1302, Hope Township, 163 acres – Mr. Gibbs recused himself from this matter. Mr. Gourniak made a motion to move forward to seek Greenlight approval from the SADC and was seconded by Mr. Race.

Roll Call:

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

Motion carries.

Administrator's Report:

Mr. Resker briefly went over the important matters on the report. Mr. Resker stated that he was not able to attend the SADC meeting in March. 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, preliminary review done at SADC.

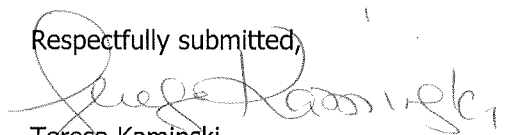
On a motion by Race and seconded by Mr. Toretta, the Board entered into Executive Session at 9:07 pm.

On a motion by Mr. Toretta and seconded by Mr. Schnetzer, the Board came out of Executive Session at 9:22 pm where Ms. Campbell stated that the Sigler contractual matter was discussed and no official action was taken.

Public Comment: None

Adjournment: On a motion by Mr. Race and seconded by Mr. Toretta, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting at 9:22 p.m.

Respectfully submitted,



Teresa Kaminski