

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

October 20, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. The meeting was called to order by Chairman Schnetzer at 7:30 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, Rene Mathez, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: none

Others present: C. Tierney, T. Kaminski, Staff; Paul D. Mitchell, esq., County Counsel.

Minutes of the meeting held on September 15, 2022 were approved on a motion by Mrs. Watters and seconded by Mr. Menegus. Motion carries.

Correspondence: Noted, no comment.

Public Input (Non-agenda Items): no comment from public.

Old Business:

Deed of Easement Compliance

➤ **Plainview Growers Update, Allamuchy Township**

Mr. Tierney stated that there was no update.

➤ **Kero Update (Brugler #1), Knowlton Township**

Mr. Tierney stated that the property is for sale and that Mr. Kero requested copy of the house replacement on a preserved farm resolution that was done on this property, but it has expired and he would have to reapply.

New Business:

Resolutions

➤ **Hill Top Farm (Brink), BL 601 L 62, Blairstown Township, Certification of Commercial Farm Res. #22-14**

Mr. Bodine made a motion to approve the resolution as presented which was seconded by Mr. Hood.

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

➤ **Snyder Farm, BL 96 L 9.01, BL 97 L 46, Pohatcong Township Certification of Commercial Farm Res. #22-15**

Mr. Menegus made a motion to approve the resolution as presented which was seconded by Mr. Bodine.

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

SSAMP Right to Farm Hearing

- **Montalvena Farms, BL 5200 Lot 600, Hope Township** – Mr. Tierney made an announcement that this RTF hearing has been carried to the December 15th meeting at the applicant's, applicant's attorney and CADB Special Conflict Counsel. No additional noticing will be required by the Applicant.

- **Snyder Farm, BL 96 L 9.01, BL 97 L 46, Pohatcong Township** – Mr. Tierney made an announcement that the noticing was incomplete for this RTF Hearing and applicant will need to re-notice for the hearing on November 17th.

Sigler Farm, BL 8 L 23, Franklin Township

Mr. Tierney approached the Board about purchasing this farm in fee simple for farmland preservation with a Morris Canal easement on the property. Mr. Tierney stated that the historic grist mill and historic house property is for sale and has approval by the Board of Recreation for purchase as open space. Mr. Tierney stated that the farmland and buildings could possibly be used as an agriculture resource center, similar to what Burlington County has done. The space could potentially be used by the Food Shed Alliance, NJ RC&D, Rutgers, and/or the Community College. He is looking into this as a possibility, but even if that does not come to fruition the property could be resold as preserved farmland. Mr. Tierney had stated that the prior farmland appraisals were at \$9,100/acre and that the grist mill and house are currently being appraised. Mr. Burke made a motion to purchase the Sigler farm in Franklin Township in fee simple for farmland preservation with the Morris Canal Easement indicated on provided map which was seconded by Mr. Menegus.

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

Domingues Farm, BL 26 L 26, Greenwich Township

Mr. Tierney stated that the SADC has this prior municipal PIG application now as an SADC direct application. The SADC would like County support of approval on the preservation of this farm. Mr. Mathez made a motion to support the SADC application on this farm which was seconded by Mr. Menegus.

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

Administrator's Report:

Mr. Menegus made a motion to remove the CMV amount from the minutes until the farm is under contract with the landowner which was seconded by Mr. Mathez.

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

526 Delaware Road, LLC – Non-profit agreement – The Land Conservancy of NJ would like the County to partner with 50% funding on preserving this farm with the SADC and to share in the due diligence costs of the farm. The total estimated cost of the farm is \$745,440 and the County 50% share is \$372,720 for the 124.24 acre parcel that has a 1.5 non-severable exception area that includes one existing single family residence. Mr. Menegus made a motion to approve the County's cost share and the application and to recommend to the Commissioners for funding which was seconded by Mr. Burke.

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

New Applications:

County Applications

- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)
- **Sigler** – Franklin (Approx. 173 acres)
- **Rapid NJ LLC** – Allamuchy (Approx. 92 acres)

Total Applications: 3

Total Acres: 314.93

Awaiting Green Light Approval:

Non-profit applications

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

Total Applications: 1

Total Acres: 125

Received Green Light Approval:

County Applications

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

Total Applications: 1 Total Acres: 78.28

Non-profit applications

- **Shotwell Family Partnership, LP** – Blirstown 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

- **Ullman** – Knowlton Township (Approx. 188 acres) Contract sent to Landowner and is under attorney review. (Fee Simple Purchase)

Total Applications: 1 Total Acres: 188

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) Sent resolutions to SADC. Will be on October SADC agenda for final approval.
- **Rick Smith Farm** – White (Approx. 25 acres)

Total Applications: 2 Total Acres: 56

Non-profit applications

- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres)
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres)

Total Applications: 2 Total Acres: 95.205

Under Contract (Title Search & Survey):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner attorney needs description for subdivision. Revised subdivision sent to Engineering in July. Waiting for comments.
- **Ferri** – Washington Township (Approx. 65 acres) CMV \$4,200. SADC final approval in June conditional upon exception area moving to border with adjacent lot line. Sent survey to Engineering in August for review.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Survey underway.
- **McEvoy #2** – White Township (Approx. 20 acres) SCMV \$5,200. SADC approved slight location change of exception area during survey.

Total Applications: 4 Total Acres: 310

Municipal 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.
- **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. Waiting for surveyor to comply with Engineering.
- **Stecker** – Harmony Township (Approx. 18.988 acres) CMV \$5,175. Waiting for Engineering Review Letter.

Total Applications: 4 Total Acres: 155.968

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Scheduled to close on November 4th.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Scheduled to close on November 4th.

Total Applications: 2 Total Acres: 143

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. Landowner has NRCS plan, site visit TBD for follow up.
- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000. Working on getting closing documents and then ready to set closing date.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Received NJDOT ROW response. In preliminary review. More revisions on survey requested by SADC.

Total Applications: 3 Total Acres: 288.5

SADC applications

Total Applications: 0 Total Acres: 0

- Recent Closings: **Noel** – Franklin Township (Approx. 44 ac.) Closed on October 12, 2022.

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) BOCC approved 100% County funding. Survey updates, waiting for County Counsel to review them for closing.
- **Pereira** – Franklin Township (Approx. 30 ac.) BOCC approved 100% County funding. Received survey updates, waiting for County Counsel to review them for closing.
- **Myers/Toretta #1**– Franklin Township (Approx. 38 acres) Transferred title to Title Lines. BCC approved 100% County funding.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) BOCC approved 100% cost-share. Changes to contract being discussed with CADB counsel and landowner’s attorney.
- **Santini (O’Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Updated appraisals underway. Confirmation from Greenwich on paying \$600 for Greenwich acreage. Waiting for Franklin Township to respond.

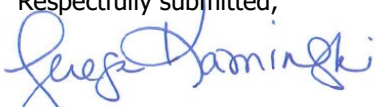
Total Applications: 5 Total Acres: 358

2022 Closings YTD: 10 farms totaling 1013.499 acres
Program Totals: 323 farms totaling 28,291.1934 acres

Chairman Schnetzer left the meeting at 8:40 pm and turned over to Vice-Chair Mr. Menegus.

Public Comment - none

Adjournment: A motion for adjournment was made by Mr. Bodine and seconded by Mr. Burke. Motion carries. Vice-Chairman Menegus adjourned the meeting at 8:43 pm.

Respectfully submitted,

Teresa Kaminski