

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

April 20, 2023

The regular monthly meeting was at the Department of Land Preservation offices. The meeting was called to order by Chairman Schnetzer at 7:32 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; Aaron Culton, Substitute County Counsel; Brian Shipps, Blirstown.

Minutes of the meeting held on March 16, 2023 were approved on a motion by Mr. Mathez and seconded by Mr. Bodine. Mr. Menegus abstained. Motion carries.

Executive Minutes of the March 16, 2023 meeting were approved on a motion by Mr. Bodine and seconded by Mr. Burke noting that the date on the minutes needs to be changed from March 15th to March 16th. Mr. Menegus abstained. Motion carries.

Correspondence: None

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 there is no update.

New Business:

Resolutions

- Hidden Hollow Farm (Enz) Res.# 23-03 SSAMP RTF - Washington, White & Harmony Townships
Mr. Culton provided a revised copy for the meeting with minor changes to the original handed out in the packet. Mr. Bodine made a motion to approve the resolution as presented that gave the applicant relief from Washington Township Zoning Ordinance, Chapter 123, article V. #123-21 to allow for the construction of a 92' L x 40" W x 46' 3.5" H Bank Barn on BL 3 L 20 in Washington Township, part of the total farm unit which was seconded by Mr. Mathez with the addition of adding the word "only" before agriculture in #9.

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

Certification of Commercial Farm

- **Cedar Rose Farm (Shipps), BL 1501 L 15, Blirstown**
Mr. Shipps decided to withdrawal his application with the Board at this time and reapply at a later date.

Mr. Menegus stated that the Highlands Council is drafting a warehouse policy and also noted that the SADC Direct Caruso farm in White Township seems to be overgrown and out of agriculture production. Mr. Tierney to inquire with the SADC regarding Caruso monitoring.

Montalvena Farms SSAMP RTF Hearing - canceled

Mr. Tierney made a public announcement that the Montalvena Farms will be carried until June 15, 2023. This was removed from the Agenda as requested by Hope Township's attorney due to personal conflict.

Public Comment – none

Administrator's Report:

New Applications:

County Applications

- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)
- **Carafio** – Mansfield (Approx. 57.50 acres)
- **Sigler** – Franklin (Approx. 173 acres) Fee simple purchase.
- **Rapid NJ LLC** – Allamuchy (Approx. 92 acres)

Total Applications: 4 Total Acres: 372.33

Awaiting Green Light Approval: None

Received Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

- **Murray** – Knowlton (Approx. 21 acres)
- Total Applications: 1 Total Acres: 21**

Non-profit applications

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

Total Applications: 1 Total Acres: 125

Received CMV & Offer Made:

County Applications

- **Ullman** – Knowlton Township (Approx. 188 acres) Contract under attorney review; Sellers' requested significant changes to County purchase agreement. (Fee Simple Purchase)

Total Applications: 1 Total Acres: 188

Municipal Applications

- **Rick Smith Farm** – White (Approx. 25 acres)

Total Applications: 1 Total Acres: 25

Non-profit applications

Total Applications: 0 Total Acres: 0

Under Contract (Title Search & Survey):

County Applications

- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Second Engineering review letter sent to surveyor and landowner. Engineering and landowner met regarding improvements to field entrance concern.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Survey underway. Received title. Need to straighten out title with landowner.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200 CMV. Survey underway.

Total Applications: 3 Total Acres: 187

Non-Profit Applications

Total Applications: 0 Total Acres: 0

Waiting to Close (Final Legal Review):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) SADC preliminary review.

Total Applications: 1 Total Acres: 123

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) CMV \$4,800. Currently in preliminary review. Survey endorsement received.
- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. Final inspection performed.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Currently in preliminary review.

Total Applications: 3 Total Acres: 271

Non-Profit Applications

- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650.
- **Stecker** – Harmony Township (Approx. 18.988 acres) CMV \$5,175.

Total Applications: 2 Total Acres: 76.988

Recent Closings:

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Closed on March 15th!
- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Closed on March 29th!
- **Pereira** – Franklin Township (Approx. 30 ac.) Closed on March 29th!

On hold:

Non-profit applications

- **Shotwell Family Partnership, LP** – Blairstown Township (Approx. 154.5 acres) This property has been sold. TLC-NJ reaching out to new landowner for preservation.
- **Watercress** – Frelinghuysen Township (Approx. 117 acres) This property has been sold. TLC-NJ reaching out to new landowner for preservation.

Total Applications: 2 Total Acres: 271.5

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Landowner deciding what to do with application.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Revised contract sent to Mr. Russo, landowner's attorney. County Counsel and Mr. Russo working on contract.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) Requested surveyor make minor revisions then send pdf for review for final deliverables.

Total Applications: 3 Total Acres: 266

2023 Closings YTD: 3 farms.

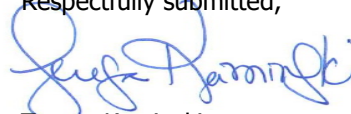
Program Totals: 329 farms totaling 28,587.5694 acres

Tom & Terri Allen, Mansfield Township, 15+ acres

TLC-NJ had forwarded this over to the CADB to see if they were interested in preserving it as it is just outside the ADA. They wanted to know the Board's interest before more interactions with the landowner. Mr. Tierney will inquire with Mr. Bruder at the SADC regarding adjusting the ADA, and to see if TLC-NJ has another partnership for preservation. The property is almost 100% tillable with residence and buildings. The parcel is located off of Route 57 on Allen Road surrounded by single family residential with sewer and water hook up availability and adjacent to Weiss and Home Depot. It does have prime and statewide soils.

Adjournment: A motion for adjournment was made by Mr. Bodine and seconded by Mrs. Watters. Motion carries. Chairman Schnetzer adjourned the meeting at 8:40 pm.

Respectfully submitted,



Teresa Kaminski