

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

January 20, 2022

The regular monthly meeting was held virtually by the Department of Land Preservation via Webex. The meeting was called to order by Mr. Tierney 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, Matthew Hood, Rene Mathez, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: Bradley Burke

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel; Kelley Smith, Harmony Township; Frank Pinto: Timothy Willmott, SADC.

Reorganization

Mr. Tierney called for nomination for Chairman. Mr. Bodine nominated Mr. Schnetzer. Mr. Mathez seconded the motion.

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

Chairman Schnetzer took over the meeting and asked for nominations for Vice-Chairman. Mr. Mathez nominated Mr. Menegus which was seconded by Mrs. Watters.

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

Minutes of the meeting held on December 16, 2022 were approved on a motion by Mr. Mathez and seconded by Mrs. Watters. Motion carries.

Approval of 2022 Meeting Schedule

Mr. Mathez made a motion to approve the meeting dates for 2022 which was seconded by Mrs. Watters.

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

Correspondence: None

Public Input (Non-agenda Items):

Frank Pinto made known to the Board about The North Jersey Renewable Energy Development Assistance Program through the North Jersey RC & D for free energy assessments for farms located in Mercer, Hunterdon, Warren, Sussex, Morris, Somerset or Union counties to use geothermal, solar and renewal energy sources for farms. The assessment is based on the last 12 months utility consumption for farm usage only. Solar panels would only be put on the farm building or a small area of land and it is not for home usage. There needs to be separate meters for house and farm.

Mr. Mathez asked if there were any SRECs and Mr. Pinto replied that there are. It is \$100 SRECs and is a NJ new incentive program.

Chairman Schnetzer asked about procedure to work with JCP&L. Mr. Pinto confirmed that the program does work with JCP&L and part of the process is 110% of historic use, can exceed historic usage, but will not be a power provider, will be a net meter project.

Mr. Menegus asked about having own batter storage. Mr. Pinto stated that he was not sure if that is eligible for USDA grant, it can be part of the design, but may be funded by landowner 100%.

Ms. Smith asked about the program and Mr. Pinto stated that there were both grants and loans and that assessments are made each year for eligibility, but that it was too late for this year as the deadline is March 31, 2022. It is a Federal push for sustainability to reduce carbon footprint.

Chairman Schnetzer stated that he is totally against it. Mr. Pinto stated that it is not agrivoltaics or does this program cover field as it is small scale only restricted to rooftop or small area of farm and it only handles what the farm needs. Mr. Pinto stated there was not

enough farmland in NJ to meet the State's renewable energy on a large scale for covering over farmland and it conflicts with other programs for Agriculture within the State. Chairman Schnetzer stated that he doesn't like the stigmatism to promote it.

Old Business:

Deed of Easement Compliance

➤ Plainview Growers Update

Mr. Tierney stated that there were no updates on the small triangle that was left out of the Division of Premises when Mr. Van Vugt purchased the property. There was an application for SSAMP Hearing, but the notice was deemed deficient because the proposal to expand his existing greenhouse across the adjoining lot was not included in the notice. Mr. Tierney has had some communication with Attorney Sposaro's office and some discussions with Mr. Roohr at SADC.

➤ Kero Update

Mr. Tierney stated that there were no updates or further information from the landowner. The Township is still pursuing the soil issue themselves. Mr. Tierney believes that there has been no activity of soil importation since the Department's Cease and Desist letter and that the Soil Conservation District will be inspecting the preserved farms soon.

Update to Target List

TLC-NJ still working on the update and there has been some delay because of Daniel's Law, but the Planning Department may be able to help with the list of names for the Targeted parcels and hopefully there will be something to review soon.

Brunkhorst

Mr. Tierney stated that there have been no updates on this regarding reviewing the language for preservation.

New Business:

Resolutions

➤ SSAMP Resolution #22-01 – Star D Farm, LLC, BL 7 L 1 & 1.03, Harmony Township

Mrs. Watters approved the resolution with the revised provisions that was sent out by email today to memorialize the Board's decision to approve the Star D Farm's SSAMP at the WCADB December 16, 2021 meeting. This was seconded by Mr. Hood.

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

➤ Division of Premises Resolution #22-02 – Oostdyk Preserved Farm, BL 57 L 23, 24, 25, 26, 27.02, Franklin Township

Mr. Tierney stated that advisement by substitute counsel Mr. Culton would like more time to work on the resolution and confer with Mrs. Campbell and requested that it be tabled until next month. Mr. Mathez made a motion to table this resolution until next month which was seconded by Mr. Bodine.

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

Right-to-Farm Hearing

➤ Krouse/Skoog – White Township

Mr. Tierney had stated that this matter be carried until next month as Mr. Souders is away and Mr. Skoog is before White Township and that there would be no further adjournments after February.

Administrator's Report:

New Applications:

None at this time

Awaiting Green Light Approval:

County Applications

- **Ferri** – Washington Township (Approx. 65 acres) CMV received from SADC; offer letter being prepared for landowner.

Total Applications: 1 Total Acres: 65

Received Green Light Approval:

County Applications

- **McEvoy #1** – White Township (Approx. 102 acres) Appraisals underway.

Total Applications: 1 Total Acres: 102

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) Received Green Light Review Letter.
- **Rick Smith Farm** – White (Approx. 25 acres)

Total Applications: 2 Total Acres: 56

Non-profit applications

- **Shotwell Family Partnership, LP** – Blaiirstown Township (Approx. 154.5 acres)
- **Silver Pine Farm, LLC** – Frelinghuysen Township (Approx. 33.23 acres)
- **Watercress** – Frelinghuysen Township (Approx. 117 acres)

Total Applications: 3 Total Acres: 304.73

Received CMV & Offer Made:

County Applications

- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area.

Total Applications: 1 Total Acres: 20

SADC applications

- **Gardner** – Franklin Township (Approx. 91.5 acres)
- **Riggs** – Franklin Township (Approx. 34 acres)

Total Applications: 2 Total Acres: 125.5

Non-profit applications

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Received contract.
- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres) \$4,250 CMV.
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres) \$4,750 CMV.
- **Stecker** – Harmony Township (Approx. 18.988 acres) \$5,175 CMV

Total Applications: 4 Total Acres: 148.173

Under Contract (Title Search & Survey):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner proceeding with Township to subdivide 6 acres severable exception. Received signed contract. Survey underway.

Total Applications: 1 Total Acres: 123

Municipal Applications

- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Landowner confirmed location of exception area to 3.3 acres. Received contract. Received title work and draft survey and sent to Engineering for review

Total Applications: 2 Total Acres: 148.5

Non-Profit Applications

- **Campgaw Farm** – Hope/Blaiirstown Townships (Approx. 135.54 acres) Received title work.
- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200. TLC-NJ has signed contract, draft survey and title. Sent draft survey and title to Engineering for their review. Waiting to receive from surveyor Engineering's requested revisions.
- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. Received title and survey.

Total Applications: 3 Total Acres: 238.54

SADC applications

- **Moyer** – Pohatcong Township (Approx. 128.3 acres)

Total Applications: 1 Total Acres: 128.3

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Mrs. Beatty has died, estate being settled.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Mrs. Beatty has died, estate being settled.
- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. Received completed survey revisions and sent to SADC.
- **Haydu** – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Waiting to close.
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Hardwick Township to cost-share at \$600/acre.

Total Applications: 5 Total Acres: 473

Municipal Applications

- **Dokie's Acres (Thompson)** – White Twp. (Approx. 43 ac.) CMV \$6,000. SADC payment documents received.
- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.

Total Applications: 2 Total Acres: 183

SADC applications

- **Shen** – Mansfield Township (Approx. 222 acres) Coordinating with SADC, County Engineering, and County Counsel to facilitate drainage easements requested by Engineering.

Total Applications: 1 Total Acres: 222

Recent Closings:

- **Myers/Toretta #2** – Franklin Township (Approx. 48 acres) Closed on 12/28/21!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Pereira** – Franklin Township (Approx. 30 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Myers/Toretta #1**– Franklin Township (Approx. 38 acres) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Noel** – Franklin Township (Approx. 44 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Received appraisals. CADB recommended 100% County funding.
- **O'Dowd South** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding.

Total Applications: 6 Total Acres: 402

2021 Closings YTD: 12 farms totaling 856 acres

Program Totals: 313 farms totaling 27,277.6944 acres

Public Comment –

SADC Update

Timothy Willmott of the SADC stated that he took over Stefanie Miller's role as SADC representation to Warren County's Board meetings. The next SADC monthly meeting will be held virtually on Thursday, January 27th at 9 am. Mr. Willmott stated that the SADC subcommittee is drafting rules for standards on Soil Protection and then it will go for full review with the SADC then there will be a 30 day informal comment period before preparing rules for the publication in the NJ Register. The Governor this week just signed appropriation bills for preservation and SADC funding. There has been 2,727 farms preserved through SADC programs and partners and a total of 243,000 acres. The SADC does have an application process for Solar with limitations of 110% of previous year's energy demand for farm with fixed structures or 1% of total farm as an additional option of total infrastructure farm is occupied to project.

Other

Chairman Schnetzer thanked Commissioner Ciesla for the 100% funding on the farms in the Pohatcong Valley Contamination Area. Commissioner Ciesla thanked the members for their volunteering and commitment to deal with difficult issues before that sometimes arises before the Board.

Mannon

Mr. Tierney had stated that he reached out to the Realtor and the landowners were already in contract to sell the property in Mansfield and were not open to discussions.

Adjournment: A motion for adjournment was made by Mr. Bodine and seconded by Mrs. Watters. Motion carries. Chairman Schnetzer adjourned the meeting at 8:05 pm.

Respectfully submitted,



Teresa Kaminski