

## **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

### **Meeting Minutes**

**July 20, 2023**

The regular monthly meeting was at the Department of Land Preservation offices. The meeting was called to order by Vice-Chairman Mathez at 7:31 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, Melissa Watters

Members absent: Jason Menegus, Joel Schnetzer

Others present: C. Tierney, T. Kaminski, Staff; Paul Mitchell, County Counsel; Frank & Lorraine Bogyos, Franklin Township.

**Minutes** of the meeting held on June 15, 2023 were approved on a motion by Mr. Bodine and seconded by Mr. Hood with corrections on page 3, 7 & 11 and to note that 519 should be 521. Mr. Burke and Mrs. Watters abstain. Motion carries.

### **Correspondence:**

**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.

These will be taken off of the Agenda until information on these are received.

### **New Business:**

#### **Resolutions**

➤ **Denial of Certification of Commercial Farm Res. #23-05 for Luna Farm, LLC, Mansfield Township**

Mr. Bodine made a motion to memorialize the resolution for decision made at the June 15, 2023 meeting which was seconded by Mrs. Watters .

Roll call: Mr. Mathez – yes; Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mrs. Watters – yes.

Motion passes.

**Montalvena Farms, BL 5200 Lot 600 Hope Township SSAMP RTF Hearing continued – Will be carried to next meeting** – Mr. Tierney had stated that no date has been agreed upon and it will be again carried to next month's Agenda and hopefully a date will be determined.

#### **Discussion on Special Occasion Events process**

➤ **Bogyos, BL 56 L 39, Franklin Township Application**

Mr. Bogyos handed out large color maps for the Board to see the depicted areas for parking, Port o' Johns and event location for the SOE application on his preserved farm. Mr. Bogyos stated that he would like to have these events in the Spring and Fall so as not to disturb the hay production on the farm. The parking would be in a grass strip of land where the farm operator, Mr. Clucas parks his farm equipment. Mr. Bogyos said that if the event was scheduled and it rained, then the cars could be parked on the road and does not think that there will be more than 150 cars at an event. Mr. Bogyos stated that there would be 2 acres of the farm used for the event which is around the buildings. Mr. Bogyos stated that 6 events would

be the maximum for the year. Mr. Tierney read the parking guidelines to the Board. Mr. Tierney asked Mr. Bogyos if he was operating the ultralight/paramotor anymore and Mr. Bogyos stated that he was not.

Mr. Tierney explained the Township was notified about the SOE application and that the zoning officer responded that the proposed activities were not a permitted use in the zone, such that Mr. Bogyos would need to get municipal approval. The Board and Mr. Tierney discussed whether applicants should be required to obtain municipal approval prior to applying for a SOE or if they should be allowed to apply first and then condition the SOE approval on obtaining municipal approval later. The pros and cons of each alternative were discussed. The Board decided that Mr. Bogyos must go to Franklin Township for approval first.

### **Administrator's Report:**

#### New Applications:

##### *County Applications*

- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)
- **Carafo** – Mansfield (Approx. 57.50 acres) Received appraisals.
- **Sigler** – Franklin (Approx. 173 acres) Mill & farmhouse now an option first for purchasing to be discussed with BORC.
- **Rapid NJ LLC** – Allamuchy (Approx. 92 acres) Realtor notified department that land is sold.

**Total Applications: 4      Total Acres: 372.33**

Awaiting Green Light Approval:    None

Received Green Light Approval:    None

##### *Municipal Applications*

- **Murray** – Knowlton (Approx. 21 acres)

**Total Applications: 1      Total Acres: 21**

##### *Non-profit applications*

**Total Applications: 0      Total Acres: 0**

#### Received CMV & Offer Made:

##### *County Applications*

**Total Applications: Total Acres:**

##### *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. Waiting on revised survey from surveyor before sending to SADC.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Received draft quit claim deed and title company approved as long as deed description is not new one of development easement, but the one from Johnson.
- **McEvoy #2** – White Township (Approx. 20 acres) CMV \$5,200. Survey on hold due to other farm title issue.

**Total Applications: 3      Total Acres: 187**

*Non-Profit Applications*

- **526 Delaware Road** – Hope (Approx. 125 acres) – \$4,950 CMV. Survey underway.

**Total Applications: 1      Total Acres: 125**

Waiting to Close (Final Legal Review):

*County Applications*

**Total Applications: 1      Total Acres: 123**

*Municipal Applications*

- **Hoh** – Knowlton (Approx. 31 acres) CMV \$4,800. Landowner attorney working with bank on subordination agreement.

**Total Applications: 1      Total Acres: 31**

*Non-Profit Applications*

- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. County Counsel working with landowner's attorney for closing. Needs to subordinate mortgage. FCE taking up to 4 weeks for appraisal.
- **Stecker** – Harmony Township (Approx. 18.988 acres) CMV \$5,175. Working on closing. Need final survey and descriptions after 2 minor revisions.
- **Kimball** – White Township (Approx. 43 acres) Surveyor moving exception area on survey. County Counsel needs to review.

**Total Applications: 3      Total Acres: 119.988**

Recent Closings:

- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Closed on June 14, 2023.
- **Anema, Ralph** – Washington Township (Approx. 123 acres) Closed on July 19, 2023.

Sold:

- **Ullman** – Knowlton Township (Approx. 188 acres)

On hold:

*Non-profit applications*

- **Shotwell Family Partnership, LP** – Blirstown 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) Received revised survey with exception area location change. Will be working on closing. Waiting for County Counsel to review survey.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Revised contract sent to Mr. Russo, landowner's attorney. County Counsel and Mr. Russo working on contract. Adding severable exception area around house and buildings. Waiting to receive appraisal to do new contract, will check with landowner on the one acre severable exception for that zoning.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) Received final survey deliverables. Coordinating for closing.

**Total Applications: 3      Total Acres: 266**

2023 Closings YTD: 6 farms, 479 acres

Program Totals: 332 farms totaling 28,963.33 acres

**Allen, Mansfield Township** – Mr. Tierney stated that Terrie Allen called our office and a farmland preservation application was sent out by mail today and that Mansfield Township is willing to cost-share with the County on preservation. The Board wanted to see if the SADC would be willing to amend the ADA to include this farm.

#### **SADC Update**

- **SADC Meeting** - The SADC will hold its next public meeting on Thursday, July 27, 2023, at 9 A.M. in person at 200 Riverview Plaza, Trenton.
- **Soil Protection Standards:** At it's June meeting, the committee approved to advance the proposed rule for publication in the NJ Register. The proposed rule was submitted to the OAL for review and approval and is awaiting authorization for publication.

#### **Executive Session**

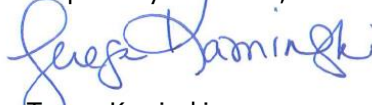
The Board went into Executive Session at 9:19 pm for a contractual matter on a motion by Mr. Burke and seconded by Mrs. Watters. Motion carries.

Mr. Burke made a motion which was seconded by Mr. Hood to come out of Executive session. Motion carries.

Mr. Mitchell stated that the Board came out of Executive Session at 9:35 pm where contractual matters were discussed and that these minutes will be available when the Board deems no harm to the public.

**Adjournment:** A motion for adjournment was made by Mrs. Watters and seconded by Mr. Bodine. Motion carries. Vice-Chairman Mathez adjourned the meeting at 9:36 pm.

Respectfully submitted,



Teresa Kaminski