

Hunterdon County Agriculture Development Board Meeting

June 18, 2020 @ 8:00 pm

314 Route 12 County Complex
Building #1 | Assembly Room
Flemington, New Jersey

In consideration of COVID-19 public health guidelines, this meeting was held telephonically and hosted by CADB Administrator Bob Hornby. CADB members and the public called in to a prearranged number advertised on the agenda distributed and posted electronically on June 12, 2020.

Members in Attendance:

Dave Bond-Chair
Bob Hoffman-Vice Chair
Susan Blew
Ted Harwick
David Kyle
Gerry Lyness
Marc Phillips
Liz Schmid
John Van Nuys
Megan Muehlbauer-NJAES
Kevin Milz-HCSCD

CADB Staff Present:

Shana Taylor, Esq. County Counsel
Aaron Culton, Esq., Asst County Counsel
Bob Hornby, CADB Administrator
Ken Bogen, Supervising Planner
Carrie Fellows, Planning Director

Open Public Meeting Act:

Chairman Dave Bond 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 floor of the County Administration Building, Main St., Flemington, New Jersey a public place reserved for such announcements, and by mailing on or before January 16, 2020, to The Hunterdon Democrat, Star Ledger, The Trenton Times, The Courier News and The Express Times newspapers, and TAP Into it newspaper and 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."

Pledge of Allegiance:

Roll Call: Absent- Forest Locandro, John Perekhyns

Approval of Minutes:

- **March 12, 2020 CADB Minutes** Bob Hoffman made a MOTION to approve, Dave Kyle SECONDED. All in favor by Voice Vote; Liz Schmid and John Van Nuys abstained.
- The April and May 2020 CADB meetings were canceled.

Communications and Administrative Business:

- CADB Staff update
 - **Janssen/Peacefield** (Alexandria Twp.) – Making progress, having phone meetings every 2 weeks, working out business with title company and closing procedures
 - **Grochowicz** (Hampton, Glen Gardner, Bethlehem,) – Still in discussion between SADC, Highlands Council and Fish and Wildlife. May be looking at different funding options.

- Asking for permission from the Board to look at if alternative funding is necessary could he go directly to the Freeholder Board. If Committee is in favor of preserving this farm then we can figure out how to fund it. There may be different funding avenues if Fish and Wildlife doesn't work out. It's gotten final approvals, should keep going forward with it.
- **Dubrow** (Franklin Twp.) – Bob asked for a motion to Amend the September 12, 2019 final approval to include Quakertown Fire Company filing fire trucks from the pond as an approved non-ag usage. Bob Hoffman made a MOTION to approve Ted Harwick SECONDED. All in favor by voice vote.
 - **Application procedure for the remainder of 2020**, usually have a Fall Round, wants to have a MOTION to process applications as they come in instead of waiting, for a period of at least the rest of this year. Board member asked if he would then take applications until December 31st of this year, Bob stated yes or at least to the last board meeting of the year. Liz Schmid made a MOTION to process applications as they come in, Susan Blew SECONDED. All in favor by voice vote.
 - **American Farmland Trust** put out a report called “Farms Under Threat”. Feedback on New Jersey’s top ranked policies for Preservation while national ranked 3rd for farmland at risk. Webinar specifically to New Jersey on June 10 and it brought up interesting points.
 - **Monitoring Update:** Kevin Milz stated he’s finishing up for the fiscal year, has a couple concerns;
 - *East Amwell Block 21 Lot 19*, ~48 acres; unimproved, application received for a house in exemption area plus a 14-stall horse barn in preserved area, it will cause 25 acres of soil disturbance which will require 3 detention basins. Soil conservation will be reviewing plans, proposed 4.6-acres of impervious coverage. With all the soil disturbance, could soil be used elsewhere on the farm or will it have to be removed?
 - *Clinton Twp. Block 19 Lot 27 and Block 23 Lot 5*, ~212 acres; Soil conservation reviewing new driveway plan, some large soil cuts, doesn’t think the soil will have to leave the farm it’s big enough to spread out on the farm.
 - *Franklin Twp. Block 36 Lots 18 and 19*, ~146 acres; Wasn’t farmed for a while, they lost their farmland assessment, they got it back has someone farming it, about 60 -70 acres of row crops, appears a fair amount has been mowed except for about 60-70 acres, one of the first farms preserved, doesn’t have a mowing covenant, open land has to be farmable, and it is, if it doesn’t get mowed it might not be farmable come next year. Spoke with landowner in NYC, has a caretaker, tenant farmer pays rent doesn’t include mowing, landowner says it does. Have to work that out.
 - *Delaware Twp. Block 25 Lot 10*, ~54 acres; owners have passed away, looks like it’s been mowed in the past year, but the old pastures and around the house is going to be mowed. Tenant lives in the house, he gave Kevin contact information, the family rep. said that they have someone lined up to make hay. Said she’d be on top of the mowing.
 - *Raritan Twp. Block 86 Lot 2 and 2.01*; the property was split and sold, spoke to owner of Lot 2.01 has cattle. Was this preserved at one parcel or 2 separate parcels? If one parcel did they get permission to split the property? County Counsel Shana Taylor stated she’d pull the deed and look into it.

SADC Updates:

Bob updated on behalf of SADC.

- Bob stated that they are holding all of their meetings remotely,
- They have passed new Municipal Planning Incentive Grant (MPIG) rules, County PIG’s and Municipal PIG’s are now both run as a competitive pot, new simplified annual application process.

- Every ten years you have to update your farm plan and Agriculture Advisory Committee has to meet at least two times a year and submit their meeting minutes to make sure they are still involved at the local level.
- They are also doing a pilot program including one farm in Warren County, using drones for monitoring. Started out with 5 farms to get a baseline on it and see how it goes, one of the county's has already been using drones extensively. The advantage to using drones is you don't have to walk and you can compare year to year and map growth patterns and how well the fields are holding up.

Chair Comments:

- Tired of doing things this way, wants to return to face to face meetings. Schedule July meeting out in the open. County Counsel Shana Taylor will check the Governor's Executive Orders. Liz Schmid voiced her concerns because of husband with underlying conditions and said she can't take the risk, Shana said if they do have it outside whomever wishes may call in.

Old Business:

- **Resolution 2020-06: Final Approval; Martin DeSapio Farm Kingwood Block 6 Lot 11**
 - Mr. DeSapio complied with the preliminary condition put on it to put a developed access over the creek to access southern field. Cost share is split between SADC and Federal Funding. No cost to the County. 2.8-acre non-severable exception area, one existing dwelling in exception area and included the driveway. John Van Nuys made a MOTION for final approval, Bob Hoffman SECONDED, Chairman Bond asked for a Roll Call Vote.

<i>ROLL CALL</i>	<i>MOVED</i>	<i>SECONDED</i>	<i>AYES</i>	<i>NAYS</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
Dave Bond, Chair			X			
Robert Hoffman Jr., Vice Chair		X	X			
Susan Blew			X			
Marc Phillips			X			
John Perehinys						X
Gerry Lyness			X			
John Van Nuys	X		X			
Dave Kyle			X			
Liz Schmid					X	
Ted Harwick			X			
Forest Locandro						X

8 IN FAVOR, 2 ABSENT, 1 ABSTENSION

- **Resolution 2020-07; Final Approval; Kollmer Farm. Kingwood Twp. Block 6 Lot 7**
 - As requested in preliminary approval, pulled all grape vines and fencing, waiting for burn permit. He has a nice crop of straw this spring and the rest of the area is in production. Cost share is split between SADC and Federal Funding. No cost to the County. 24.2-acres total, adjacent to preserved land, 2-acre non-severable exception area for future home and includes the driveway. Dave Kyle made MOTION to approve Susan Blew SECONDED, Chairman Bond asked for a roll call vote.

<i>ROLL CALL</i>	<i>MOVED</i>	<i>SECONDED</i>	<i>AYES</i>	<i>NAYS</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
Dave Bond, Chair			X			
Robert Hoffman Jr., Vice Chair			X			
Susan Blew		X	X			
Marc Phillips			X			
John Perehinys						X
Gerry Lyness			X			
John Van Nuys			X			
Dave Kyle	X		X			
Liz Schmid					X	
Ted Harwick			X			
Forest Locandro						X

8 IN FAVOR, 2 ABSENT, 1 ABSTENSION

- **Resolution 2020-08: Final Approval; Onuschak Farm, Franklin Twp. Block 30 Lot 13**
 - Requested extra time, tabled until next meeting.

New Business:

- **Resolution 2020-09: House Relocation; Readington Twp. Block 46 Lot 22.01**
 - Applicant not available for Board questions, tabled until next meeting.
- **Resolution 2020-10: Preliminary Preservation Approval; Franklin Block 42 Lots 1 and 1.02.**
 - First application for this year, Megan Walker landowner. Abuts DuBrow Farm which is a current application and Muehlbauer Farm which was preserved in 2005. Two lots totaling 31.8 acres, asked for two 1-acre non-severable exception areas for existing house on each lot, requested to preserve the whole thing together. There are 28 acres tillable, all prime and statewide soils. 31 stall horse barn, breeding and training onsite for dressage horses. Liz asked if they would ask to merge the two lots. Franklin doesn't allow 2 houses on a single lot. Not sure if they could merge them, but they would be under a single deed of easement, so they can never be sold separately. Committee will do a drive by site visit before July meeting. Individuals will send Bob an email with their comments.

Right To Farm Matters:

- **SSAMP Hearing - Beneduce Vineyards (Alexandria Block 21 Lot 41.31)**
 - Beneduce Vineyards requested adjournment until next CADB meeting on July 9th.
 - Counsel called for a motion to open Public Hearing on Beneduce Vineyards – Liz Schmid made a MOTION to Open the Hearing, Ted Harwick SECONDED. All in favor by voice vote.
 - Counsel called for a motion to adjourn the Hearing until July 9, 2020, Liz Schmid made a MOTION to Adjourn and Carry, Susan Blew SECONDED. All in favor by voice vote

Public Comment:

- Member of the public Mara Istlin asked in reference to Resolution 2020-09, is it possible to have the application open for public review. Bob will email her the application if he has her contact information. If someone is making an application, do they need to get approval from CADB or SADC? CADB then SADC. The house on the property is already removed, did they have permission? House was removed by previous owner and did not need permission of easement holder to remove a structure on preserved farmland. In moving the footprint are there any restrictions to the area where they plan to move it to? It's up to the Board and Committee on what conditions they want to put on the applicant. Each application is different, there is no blanket statement. Has the Board ever approved a house relocation? Dave Bond wasn't sure. They did table this until next month when the applicant can respond to questions. She feels the committee is not sure they know what they are there for.

Adjournment

- MOTION for adjournment made by Liz Schmid, Bob Hoffman SECONDED. All in favor, Meeting Adjourned at 8:55 PM.