

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

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AGENDA May 20, 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 April 15, 2010
Executive Minutes of April 15, 2010

Public Input: Non-Agenda Items

Correspondence:

- April 21, 2010 letter & resolution from Washington Twp.'s support of Dual Appraisal Process
- April 29, 2010 SADC letter re Deed of Easement Interpretation
- May 4, 2010 letter re Marie Schnetzer Farm
- 2010 Farm Inspection Reports

Old Business:

- Smith/Rasa Farm update
- Willow Pond, Inc. - Resolution for Certification of Commercial Farm (M. Lavery)
- Marie Schnetzer Farm Resolution (M. Lavery)

New Business:

- Preserved Farmland Inspection Report
- Comprehensive Farmland Preservation Program update
- Response/Comments for rule proposals on auctioning off a farm
- Solar Law Act/Solar Panels information/discussion (M. Lavery)

Administrator's Report

Public Input

Adjourn

Next Meeting: June 17, 2010 at 7:30 p.m.

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Meeting Minutes May 20, 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 Chairman Schnetzer at 7:35 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, Joe Gourniak, Sam Race, Joel Schnetzer, Mike Toretta

Members absent: Frank Gibbs

Others present: R. Resker, T. Kaminski, S. Beall, Staff; Michael Lavery, Special County Counsel.

Minutes of the regular session meeting held on April 15, 2010 were approved on a motion by Mr. Baduini and seconded by Mr. Race. Motion carries.

Executive Minutes of the meeting held on April 15, 2010 were approved on a motion by Mr. Race and seconded by Mr. Baduini. Motion carries.

Public Input (Non-agenda Items): None

Correspondence: Noted

Administrator's Report:

Mr. Resker said that Prant and Schuster farms are in line for federal funding from the Federal Farm and Ranch Protective Program. Millstein, Greenwich Township may also receive Federal funding as well, application is being forwarded to Ingrid Vandegaer from NJ Conservation Foundation. They will do the non-profit application with the SADC, the FFRP funds, they'll close and sign the deed of easement to Warren County. Mr. Resker will have an agreement for the Board at the next meeting on Millstein.

Mr. Resker stated that the final issues regarding the Singley property are being worked out by the estate. When the Singley property is purchased, all portions will become one piece.

Mr. Resker informed the Board that all the applications that they gave a greenlight on last month are in process.

Mr. Resker told the Board that the bond issue money is not yet available.

Mr. Resker informed the Board that we should be on target to have 20,000 acres of preserved farmland by the end of June unless SADC gives us a problem.

Mr. Resker informed the Board that they will purchase a small lot adjacent to Wattles that part of the driveway to the property so that the County has control to access the property instead of an easement.

Comprehensive Farmland Preservation Program – Mr. Resker notified the Board that Warren County was approved this month and the changes to the farm plan show the new soils table, an update to the farmland inventory, and that the CADB feels that tillable acres is more important than prime and statewide soils.

Mr. Resker said that we can close prior to SADC funding on ISE.

Mr. Race asked for a report on the contradictions of the deed of easement interpretations for next month's meeting.

Mr. Resker left the meeting.

Old Business

Smith/Rasa Farm - Mr. Lavery said that they are still waiting to get DEP approval. Mr. Lavery told the Board that they do not have to go before Mansfield for an RDSO approval but will need to get permits.

Willow Pond, Inc. Resolution #10-09 – On a motion by Mr. Race and seconded by Mr. Baldwin motion carries to approve this resolution certifying Willow Pond, Inc. of Knowlton as a Commercial Farm.

Mr. Schnetzer stepped down from his position as Chair at 8:00 p.m. and took a seat in the audience. Mr. Race took the meeting as Vice-Chair.

Marie Schnetzer Farm Resolution # 10-08 – On a motion by Mr. Baldwin and seconded by Mr. Baduini to approve this resolution contingent upon the approval from the WC Soil District and the NRCS. Motion carries. Mr. Lavery will add this to the existing resolution.

Mr. Schnetzer returned to take his position on the Board at 8:02 p.m.

New Business

Preserved Farmland Inspection Reports – Ms. Beall informed the Board that there were no red flags this year on the inspections and no new agriculture buildings were noted, however, there were problems with gaining access to gated properties and getting landowners to respond. Ms. Beall will check with the WC Soil Conservation District and call the landowners to try to obtain an NRCS plan on farms that were shown not to have a plan in the report as requested by the Board.

Discussion on the interpretation of the Deed of Easements – The Board members discussed the rule interpretations and gave particular attention to "compaction of soil." Chairman Schnetzer thought that the non-agriculture activities held on preserved farms should be treated like a site-specific request. On a motion by Mr. Race and seconded by Mr. Gourniak, the Board carried a motion to have Mr. Lavery send a letter to Susan Craft of the SADC and the other County Agriculture Development Boards regarding interpretation of the deed of easement and relative State Statute. The State wanted comments in by May 28, 2010.

Regarding compaction of soil, on a motion by Mr. Baldwin and seconded by Mr. Race the Board approved the motion that it was okay to put up an agricultural building on a preserved farm.

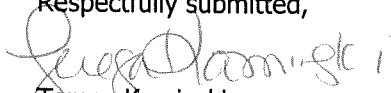
Response/Comments for rule proposals on auctioning off a farm – Chairman Schnetzer will postpone these comments until the next CADB meeting with Mr. Resker.

Solar Law Act/Solar Panels information/discussion – Mr. Lavery handed out the Solar Farm Law Act to the members of the Board and will prepare a comprehensive memo regarding important farm related issues for next month's meeting.

Public Input: None

Adjournment: On a motion by Mr. Baldwin and seconded by Mr. Race, a motion was made to adjourn the meeting. Motion carries. Chairman Schnetzer adjourned the meeting 8:45 p.m.

Respectfully submitted,



Teresa Kaminski