

**WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes**

**April 18, 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

Members absent: Melissa Watters

Others present: C. Tierney, T. Kaminski Staff, Paul Mitchell, County Counsel; Timothy Willmott, SADC.

**Minutes** of the meeting held on March 21, 2024 were approved on a motion by Mr. Menegus which was seconded by Mr. Burke. Motion carries.

**Correspondence:** None.

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

**Old Business:** none

Mr. Mitchell recused himself due to conflict.

**Mohican Road Farms Associates, Frelinghuysen**

Mr. Tierney, Rene Mathez and Bradley Burke had a site visit with the landowner and Sandy Uργο from the SADC. The landowner, Mr. Jones is working with local farmer to put in agriculture production. Mr. Mathez was impressed with the property and there are clear paths to get a tractor to other parts of the property with cut fields. Mr. Mathez wanted to know why this wasn't in the ADA. Mr. Tierney stated that it didn't meet the minimum tillable acreage when the ADA was created. Mr. Burke stated that the woodland was mostly mature and that the perimeter area are starting to grow back in and that it is a beautiful piece of property. Some Board members thought that forest management would be more of a high priority with the SADC's new formula. Mr. Tierney stated that they need to revisit the mapping. The Jacksonburg Creek, a Category C1 stream runs through the property.

New mapping has it as 38 acres tillable and last meeting the mapping was 31.25 tillable acres. Mr. Mathez made a motion to the Board to pursue an ADA Amendment which was seconded by Mr. Menegus. Chairman Schnetzer stated that he can't support the application with only 38 tillable acres out of 364 acre property.

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

Mr. Mathez made a motion to support the Mohican Road Farm Associates application by TLC-NJ to be submitted to the SADC for non-profit round, but not committing to a value at this time.

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

**MCCTFC Representative from CADB**

Mr. Menegus needs to resign from the MCCTFC. Mr. Mathez stated that he would represent the Board.

**New Business:**

**Woolf Farm, BL 7 L 15, Franklin Township**

Mr. Tierney stated that the applicants have withdrawn the application at this time due to estate issues that need to be settled. Chairman Schnetzer not pleased that this farm has the Morris Canal and that an easement would need to be secured on the property.

Mr. Mitchell rejoined the meeting at this time.

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

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. Received signed contract. Amended funding resolution for Commissioners on April Agenda. Requested title search.

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

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

**SADC Update**

Timothy Willmott, SADC stated that the SADC received a lot of comments of retroactivity of the soil disturbance on properties in the public comment period which has now ended so the SADC changed its rule slightly on Soil Protection Disturbance Standard so that any disturbance before Spring 2023 will not count towards the 12% or 4 acres total calculations. So from Spring 2023 forward, the disturbance of 12% or 4 acres will apply and there is also an approval process that is being added for innovative practices. If a farm is approved for innovative practices, then that does not count as disturbance. If the SADC approves these revisions to the Soil Disturbance Policy. The SADC is finding that farmers without conservation plans are making changes to their property and others are importing soils and materials to their farm and that is becoming a bigger issue on preserved farms. The new valuation formula process is moving fast and will be finalized at next week's meeting. The SADC hired two new staff members, a Conservation Specialist and a Regional Acquisition Coordinator.

**Public Comment – none**

Mr. Burke stated that the NJDEP is back at the Campbell Foundry preserved farm in Hope Township regarding the road that was made with filler of various industrial materials and plans are to remove it now.

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

Respectfully submitted,



Teresa Kaminski