

# **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

## **Meeting Minutes February 15, 2024**

The regular monthly meeting was 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:

Others present: C. Tierney, T. Kaminski Staff, Aaron Culton, Substitute County Counsel; Phyllis Burke, Hope Township.

**Minutes** of the meeting held on January 18, 2024 were approved on a motion by Mrs. Watters. Mr. Mathez brought up some confusion in the wording in a paragraph on the second page by Mr. Hood. The change in the minutes will be that, "He noted over an acre of impervious coverage would typically require storm water planning". The motion was seconded by Mr. Menegus. Motion carries.

**Correspondence:** None.

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

**Old Business:** none

### **Allen, Mansfield**

Mr. Tierney to reach out to Mansfield Mayor to discuss.

### **Montalvena Farms**

The Board, Mr. Culton and Mr. Tierney discussed the request from Mr. Montalvo's attorney, Mr. Edelstein, to yet again delay the SSAMP RTF Hearing that was agreed to be on the Agenda tonight and to move it to the March Agenda. This request was made after the Board had Mr. Culton send a letter stating that the CADB decided no more delays of the hearing and if the hearing is not taking place in February, it will be dismissed. This hearing was also scheduled in December 2023 and Mr. Edelstein also cancelled that scheduled date. The last RTF SSAMP Hearing for Montalvena Farms was held in June 2023. Mr. Menegus made a motion to continue the hearing in March with conditions regarding Certification of Commercial Farm requirements and other requested documents. There was no second on this motion. Mr. Mathez made a motion to dismiss the matter which was seconded by Mr. Hood.

Roll Call: Mr. Schnetzer – no; Mr. Mathez – yes; Mr. Bodine – yes; Mr. Hood – yes; Mr. Menegus – no. Motion carries.

Mr. Culton will reach out to Mr. Edelstein to let him know the Board's administrative dismissal on this matter.

### **New Business:**

#### **Plainview Growers, Inc., BL 105 L 8, Allamuchy Township RTF SSAMP Resolution #24-02**

Mr. Menegus made a motion to approve this resolution which was seconded by Mr. Burke.

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.

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

#### New Applications:

*County Applications*

- **McCann -Belvidere Road** - Harmony Township (Approx. 25.92 acres) County buying in fee simple, will then preserve. Preparing contract.

**Total Applications: 1      Total Acres: 25.92**

*Non-profit Applications*

- **Thunder Ridge Farms** – Harmony (Approx. 23 acres)

**Total Applications: 1      Total Acres: 23**

*SADC Applications*

- **Jaindl** – White (Approx. 571 acres)
- **Baduini East Farm** – Independence (Approx. 51.62 acres)
- **Baduini West Farm** – Independence (Approx. 104.9 acres)
- **Baduini Trust Farm** – Independence (Approx. 128.6 acres)

**Total Applications: 4      Total Acres: 856.12**

Awaiting Green Light Approval:    None

Received Green Light Approval:

*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, Municipal and Non-Profit Applications - none*

Under Contract (Title Search & Survey):

*County Applications*

- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Sent draft survey to Engineering and County Counsel for review.
- **McEvoy #2** – White Township (Approx. 20 acres) CMV \$5,200. Survey at Engineering for review.

**Total Applications:      2      Total Acres: 122**

*Non-Profit Applications*

- **526 Delaware Road** – Hope (Approx. 125 acres) – \$4,950 CMV. Draft survey sent to Engineering for review.

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

Waiting to Close (Final Legal Review):

*County Applications*

- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. In SADC Preliminary Review. Received final survey. Waiting on SADC to review.

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

*Municipal Applications*

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

*Non-Profit Applications*

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

Recent Closings:

- **Kimball** – White Township (Approx. 43 acres) Closed on January 18, 2024!

Other:

- **Allen** – Mansfield (Approx. 16 acres) Appraisals received. C. Tierney to reach out to Mansfield.

On hold:

- **Brunkhorst Land Donation** (*Non-profit application*) – Mansfield (Approx. 49.83 acres)
- **Sigler** – (*County Application*) Franklin (Approx. 173 acres) Mill & farmhouse now an option first for purchasing to be discussed with BORC.

**Total Applications: 2      Total Acres: 222.83**

Pohatcong Contamination Area Projects:

*Seeking Highlands Council Open Space Funding cost-share*

- **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. Received new appraisal with 5 acre exception added.. Landowners checking with Zoning Officer regarding exception and access easement and width for Lot 7.01. Landowner checking on putting access easement into son's name and the width of lane for development to his property. Receive signed offer letter from landowners with new appraisal amount.

**Total Applications: 1      Total Acres: 96**

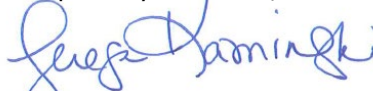
2023 Closings YTD: 11 farms, 732.319 acres

Program Totals: 338 farms totaling 29,259.26 acres

**Public Comment - none**

**Adjournment:** A motion for adjournment was made by Mr. Bodine and seconded by Mr. Mathez. Motion carries. Chairman Schnetzer adjourned the meeting at 8:35 pm.

Respectfully submitted,



Teresa Kaminski