

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

July 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 June 16, 2011

Public Input: Non-Agenda Items

Correspondence:

- 6/9/11 SADC Letter re: SADC Final Approval 2012 County PIG
- 6/22/11 Monmouth County Park System letter re: Soil Compaction
- NJ Farmland Connections July Newsletter

Old Business:

- Smith/Rasa update
- R. Santini Resolution # 11-10

New Business:

- Martin Farm Resolution # 11-09
- SADC Final Approval Process
- County/Blairstown ADA

Administrator's Report

Public Input

Adjourn

Next Meeting: August 18, 2011 at 7:30 p.m.

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Oxford, NJ 07863

Meeting Minutes July 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 7:34 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, Frank Gibbs, Joe Gourniak, Sam Race, Joel Schnetzer, Mike Toretta
Wendy Willever

Members absent: None

Others present: C. Tierney, T. Kaminski, Staff; Michael Lavery, Special County Counsel; Joel McGreen, Blairstown Township; Frank Wohlers, Blairstown Township; Stefanie Miller, SADC.

Chairman Schnetzer led the Pledge of Allegiance.

Minutes of the regular session meeting held on June 16, 2011 were approved with on a motion by Mr. Race and seconded by Mr. Baduini.

Roll Call:

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

Motion carries.

Correspondence: noted

Public Input (Non-agenda Items):

Ridge & Valley - Windkissed Farm – Joel McGreen asked the Board for 50% cost-share on this Non-Profit Blairstown Township 18.5 acre farm. Mr. McGreen stated that Frelinghuysen would not be contributing cost-share for this farm. The CADB discussed the farm and reviewed the farm's maps and criteria. Mr. Toretta made a motion to not participate in cost-share because of the size of the farm and the municipality's non-interest in participation. Mr. Baduini seconded the motion. Mr. Race amended the motion to include that the farm was improperly mapped with prime soil, as it was shown running through the stream and wooded area.

Roll Call:

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

Motion carries.

Blairstown ADA – Mr. McGreen and the Board discussed the re-adjustment of the proposed ADA outline for Blairstown Township. Mr. Tierney went over the official process which would require a public hearing and the Board has to certify that the public hearing was held and provide a copy of the approved minutes and summary of any testimony and also provide a map of the general location change to the SADC. The first step in the process would be to have a resolution of support from Blairstown. The Board will not move on this until Blairstown approval is received.

Wohlers Application – Mr. Wohlers petitioned to the Board for a higher per acre purchase price on his farm based on the discrepancy in the two appraisals. After some discussion, Mr. Baduini made a motion to stay with the CMV per acre value of \$4,200. Mr. Schnetzer seconded the motion.

Roll Call:

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

Motion carries.

Old Business

Smith/Rasa Farm – Mr. Lavery informed the Board they received the revised survey and description and have a proposed deed to send down to SADC but there is a difference of opinion on how that deed gets filed because of the complication of the trail easement that runs along side of the property that was recorded before the property was sold. SADC said they won't participate on the trail easement portion. There is a trail easement and there is a farmland easement across the entire property. SADC's position is that they want our easement off of the trail otherwise they will require a separate trail easement and an indemnification agreement. Mr. Brian Smith had asked Mr. Lavery as to why he didn't file a deed restriction and then sell the property but SADC originally advised Mr. Lavery that they couldn't do it that way and even sent the deed form. Mr. Lavery's office has that conversation about the construction of the deed in writing. Jim Pence, at Probe Lawyers is looking at the title. The deed still needs to be signed. Mr. Lavery stated that it is just a matter of how getting our easement off the trail is accomplished.

R. Santini Resolution # 11-10 – Mr. Race made a motion to approve this resolution with the 17.5 acre exception change and was seconded by Mr. Gourniak.

Roll Call:

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

Motion carries. This resolution replaces R. Santini Resolution #11-07, which was incorrect in regards to having a 16 acre exception area instead of 17.5 acres.

Hackettstown Auction Market – Mr. Baduini thanked the CADB and Mr. Lavery as Hackettstown Mayor for their support for the Hackettstown Market. The Market received a USDA Grant and it will be used to upgrade building facilities.

New Business:

Martin Farm #11-09 – Mr. Race made a motion to memorialize this resolution. Mr. Baduini seconded the motion.

Roll Call:

Mr. Schnetzer – yes	Mr. Race – yes	Mr. Baduini – yes	Mr. Gibbs – yes
*Mr. Toretta – yes, but vote withdrawn		Ms. Willever – yes	Mr. Gourniak – yes

Motion carries.

**Mr. Toretta's vote is withdrawn because he was not at the last meeting and did not vote on the original motion to take action on the approval of funding for this farm, so his vote will not be taken into account for the memorialization of the Martin Farm Resolution. Mr. Toretta's name will not appear in the roll-call on the Resolution.*

SADC Final Review Process – Ms. Kaminski presented the SADC Final Approval Process to the Board for consideration of handling of resolutions. The SADC will receive the resolution in their packet and then make any changes during the meeting and not memorialize the resolutions at the following meeting, thus not prolonging the process of Final Approval and delay the preservation process. The Board discussed the matter and decided to keep their decision as stated at the last meeting:

Final approval for the purchase of development easements on farmland applications will be initially prepared by staff after the discussion at the CADB meeting, and then at the next month's meeting, the Board will memorialize the resolution. After this memorialization, staff will prepare the final approval for the Board of Chosen Freeholders on the approved CADB farmland application. Chairman Schnetzer stated again that he didn't want anything to go to the BCF without the memorialization.

Administrator's Report:

Mr. Tierney briefly went over the important matters on the report. No June SADC Meeting attended. No CADB Administrators meeting this period.

PROJECT STATUS:

Awaiting Green Light Approval:

- Carson
- Dalrymple – issue with size of Block 10, Lot 30. Applicant wanted severable exception, but application was submitted with non-severable. In order to get Green Light Approval from SADC, Block 10, Lot 30 needs to be dropped and the exception area was downsized to 3.2 acres from 4 acres to meet the minimum eligible criteria of 50% tillable acres. This will bring the farm to under 40 acres and questioned whether the County should handle it or pass it to White Township. The CADB decided to table this until action is taken by the applicant.
- Drake
- Gardner

Active Projects:

- Bylik - We are arranging for the landowner to sign the corrective deed.
- Getto - We are awaiting clearance from the SADC to close. We anticipate closing before August 1st if possible.
- Kinney - The survey is being revised and will be sent with package to the SADC.

- Martin - The contract of sale will be prepared and submitted to the landowner.
- R. Santini - On tonight's agenda.
- Schanzlin - The corrective deed has been signed and is being recorded.
- Schnetzer - This project remains open and communications are ongoing between the applicant and the SADC.
- Sigler - There is an issue with a non-agricultural use on the property; we are waiting for a response from the landowner.
- Singley - This project is still on hold; the attorney's office is pursuing this.
- Smith/Rasa - The revised survey and corrective deed have been sent to the SADC.
- Wattles #1- The title issue is holding up closing of the driveway parcel; the attorney's office is pursuing this.
- Wattles #2- Preliminary review done by SADC revealed additional survey questions; the attorney's office is pursuing this.

Project Closings:

- Dumont Road – Closed June 30, 2011.

To Be Added to Target List:

Pruden & Bowers Applications have been rejected by the SADC for Green Light Approval because they are not on the County's Target List. These farms will be added to our Target List this year on our annual County PIG Plan. These farms were approved by the CADB for sending to Green Light Approval.

Public Comment: Stefanie Miller, SADC, commented that she will be looking forward to working with Mr. Tierney and will be working with Mr. Tierney on becoming more active in the Municipal PIG process.

Ms. Willever questioned the appraisal process and asked why there was such a discrepancy in appraisal values. Mr. Lavery informed Ms. Willever and the Board members that the attorney's office sends out bids for appraisals to a list of SADC approved appraisers and then two are picked to do the appraisals based on their quotes. No one had an answer to the appraisal discrepancies.

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 9:35 p.m.

Respectfully submitted,


Teresa Kaminski