

Hunterdon County Agriculture Development Board Meeting
Rt 12 County Complex Building 1 Assembly Room
March 10, 2022 @ 8:00 pm

Members in Attendance:

Dave Bond-Chair
Bob Hoffman-Vice Chair
Susan Blew
Bill Bowlby
Dave Kyle
Forest Locandro
John Perehynys

CADB Staff Present:

Shana Taylor, Esq. County Counsel
Aaron Culton, Esq., Asst County Counsel
Bob Hornby, CADB Administrator
Carrie Fellows, Director, Planning
Katherine Fullerton, Supervising Planner
Megan Muehlbauer (NJAES)
Kevin Milz (HCSCD)

This meeting was held in person with respect to Public Health guidelines.

Open Public Meeting Act:

Chairman 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 15, 2022, 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 - Christian Bench, Marc Phillips, & Liz Schmid

Approval of Minutes:

- **Minutes of the February 10th CADB Meeting** – Bill Bowlby made a MOTION to approve, Dave Kyle SECONDED. All in favor by Voice Vote.

Communications and Administrative Business:

- **CADB Staff Update** – The State Agriculture Development Committee (SADC) released the FY2021 Monitoring Report, a copy is in the meeting packets. Monitoring rates were up across the state. Congratulated Kevin on the work he did. 100%, 309 farms monitored. SADC has realized that there are issues with the E-Form and are trying to clean that up. Also received a letter from SADC about the Evans Estate. Will discuss under New Business. 11 Active applications.
 - **Barnes Farm** (Kingwood Twp.) – Received Green Light from SADC. They confirmed the farm meets all eligibility, it is developable, took extra time to confirm with Kingwood Twp. to make sure it meets the standards. On the FY22 budget. Can start on appraisals soon.
 - **Ely Farm** (Kingwood Twp. Direct Easement)- Closed on 3/8/22. 148 acres on the corner of Kingwood Locktown Road (both sides) and Hammer Road.
 - **Onuschak Farm** (Franklin Twp.) – Working with landowner for closing
 - **Magnolia Creek Farm** (Franklin Twp.) – Survey done, asked for edits that just came back
 - **Rolph Farm** (Holland Twp.) – Working with the landowner to close.

- **Hoyer Farm** (East Amwell Twp.) – Owner did get back in touch with Bob, they are still interested in Preservation.
- **Comprehensive Farmland Preservation Plan Update**
 - The Land Conservancy of NJ (TLCNJ) has been gathering data for the Plan update.
 - At the Farm Plan subcommittee meeting discussed some dates:
 - April 14th CADB meeting: public open comment/information gathering, Barbara Davis and TLCNJ are doing press. Light business agenda so there will be time for the public to comment. Press release is in the packet.
 - April 26th: TLCNJ asked for a farmland tour to highlight the goals of the CADB, they want to visit a couple of farms across Hunterdon that are the idea of what Hunterdon County wants to do in terms of preservation. Christian Bench suggested (previous to the meeting) the Huff/Clucas Farms in West Portal, Lyness Farm in Alexandria, and either the Fulper or Deer Run in Amwell Valley. Bob Hoffman suggested showing farms that are not preserved that they would like to have preserved in the future. Discussion ensued.
 - June 8th: Lunchtime talk via Zoom.
- **Monitoring Update**
 - Kevin Milz stated he has inspected 172 to date. There were no concerns or issues. There is a farm in Readington that is going to build a new building. Doesn't look like there will be any problems as far as soil disturbance.

State Agriculture Development Committee (SADC) Updates:

Stefanie Miller spoke on behalf of SADC

- SADC working on the Soil Protection Standards. Currently in sub-committee.
- Sent out 77 cards to potential Direct Easement farms.
- Starting to prepare for SADC 40th anniversary in 2023. Initial planning for events and additional outreach.
- Board member asked about Special Occasion Events. There is a Bill before legislature now.

Chair Comments:

- **None at this time.**

Old Business:

- **None at this time.**

New Business:

- **Cvetan/Collins Farm – East Amwell Township Block 40.02 Lot 1 – Preliminary Approval**
 - 77.8 acres, 74% Statewide soils, 54% Tillable, mostly in hay now, two exception areas around existing houses. One is ~1.25 acres the other is ~2.6 acres that includes the driveway out to Saddle Shop Rd. Went on a site visit 3/9/22 with Bill Bowlby. Property was clean, everything was mowed, it's a good farm and can continue to be farmed.
 - John Perehynys made a MOTION for Preliminary Approval, Forest Locandro SECONDED. All in Favor by Voice Vote.
- **Evan Estate – Franklin Township Block 42 Lot 7 – Direct Easement Letter of Support**
 - SADC asked for a Letter of Support from the County. It is located on Croton Road, ~100 acres, wide open tillable, 32% prime and 65% statewide soils.

- Bill Bowlby made a MOTION Supporting the Direct Easement Preservation, Bob Hoffman SECONDED. All in Favor by Voice Vote.

Right To Farm Matters:

- None at this time

Public Comment:

- No Public Comments
- Chairman Bond entertained comments/questions from the Board.
 - Discussion about Controlled Burns, land trust ownership of preserved farmland

Adjournment:

- MOTION to Adjourn made by Bob Hoffman, Dave Kyle SECONDED. All in favor, Meeting Adjourned at 8:40 PM.

Respectfully submitted,

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk



**Affidavit of County Agriculture Development Board Or
Municipal Agricultural Advisory Committee Verification**

County of Hunterdon }
State of NEW JERSEY } SS

Dave Bond
Name of Affiant

Jane and Daniel Collins
Landowner / Applicant's name

Being duly sworn according to law, upon his/her oath, disposes and says:

1. I am the Chair of the Hunterdon CADB (hereinafter "Board") and am fully aware of all the actions the Board has taken.
2. The Board has completed, reviewed and approved the subject farm application pursuant to SADC regulations and policies including N.J.A.C.2:76-17.3 and 17A.3 "Prerequisites for grant eligibility" and N.J.A.C.2:76-17.9 and 17A.9 "Committee review of an application for the sale of a development easement from an eligible farm".
3. Staff of the Board has performed a site inspection of this farm on 3/9/22.
4. A copy of the landowner's application will be provided to two SADC certified appraisers hired to evaluate the development easement on this farm.
5. All information contained in the attached application for an easement purchase cost share grant is complete and accurate.

Dave Bond
Signature & Title CADB Chair

Sworn and Subscribed before me
this 10 day of MARCH, 2022

Aaron R. Cullen
Notary Public
Aaron R. Cullen
Attorney at law of NJ



State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE

PHILIP D. MURPHY
Governor

PO Box 330
TRENTON NJ 08625-0330

DOUGLAS H. FISHER
Chairman

SHEILA Y. OLIVER
Lt. Governor

SUSAN E. PAYNE
Executive Director

Honorable Craig Repmann, Mayor
202 Sidney Road
Pittstown, NJ 08867

Robert Hornby, Administrator
Hunterdon County Ag. Development Board
Route 12 County Complex, Building #1
Flemington, New Jersey 08822

Re: Farmland Preservation Program
Block 42, Lot 7, Franklin Township, Hunterdon County
SADC ID#10-0281-DE

Dear Mayor and Administrator:

The State Agriculture Development Committee (SADC) received an application to sell a development easement on the subject property. The SADC administers the Farmland Preservation Program and is authorized to purchase development easements on farmland. This is a voluntary program on the part of the landowner, with no threat of eminent domain proceedings by the SADC to acquire the property.

Pursuant to NJAC 2:76-11.3 and 11.4, the municipality and county in which the property is located are informed of an easement sale application so that they may provide comments prior to the SADC's consideration of the application. After preservation, the farm property will remain in private ownership and on the municipality's tax rolls, but permanently protected for agricultural purposes. Therefore, it is important for the municipality to review this property in consideration of relevant planning documents, including but not limited to the county and/or municipal farmland preservation plan, other master plan elements, housing element and fair share plan, and zoning regulations to ensure that the preservation of this farm is consistent with the long-term goals of the municipality. It is recommended that the municipality consult with the planning board/ joint land use board or the municipality's planner to make this determination.

Please complete the enclosed confirmation letter and provide any comments the Township may have concerning the preservation of this farm within 30 days. Feel free to scan and email the letter. Thank you for the Township's and County's continued dedication to farmland preservation. If you have any questions, please feel free to contact me at stefanie.miller@ag.nj.gov or 609-913-6572.

Sincerely,

Stefanie Miller

Stefanie Miller
Acquisition Program Manager

Stefanie Miller, Acquisition Program Manager
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625


Re: Farmland Preservation Program
Block 42, Lot 7, Franklin Township, Hunterdon County
SADC ID#10-0281-DE

Dear Ms. Miller:

This is confirmation that we received notice from the State Agriculture Development Committee regarding the Application for Farmland Preservation on the subject property.

We support the effort to preserve this farm and have provided any comments below or attached.

3/10/2022
Date


ROBERT HORNSBY Name
CADB Admin. Title

We do not support the effort to preserve this farm and have provided any comments below or attached.

Date

Name
Title

Comments:



(1 of 3)

Owner Address 1061 CROTON ROAD
PITTSWOWN, N.J. 08867

PROPERTY INFORMATION

Street Address 1061 CROTON ROAD
City FRANKLIN TWP
County HUNTERDON
Block Number 42
Lot Number 7
Qualifier Q0232
Property Class 3B
Land Description 99.50 AC.
Building Description
Acreage 99.50

[Zoom to](#) ...