

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

June 17, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. The meeting was called to order by Vice-Chairman Menegus at 7:37 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Tim Bodine, Bradley Burke, Matthew Hood, Jason Menegus, Melissa Watters

Members absent: Rene Mathez, Joel Schnetzer

Others present: C. Tierney, T. Kaminski, Staff; Katrina Campbell, County Counsel; Timothy Willmott, SADC.

Minutes of the meeting held on May 19, 2022 were approved on a motion by Mr. Burke and seconded by Mr. Bodine. Motion carries.

Correspondence: Noted, no comment.

Public Input (Non-agenda Items):

Old Business:

Deed of Easement Compliance

➤ **Plainview Growers Update**

Mr. Tierney stated that there was recent correspondence from Mr. Van Vugt and that the drainage easement needs to be rectified and the small triangular piece that was included in the preservation needs to be acquired as it is owned by a different owner and he referred Mr. Van Vugt to reach out to his attorney, Mr. Sposaro or Mr. Culton, CADB Substitute Counsel regarding SADC compliance.

➤ **Kero Update**

Mr. Tierney stated that he was contacted by Mr. Kero on May 20th regarding a remediation work plan from his hired Engineering firm that was submitted to the NJ DEP. Mr. Kero is waiting for a response and will keep Mr. Tierney apprised.

Update to Target List

Mr. Tierney stated that outreach letters had went out to landowners with 40 acres and above and after checking the new Target List for accuracy, outreach letters will go out to landowners with farms 20-40 acres.

New Business:

Certification of Commercial Farm Resolution #22-07, SueEd Farms, LLC, BL 48 L 69, Washington Township

A motion was made by Mr. Bodine to memorialize the Certification of Commercial Farm Resolution #22-07 on the SueEd Farms, LLC, of Washington Township a presented which was seconded by Mrs. Watters.

Roll Call: Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

Right to Farm Hearing - SueEd Farms, LLC, BL 48 L 69, Washington Township

Mr. Tierney made an announcement that this RTF hearing will be carried until the next CADB meeting of Thursday, July 21, 2022 at 7:30 pm.

Maier – BL 1200 L 1200, BL 1600 L 1500, Hope Township for Potential Fee Simple Purchase Discussion

The Board discussed the purchase of the two properties that are up for sale with combined acreage of at least 75 acres. Block 1200 Lot 1200 is 58.4 acres, for sale at \$795,000 and is mostly farm fields and the Block 1600 L 1500 is 45.6 acres, for sale at \$571,428 and is mostly woodland. Mr. Burke made a motion for Mr. Tierney to reach out to the landowner or realtor regarding purchasing both properties. Mr. Bodine seconded that motion. Motion carries.

Administrator's Report: Mr. Tierney stated that 7 Old Orchard Road (Khan) Farm and Dykstra are lined up next for closing this month followed by Beatty North and South Farms and working to get the PVCA farms closed that have received 100% funding.

New Applications:

County Applications

- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)

Total Applications: 1 Total Acres: 49.83

Non-profit applications

- **Delaware Road** – Hope (Approx. 125 acres)

Total Applications: 1 Total Acres: 125

Awaiting Green Light Approval:

- **Waters** – Harmony Township (Approx. 78.28 acres)

Total Applications: 1 Total Acres: 78.28

Received Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Non-profit applications

- **Shotwell Family Partnership, LP** – Blairstown Township (Approx. 154.5 acres)
- **Silver Pine Farm, LLC** – Frelinghuysen Township (Approx. 33.23 acres)
- **Watercress** – Frelinghuysen Township (Approx. 117 acres)

Total Applications: 3 Total Acres: 304.73

Received CMV & Offer Made:

County Applications

- **McEvoy #1** – White Township (Approx. 102 acres) CMV received, waiting to receive offer letter.

Total Applications: 1 Total Acres: 102

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) CMV \$4,800.
- **Rick Smith Farm** – White (Approx. 25 acres) CMV \$4,800.

Total Applications: 2 Total Acres: 56

SADC applications

Total Applications: 0 Total Acres: 0

Non-profit applications

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Received contract. Issue with driveway and improvement permits for survey review.
- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres) \$4,250 CMV.
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres) \$4,750 CMV.
- **Stecker** – Harmony Township (Approx. 18.988 acres) \$5,175 CMV

Total Applications: 4 Total Acres: 148.173

Under Contract (Title Search & Survey):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner proceeding with Township to subdivide 6 acres severable exception. Received signed contract. Survey underway.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Under contract. On SADC May meeting for final funding approval. Ordering title and contract for surveyor obtained.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200 CMV. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Put out RFP's on survey and ordered title. Issue with exception area location will be addressed by SADC again.

Total Applications: 3 Total Acres: 208

Municipal Applications

- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Landowner confirmed location of exception area to 3.3 acres. Received contract. Surveyor working on reaching Engineering compliance on survey. Engineering Department comments sent out to surveyor again.

Total Applications: 2 Total Acres: 148.5

Non-Profit Applications

- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 135.54 acres) Received title work. Survey cleared by Engineering.
- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200. TLC-NJ has signed contract, draft survey and title. Sent draft survey and title to Engineering for their review. This is in preliminary review by SADC. Still waiting for Engineering to sign off with compliance.
- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. Received title and survey.

Total Applications: 3 Total Acres: 238.54

SADC applications

Total Applications: 0 Total Acres: 0

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.
- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. In SADC preliminary review.
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Hardwick Township to cost-share at \$600/acre.

Total Applications: 4 Total Acres: 427

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.

Total Applications: 1 Total Acres: 140

SADC applications

- **Shen** – Mansfield Township (Approx. 222 acres) Coordinating with SADC, County Engineering, and County Counsel to facilitate drainage easements requested by Engineering.

Total Applications: 1 Total Acres: 222

Recent Closings:

Haydu – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Closed in April!

Gardner – Franklin Township (Approx. 91.5 acres) Closed in May!

Moyer – Pohatcong Township (Approx. 128.3 acres) Closed on June 6, 2022!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **Pereira** – Franklin Township (Approx. 30 ac.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Noel** – Franklin Township (Approx. 44 ac.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) CADB recommended 100% County funding. Accepted offer letter. Contract sent out. BOCC approved 100% cost-share.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Updated appraisals underway.

Total Applications: 6

Total Acres: 402

2022 Closings YTD: 5 farms totaling 341.452 acres

Program Totals: 318 farms totaling 27,619.1464 acres

Public Comment – none

SADC Update

Timothy Willmott, SADC, stated that the next SADC meeting is in person on Thursday, June 23, 2022 and that if you would like to speak in person or make comments, you must attend the meeting, but it will be held via livestream. Mr. Willmott stated that the Soil Protection Standards are on the Agenda and that the informal comments received have been reviewed by the subcommittee and that the draft rule will be done by Committee in July and available.

Adjournment: A motion for adjournment was made by Mrs. Watters and seconded by Mr. Hood. Motion carries. Vice-Chairman Menegus adjourned the meeting at 8:01 pm.

Respectfully submitted,

Teresa Kaminski