

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

March 21, 2024

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:

Others present: C. Tierney, T. Kaminski Staff, Paul Mitchell, County Counsel; Phyllis Burke, Hope Township.

Minutes of the meeting held on February 15, 2024 were approved on a motion by Mr. Mathez which was seconded by Mr. Menegus. Motion carries.

Correspondence: None.

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

Old Business: none

Mr. Mitchell recused himself due to conflict.

Allen, Mansfield

The Board and Mr. Tierney discussed the COAH designation on the farm, the zoning on the parcel and Mansfield's response regarding the matter.

New Business:

Malon Farm, Hope BL 1100 L 1900 Driveway Proposal Review

The Board and Mr. Tierney discussed the 2 proposals for the driveway, one through the trees and running along the tree line to the exception area and one that runs alongside the exception area. There is a light slope on the property. The County Engineering Department is requiring that the first 33 feet of the driveway be paved, the rest would be gravel. Mrs. Watters made a motion which was seconded by Mr. Menegus that the locations of the driveway access appears acceptable with minimum ag disturbance.

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.

Mohican Road Farms Associates, Frelinghuysen

Mr. Tierney and the Board went over the application proposal for these properties which is a total of 364 acres with 31.25 tillable acres. The tillable acres are sketchy with some patches in middle of wooded areas. It has a woodland management plan and there is a dam on the property. TLC-NJ would like to get this on for this year's June Non-Profit deadline. These properties are outside the ADA and the Board viewed their location on a map in relation to the current ADA. Most of the properties outside the ADA are wooded. The ADA would need to be amended and an outside agency other than TLC-NJ would need to handle the work. Mr. Mathez, Mr. Burke, Mr. Tierney and David Zaback, SADC will conduct a site visit on the property with Sandy Uργο, TLC-NJ and report back to the Board next month.

Mr. Mitchell rejoined the meeting at this time.

Old Business continued –

McCann – Harmony

Mr. Tierney stated that Mrs. McCann's realtor called and let us know that another higher offer had been made for purchase of the property with proposal of a cannabis cultivation facility. At the March meeting in Harmony Township, their ordinance was modified regarding cannabis. We heard that it has closed, although no official deed has been recorded on the Clerk's website.

Bogyos SOE application, Franklin Township

Mr. Bogyos gave an update regarding his Land Use Board meeting and they are requiring him to get an architect to figure the exact occupancy level of the barn. He would need to have it inspected by the Fire Marshall and the Zoning Official and also install a sprinkler

system, smoke detectors, fire extinguishers and he is restricted to 4 events per year. Also, not allowed to have an outdoor event of less than 100 people under a tent. The CADB's resolution had stated that these events were not violations of the Deed of Easement.

New Business continued –

State Formula Discussion

David Zaback, SADC stated that this is now effective immediately but may take up to a year to have the formula finalized. SADC is hiring a professional Real Estate firm to come up with the formula taking into account the inflation rate and current values of properties. The goal is to increase values for the easement to increase landowner participation. This formula will also be allocating value for natural resource conservation plan and forest stewardship and contiguous land will be captured in the formula. There is an interim policy, so current applicants, if they chose to do so, can wait and see if the formula is higher than their current CMV and make a decision after that. The SADC is allowing the CADB's and Municipalities to make their own policy on whether they want to wait offer the state formula when under contract or to continue with the contract.

Administrator's Report:

New Applications: None

Awaiting Green Light Approval: None

Received Green Light Approval: None

Received CMV & Offer Made:

SADC Applications

- **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: 3 Total Acres: 285.12

Under Contract (Title Search & Survey):

County Applications

- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Received Engineering Letter, waiting for drainage flow rate determination.
- **McEvoy #2** – White Township (Approx. 20 acres) CMV \$5,200. Received Engineering Letter, waiting for drainage flow rate determination

Total Applications: 2 Total Acres: 122

Non-Profit Applications

- **526 Delaware Road** – Hope (Approx. 125 acres) – \$4,950 CMV. Received Engineering letter, waiting for drainage flow rate determination from Engineering.

Total Applications: 1 Total Acres: 125

SADC Applications

- **Jaindl** – White (Approx. 571 acres)

Total Applications: 1 Total Acres: 571

Waiting to Close (Final Legal Review):

County Applications

- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Baseline inspection done. Checking on minor survey issue to get survey endorsement from Title Company. Waiting to close.

Total Applications: 1 Total Acres: 65

Recent Closings: None

Other:

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

Withdrawn:

- **McCann -Belvidere Road** - Harmony Township (Approx. 25.92 acres) Landowner closed deal with another buyer who will pursue a cannabis farm.
- **Murray** – Knowlton (Approx. 21 acres) – Credit Union will not subordinate the mortgage. Landowner declined to pursue preservation.
- **Thunder Ridge Farms** – Harmony (Approx. 23 acres) – Withdrew due to mortgage subordination issues.

On hold:

- **Brunkhorst Land Donation** Non-profit applications – 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. Under revised contract review.

Total Applications: 1 Total Acres: 96

2024 Closings YTD: 1 farm, 42.609 acres
Program Totals: 338 farms totaling 29,259.26 acres

Soil Disturbance Policy

David Zaback, SADC has stated that the outcome from the SADC February special meeting was that all preserved farms will start at zero percent disturbance and then all disturbance in the future will count toward the 12%. The Soil Disturbance Maps are from August 2023, so any disturbance recorded on these maps are grandfathered in and any new disturbance will count as the 12% limit.

Public Comment - none

Mr. Mitchell recused himself due to conflict and left the meeting.

Executive Session

Mr. Mathez made a motion which was seconded by Mr. Bodine to go into Executive Session. Motion carries. The Board entered Executive Session at 9:07 pm.

Mrs. Watters made a motion to come out of Executive Session which was seconded by Mr. Hood. Mr. Tierney stated that the Board came out of Executive Session at 9:21 pm where no official action was taken,

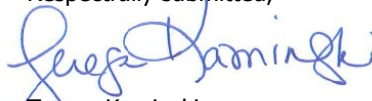
Allen, Mansfield continued

Mr. Burke made a motion that the Board was not interest in making an offer at the appraised value at this time. Mr. Mathez seconded the motion.

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.

Adjournment: A motion for adjournment was made by Mr. Hood and seconded by Mr. Burke. Motion carries. Chairman Schnetzer adjourned the meeting at 9:25 pm.

Respectfully submitted,


 Teresa Kaminski