

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 15, 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

Minutes: Meeting of March 18, 2010

Public Input: Non-Agenda Items

Correspondence:

- March 19, 2010 letter re Van Riper Farm
- March 25, 2010 letter to Hance Construction re: Slaughter House
- April 8, 2010 dual appraisal letter with resolution

Old Business:

- Smith/Rasa Farm update
- Hillyerd Farm/Meyers butchering/processing facility
- Support of Dual Appraisal Letter & Resolution

New Business:

- Van Riper Farm
- Willow Pond, Inc. - Certification of Commercial Farm
- CFPP update
- Schuster & Prant
- Schnetzer - grading

Administrator's Report

Public Input

Adjourn

Next Meeting: May 20, 2010 at 7:30 p.m.

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Meeting Minutes

April 15, 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 Vice-Chairman Race at 7:33 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21. Mr. Race led the Pledge of Allegiance.

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

Members absent: none

Others present: T. Kaminski, S. Beall, Staff; Michael Lavery, Special County Counsel, Gary Pohorely, SADC, Eric Altman, Willow Pond, Knowlton Twp.; Andrew Strauss, Strauss & Associates/Planners.

Minutes of the regular session meeting held on March 18, 2010 were approved on a motion by Mr. Baldwin and seconded by Mr. Baduini. Mr. Gibbs abstained. Motion carried.

Public Input (Non-agenda Items): None

Correspondence: Noted

Old Business

Dual Appraisal Resolution and Letter – Mr. Race would like the letter and resolution to be sent to Governor Christie.

Smith/Rasa Farm – Mr. Lavery said that the owners are trying to get the RDSO approval to the SADC first then will come to the CADB. Mr. Lavery going to look into RDSO approval regarding acreage for zoning with Mansfield Township.

Hillyerd Farm/Meyers butchering/processing facility – Mr. Lavery sent a letter to the Hance Construction, Inc. informing him that the operation is too large for the preserved farm and spoke with Brian Smith, SADC, although, they didn't take an official action, concurred.

New Business

Willow Pond, Inc. – Certification of a Commercial Farm - Mr. Lavery informed the applicant, Mr. Altman, about the process of Certification and the Right to Farm Process and what all that entails. Mr. Altman's farm consists of pasture, woodlands and paddocks for raising horses. Mr. Altman also grows hay, corn and organic fruits and vegetables and provides horse boarding. The farm is located in Knowlton Twp. and is approximately 54 acres. Mr. Altman's income from his farm is \$3,600. (Chairman Schnetzer took over the meeting at 7:47 pm) Mr. Altman has met all the requirements of a commercial farm. On a motion by Mr. Race and seconded by Mr. Baldwin, to certify Willow Pond, Inc. as a Commercial Farm. Motion carries. Mr. Altman would like to install solar panels on his farm and was directed to come to the Board to be certified as a Commercial Farm by George Raptzow, Knowlton Twp. zoning officer. The Township will allow solar panel installation for 2,500 sq. feet and he would like to put up 5,000 sq. feet and that would be allowable by the township if his property was deemed a certified commercial farm as according to The Solar Farm Act that was passed in January. Mr. Lavery will write

the resolution for certification of Commercial Farm for Willow Pond, Inc. and to look into the Solar Farm Act. Mr. Altman has not yet applied to the township to request installing the solar panels.

Van Riper Farm - Mr. Strauss who is representing the NJ Agriculture Land Trust approached the Board about his plans for the Van Riper Farm. First he wants to buy the land fee simple, then sell the easement to Warren County and then auction the farm off. He would like the money up front from the CADB to buy the property.

On a motion by Mr. Gibbs and seconded by Mr. Race the Board went into Executive Session at 8:10 pm.

On a motion by Mr. Baduini and seconded by Mr. Gibbs, the Board came out of Executive Session at 8:37 pm. Mr. Lavery said no official action was taken where contractual matters regarding the Van Riper Farm was discussed.

The Van Riper Farm was put on hold until the Board has more information on the CMV and requested funding.

Prant & Schuster Resolutions – On a motion by Mr. Baldwin and seconded by Mr. Race to approve the amendments to both resolutions. Mr. Gibbs abstained from Prant. Motion carries.

Farmland Applications - On a motion by Mr. Race and seconded by Mr. Gibbs, to approve the process for Green Light on the following applications: Millburn, Greenwich Twp.; Croucher, Blairstown; Wolf, Lopatcong; Cronin, Hardwick; Carson, Frelinghuysen; Pruden, Hope; Steckel, Harmony; Kinney, Harmony; and Ise, Franklin. Motion carries. Farms that were not approved: Piteo, Independence; Acceturo, Oxford; Peticari, Mansfield.

Mr. Baduini brought up the BCF Budget Meeting and that they decided to leave the open space tax as is at 6 cents and not reduce it by a penny.

Schnetzler Grading - Chairman Schnetzler stepped down from the Board and took a seat next to Mr. Lavery. Vice Chairman Race took over the meeting. Mr. Schnetzler said that approximately 6,000 yards of shale was removed in 1986 from his mother's Marie Schnetzler's farm to cap the land fill at High Point. There is about a two acre sized area of exposed land without topsoil that needs to be replaced and regraded. Mr. Schnetzler is seeking permission from the Board to put the soil back where it originally came from and has spoken to Sandy Myers from Soil Conservation District and she told him that he is exempt from a Soil Conservation Plan but just needs to fill out an exemption form. Mr. Schnetzler stated that he will file the exemption and wait to get SADC approval before he will do anything.

Mr. Baldwin makes a motion, and seconded by Mr. Toretta, to let the applicant proceed with reshaping and regrading the two acre excavated area with existing top soil and return it to pasture after SADC approval. Motion passes. Mr. Lavery will type up the resolution regarding this issue.

Mr. Schnetzler returned to the Board and took over as Chairman again.

The Board will take a look at the rule proposals for auctioning off a farm and will have responses for next meeting.

On a motion by Mr. Baldwin and seconded by Mr. Race motion carries to go into Executive Session at 8:53 pm. On a motion by Mr. Race and seconded by Mr. Gourniak, motion carries to come out of Executive Session at 9:05 pm. Mr. Lavery said no official action was taken where litigation matters regarding the den Hollander case were discussed.

Administrator's Report: No report this month.

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