

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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REVISED AGENDA

January 21, 2010

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

Swearing in of Lou Baduini and Frank Gibbs

Reorganization of CADB

Minutes: Meeting of December 17, 2009
Executive Minutes of December 17, 2009

Public Input: Non-Agenda Items

Correspondence:

- December 22, 2009 letter re: Chelsea Forge Vinters addition to warehouse
- 2010 CADB Meeting Schedule

Old Business:

- Smith/Rasa Farm update
- Sharko/Chelsea Forge Vinters update & new request for addition

New Business:

- Approval of 2010 CADB Meeting Schedule

Administrator's Report

Public Input

Adjourn

Next Meeting: February 18, 2010 at 7:30 p.m.

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Oxford, NJ 07863

Meeting Minutes January 21, 2010

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 Mike Lavery 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. Mr. Lavery led the Pledge of Allegiance.

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

Members absent: none

Others present: R. Resker, T. Kaminski, S. Beall, Staff; Michael Lavery, Special County Counsel; Dave Dech, Planning Dept.; Richard & Maureen Conway, Frank Anderson, Bob Stevenson, Art Hance, Hance Construction, Inc.; Gary Pohorely, SADC.

Mr. Lavery swore in Lou Baduini and Frank Gibbs.

Nominations were made by George Baldwin and seconded by Frank Gibbs to keep Joel Schnetzer as Chairman, Sam Race as Vice-Chairman and Lou Baduini as Secretary. Mr. Lavery moved nominations closed, Mr. Baldwin seconded it and motion passes for Board Members to keep same positions. Vice-Chairman Race now leads the meeting.

Minutes of the regular session meeting held on December 17, 2009 were approved on a motion by Mr. Baduini and seconded by Mr. Gourniak. Motion carried. Mr. Toretta and Mr. Baldwin abstained.

Executive Minutes of the meeting held on December 17, 2009 were approved on a motion by Mr. Baduini and seconded by Mr. Gibbs. Motion carried. Mr. Toretta and Mr. Baldwin abstained.

Public Input (Non-agenda Items): None

Correspondence: Noted

Old Business

Smith/Rasa Farm – Mr. Lavery informed the board that Mr. Resker is waiting for the metes and bounds to resolve the issue with the DEP. Then the application will be amended and WC will be able to get the cost share from the SADC. The SADC will exclude ¼ acre from the cost share.

Sharko/Chelsea Forge Vinters – Mr. Lavery suggested to the Board to discuss this matter in executive session and informed the board that the trial date with an administrative law judge will be in April. Mr. Sharko was expected to show up regarding his new Morton building proposal to go over with the board, but he did not appear.

New Business

2010 CADB Meeting Schedule – On a motion by Mr. Baldwin and seconded by Mr. Gibbs the Board approves the motion to accept the 2010 meeting schedule.

Administrator's Report:

The Board members reviewed the administrator's report and Mr. Resker went over important matters.

Matthews - SADC wants to except out 1/3 acre of the airstrip, describe the deer hunting as a non-agriculture use even though it was listed on original application.

Getto – Mr. Getto is willing to go forward with preservation if the SADC is willing to delete the section of adherence to the future rules from deed of easement. The SADC does not want to delete that section.

Hillyerd Farm - Mr. Hance, Hance Construction, talked to the Board about his client, Mr. Meyers from Omaha, NE who would like to purchase the preserved Hillyerd Farm in Knowlton Township and construct a 17,000 square foot USDA custom livestock butchering/processing facility on the property as well as live on the farm with his family. Mr. Meyers would be raising some animals on site and would be slaughtering other farmer's livestock at the facility. Mr. Lavery commented that the proportion for acceptance for this kind of operation on a preserved farm would have to be 51% income from animals onsite to 49% income for incoming livestock. Mr. Stevenson, Hance Construction, said Mr. Meyers plans to process approximately 2,500+ chickens and 500 pigs weekly and have inspectors on Monday and Tuesdays. He mentioned that two-thirds of the facility would be stock holding and the rest processing. Mr. Lavery told Mr. Hance to provide him with all the information and he would look into the matter and then advise the Board at February's meeting.

Mr. Resker included a letter from the Cumberland CADB regarding it's frustration with the SADC's handling of their request for a division of premises.

Mr. Schnetzer took over the meeting from Mr. Race at 8:16 p.m.

Wattles - The ranch house has a black mold problem. The Audubon Society and Green Acres are each farming a field that is accessible by the small stone bridge built over a C1 class stream. The bridge is too small for farm equipment to go over. The access to the fields is not an issue if you come in between the two yellow houses. The issue, will however, come up when auctioned to a new owner. Mr. Resker told the Board that he did not receive the keys yet so he cannot complete the inspections of the buildings.

On a motion by Mr. Toretta and seconded by Mr. Baduini the motion carries to recommend to the Freeholders to keep the Wattles property and have an auction at a later date to see if property values improve and for The Audubon Society to widen the bridge. Mr. Baldwin abstained.

Highlands - Mr. Dech informed the Board that the Freeholders stand in a state of non-conformance regarding the Highlands Preservation Area Resolution. Mr. Dech stated the statute says the Highlands Council could assume Planning Board power to enforce Highland Standard in Warren County.

On a motion by Mr. Baldwin and seconded by Mr. Race, the Board went into Executive Session at 8:45 p.m. to discuss the Sharko/Chelsea Forge Vinters matter.

On a motion by Mr. Toretta and seconded by Mr. Baduini, the Board came out of executive session at 9:04 p.m. Mr. Lavery noted that the Board discussed the pending litigation on the Sharko/Chelsea Forge Vinters matter and contractual matters on the Matthews Farm where no action was taken.

Public Input: None

Adjournment: On a motion by Mr. Race and seconded by Mr. Baldwin, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting 9:05 p.m.

Respectfully submitted,

Teresa Kaminski