

HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD  
Meeting Minutes

**Thursday, February 14, 2008**

Meeting Location: Route 12 County Complex  
Building #1, Meeting Room  
Flemington, NJ 08822

**Members in Attendance:**

Robert Hoffman, Jr.  
Susan Blew  
Wayne Hunt  
Peter Melick  
Dave Bond  
Paul Dahan  
John Van Nuys  
Bill Engisch

**CADB Staff present:**

William Millette, CADB Administrator  
Rick Steffey, Assistant Planner  
Brian Appezzato , Assistant Planner  
Guy De Sapio- County Counsel  
Christina Ohler – County Counsel’s Office

**Open Public Meeting Act:**

Peter Melick opened the meeting at 8:00 p.m. and read the Open Public Meeting Act,

*"This meeting is being held in accordance with the provisions of the Open Public Meeting Act. Adequate notice has been provided by prominently posting and maintaining so posted throughout the year on the first and second floor of the County Administration Building, Route 12, Flemington, New Jersey a public place reserved for such announcements, and by mailing on or before February 14, 2008, to the Hunterdon County Democrat, Lambertville Beacon, The Express, Courier News, Trenton Times, Hunterdon Review, and Star Ledger newspapers designated by the Hunterdon County Agriculture Development Board to receive such notices, and by filing with the Hunterdon County Clerk a schedule of the times and dates of such meetings."*

**Roll Call**

Win Cowgill, Bob Mickel and Bill Bowlby were absent.

**Minutes of the January 10<sup>th</sup> 2008 Meeting**

Dave Bond made the Motion to approve the minutes. Bob Hoffman seconded. Paul Dahan abstained. Motion carried.

**Communications:**

Non profit grants procedure. Review of HLTA procedure. Guy was not able to review. Rutgers has 18.4 million dollars in grant monies available for value added agricultural ventures. Bill Millette has this info available should anyone want it.

## **GSG Update-**

SADC put a study group together with experts from CADB and SADC so that SADC could make an informed decision. This group met February 1<sup>st</sup> and held a meeting and subsequent site visit. GD indicated there was some concern from SADC representatives on whether legal action should be started to stop GSG. SADC held a special meeting in Trenton today, 2/14/2008 on this subject. Mr. den Hollander's attorney voiced his opinion and public comment was taken. The SADC then went into executive session following the meeting and determined that the Deed of Easement (DOE) was violated and they ordered the AG's office to take action. Guy indicated that Freeholders had not taken an official position yet but were very supportive of the action SADC is going to take to enforce the terms of DOE. Dave Bond stated he thought this is not a CADB issue and it is up to the SADC and the Freeholders to decide what needs to be done.

Paul Dahan questioned on where the funds came from to preserve this farm. It was noted that funds came from the County and SADC only. No Franklin township monies were used to preserve this farm. He also stated that CADB did everything it could to move this issue forward.

Peter Melick, (PM) questioned why CADB was asked to participate in the initial site inspection and subsequent meeting but was never kept in the loop as to what was going on. They then held a special meeting today (2/14/2008) to decide what to do without informing the CADB. PM noted the CADB invested much time in the site inspections and meetings with the experts. He questioned the way it was done and the way the process was handled.

Bob Hoffman (BH) - Mentioned that the CADB took appropriate actions in this case. Guy stated that it was better to make sure we got the SADC involved, and experts together to make a determination on what to do next. It was noted that the CADB wanted this done quickly. It was further stated that this is better handled by SADC and the Freeholders as they invested the most money to preserve this farm and they should take the lead on this.

Wayne Hunt- Questioned if an injunction would take place. Guy stated minutes would need to be approved by the Governor before SADC could move forward. Freeholder's minutes don't need to be approved by the Gov. however. Guy mentioned that SADC asked for these minutes to be approved quickly.

A small group was put together as Freeholder Liaisons to convey the CADB perspective to the Freeholder Board. Peter Melick and Paul Dahan both volunteered and it was suggested that Bill Bowlby participate as well.

## **Public Comment**

Tim Maxwell -Franklin Twp. questioned on whether board has seen what is going on at this property. Peter M. mentioned that CADB had been on a few site visits already. Tim wants action as GSG is moving fast to construct hoop houses and the longer we wait the more construction will take place.

Tom Mathews- Franklin Twp. Questioned what the role of CADB is exactly? Guy explained the role of the CADB to the public. Tom also requested that our website be updated to include information about this topic.

Freeholder Matt Holt commended the CADB for taking the necessary steps to bring the GSG matter to light so that the CADB, SADC and the Board of Freeholders could take the appropriate action.

### **Chair Comments**

None

### **Old Business**

- **Gulick I & II Amended Final Approval**

Sean Pfeifer explained the configuration of the Gulick I and II properties. Susan Blew made a motion to approve the resolutions. Wayne Hunt seconded this motion to approve and the motioned carried. This motion carried provided an option agreement was received as requested by the PIG committee.

### **New Business**

- Crouse Farm-

SADC gave preliminary approval based on the requirement of the landowner to acquire 50 feet of access. The SADC was OK with an easement as long as it was both permanent and irrevocable. This has been inserted into the language of the easement. Motion was made to approve by Dave Bond. Bob Hoffman seconded this motion and this was approved.

- 2005 Round- Masefield Farm

This is being brought up tonight because of an exception area change from 6.5 acres to 9.8 acres. The landowner would like access across preserved farmland to the exception area for any non-ag uses on the exception area. Dave Bond made a motion to approve. Paul Dahan seconded this motion and the motion carried.

- Seven Springs Farm-Witte/McCoy- Ag labor housing issue

Gary Hall, Attorney for owner spoke about this application. Township wanted applicant to come to before CADB before they would look at the application. One house exists on property right now. Applicant spoke about his operations on the property and the need for 24 hour manpower on the property. He is raising horses and they require constant

attention. Question was raised about what would happen should the property be sold? There needs to be conditions in the deed to make sure the ag labor buildings do not revert to alternative housing. Guy held a discussion on who will monitor the ag labor housing to make sure it stays ag labor. Dave Bond made motion to approve this as allowed by the DOE. Wayne Hunt seconded the motion and the motion carried.

- Huff Farm Division

This will require a site inspection by the CADB in March. Dave Bond made a motion to approve this site inspection requirement and Wayne Hunt seconded this. Motion carried.

### **Adjournment**

Bob Hoffman made a motion to adjourn the meeting; seconded by Paul Dahan. Motion carried.

**Meeting adjourned at 10:16 PM**

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Brian Appezato, Assistant Secretary

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Date 3/03/2008