

Hunterdon County Agriculture Development Board Meeting
Rt 12 County Complex Building 1 Assembly Room
January 13, 2022 @ 8:00 pm

Members in Attendance:

Dave Bond-Chair
Bob Hoffman-Vice Chair
Christian Bench
Susan Blew
David Kyle
Bill Bowlby
John Perehinys
Marc Phillips
Liz Schmid (*Via Phone*)

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) (*Via phone*)

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

Open Public Meeting Act:

County Counsel Shana Taylor 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 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 December 15, 2021, to The Hunterdon Democrat, Star Ledger, The Trenton Times, The Courier News, The Express Times, and TAPinto, newspapers designated by the Hunterdon County Agriculture Development Board to receive such notices."

Pledge of Allegiance:

Roll Call: Absent: Forest Locandro, Kevin Milz (HCSCD)

Report of the Nominating Committee:

- Election of the 2022 Officers; Nominating Committee member Susan Blew announced the nominations of Dave Bond for Chair, Bob Hoffman for Vice-Chair, and called for nominations from the floor.
 - Liz Schmid made MOTION to elect Dave Bond as 2022 CADB Chair; Bob Hoffman as 2022 CADB Vice-Chair, Bill Bowlby SECONDED. Counsel asked for a roll call vote for both offices.

David Bond, Chair					X	
Robert Hoffman, Jr., Vice Chair					X	
Susan Blew			X			
Marc Phillips			X			
John Perehinys			X			
Bill Bowlby			X			
Christian Bench			X			
Dave Kyle			X			
Liz Schmid			X			
Forest Locandro						X

7 IN FAVOR, 1 ABSENT, 2 ABSTENTIONS MOTION CARRIED

- Meeting was turned over to Chairman Bond.
- Sub-Committees:
 - Comprehensive Farmland Preservation Plan - Liz Schmid and Dave Kyle volunteered last year to help with the Plan update. They were asked if they wanted to be members of a Sub-Committee and if anyone else would like to volunteer. Liz Schmid and Dave Kyle said they would like to continue. Christian Bench requested to be added to the Subcommittee later in the meeting.
 - Preservation Application Site Review – Bob stated when an application comes in, he needs to know who he can call for site visits. Chair Bond asked for volunteers. Dave Kyle, Christian Bench, Liz Schmid, and Bill Bowlby volunteered.
 - Right to Farm – Needs at least 3 Farmer members. Board member asked, what would be their responsibilities? Bob replied that they would help with any mediation, review any applications that came in, and work with Bob and County Counsel from a Farmer perspective. It's in the Agricultural Retention and Development Act (ARDA), doesn't recall if CADB had it before, but it is required under the statute. Susan Blew, John Perehinys, Marc Phillips and Christian Bench volunteered.

Designation of Newspapers to Carry Public Notices and advertisements

- Bob Hoffman made a MOTION for the following Newspapers to carry Public Notices and Advertisements: The Hunterdon Democrat, Star Ledger, Trenton Times, Courier News, Express Times, and TAPinto (online). Susan Blew SECONDED. All in favor by Voice Vote.

Approval of 2022 Meeting Dates:

- Susan Blew made a MOTION to approve the 2022 meeting dates. Bob Hoffman SECONDED. All in favor by Voice Vote.

2nd Thursday at 8PM, Rt 12 County Complex Building #1 Assembly Room

January 13	May 12	September 8
February 10	June 9	October 13
March 10	July 14	November 10
April 14	August 11* (If Necessary)	December 8

**August date is reservation only, CADB does not normally hold a meeting in the month of August*

Approval of Minutes

- John Perehynys made a MOTION to approve the December 9, 2021 minutes. Bob Hoffman SECONDED, Bill Bowlby ABSTAINED. All in favor by Voice Vote.

Communications and Administrative Business:

- **CADB Staff update –**
 - **Resolution 2022-01:** Gerry Lyness served three terms as a Farmer member of the Board, the Resolution thanks him for his service. Chair Bond asked for a MOTION. Liz Schmid made a MOTION, Bob Hoffman SECONDED. All in favor by Voice Vote.
 - **Resolution 2022-02:** Ted Harwick served two terms as a Public member of the Board, the Resolution thanks him for his service. Chair Bond asked for MOTION. Dave Kyle made a MOTION, Susan Blew SECONDED. All in favor by Voice Vote.
 - **POSAC Liaison:** Gerry Lyness was the Liaison between CADB and POSAC (Parks and Open Space Committee). The position is not a requirement in the CADB by-laws. Would Bill Bowlby would like to be the Liaison since he is also on POSAC? He agreed.
 - **Barnes Farm** (Kingwood Twp.) – Will discuss later in the meeting.
 - **Beam Farm** (Bethlehem Twp.) – Declined the offer of \$4,700/acre. They indicated it was not enough to preserve. Farm has been removed from the active list.
 - **Onuschak Farm** (Franklin Twp.) – Working with landowner and hoping to close in the next couple months.
 - **Magnolia Creek Farm** (Franklin Twp.) – Survey in process, due back by February 11th.
 - **Saums Farm** (Readington Twp.) – Close to closing, legal issues with the Township are delaying closing. Township currently owns the property, they will auction it after the preservation closing. County will hold the easement.
 - **Hoyer** (West Amwell Twp.) – Applied almost 2 years ago, is difficult to contact landowner. Might have to move on from this application if no one can contact him. Chair Bond told Bob to write a letter stating that if he wishes to continue with preservation, he needs to re-apply.
 - Hunterdon County has hired The Land Conservancy of NJ (TLCNJ) as a consultant for the Comprehensive Farmland Preservation Plan. SADC requires that the plan be updated every 10 years for continued funding. The current iteration is from 2008, so it is overdue. Hoping it will be quick process, begins with a public input and data gathering process. Will have a draft in a couple of months, then a Public Hearings and hoping to have it approved by the end of 2022. Bob introduced Barbara Davis, Principal Planner at TLCNJ, she gave a brief overview of the number of plans they have done over the years and the process for

getting it approved. Hunterdon County will receive a 50% matching grant from the State to fund the Farmland Preservation Plan update, and it requires that they have a Kick-off Meeting. They will be flexible as to how and when the meeting will take place. Barbara and Bob will coordinate with the Farm Plan subcommittee on scheduling that meeting.

- **Monitoring Update** – Bob stated that Kevin could not make the meeting. There are 318 farms under County easement, Kevin has finished 93 of them.

State Agriculture Development Committee (SADC) Updates:

Dave Clapp spoke on behalf of SADC

- Not much to report. At the last meeting family members of the Totten Farm had spoken about concerns on the language of their easement holding up a sale. They were able to get the SADC Attorneys to talk to their Attorneys to resolve the matter. They were sent a letter stating that they could go ahead with the closing. Dave entertained comments from the Board.

Chair Comments:

- Thank you for appointing me again. Remember if you have any problems or issues don't hesitate to come to me. Make sure you vote the way YOU want to vote.

Old Business:

- None at this time

New Business:

- **Preliminary Approval; Barns Farm, Kingwood Twp. Block 6 Lot 23.02** - ~24 acres, 100% Prime and Statewide soils, 86% tillable. Surrounded on 3 sides by preserved Dalrymple and Kocsis farms. 2-acre exception area around the existing house and barn, does not include a long flag lot driveway. Plans for equine dressage training. They keep the horses in Florida in the winter and bring them to NJ for summer. Had a site visit with Liz and Christian on January 12th. Christian stated he is concerned that the planned indoor and outdoor riding rings will take up about an acre of prime land. Doesn't have concerns that it will be broken into building lots, currently looks well run and owners were very open with their plans. Liz Schmid commented that the owners seem to be doing everything right as far as approvals for the buildings, they are putting the indoor/outdoor rings as close to the barn as possible, and it fills in a hole with the surrounding preserved farms. Some discussion ensued about the inclusion of the driveway. Bob Hoffman made a MOTION for Preliminary Approval on the condition that the driveway be part of the Exception Area. Dave Kyle SECONDED. More discussion ensued. Chairman Bond called 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>
David Bond, Chair				<i>X</i>		
Robert Hoffman, Jr., Vice Chair			<i>X</i>			
Susan Blew			<i>X</i>			
Marc Phillips				<i>X</i>		
John Perehinys				<i>X</i>		
Bill Bowlby					<i>X</i>	
Christian Bench			<i>X</i>			
Dave Kyle			<i>X</i>			
Liz Schmid			<i>X</i>			
Forest Locandro						<i>X</i>

5 IN FAVOR, 3 NAYS, 1 ABSENT, 1 ABSTENTION

- County Counsel Shana Taylor stated that MOTION CARRIED with the requirement that the driveway be included in the Exception Area.

Right To Farm Matters:

Public Comment:

- Daniel Herr (Clinton Township):** Update on the ongoing problem with his neighbors encroaching and trespassing on his preserved family farm in Clinton Township and of the difficulty trying to resolve the situation. Tried mediation with no success. Going back to court.
- Board member Bill Bowlby had comments about land trusts and restrictive farm leases.

Adjournment

- MOTION for adjournment made by Marc Phillips, Bill Bowlby SECONDED. All in favor, Meeting Adjourned.

Respectfully submitted,

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk

**STATE OF NEW JERSEY
HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD**

**RESOLUTION 2022-01
Recognition of Gerry Lyness, CADB Member 2010 to 2021**

WHEREAS, since 1714 there has always been a need for citizens to aid the cause of Hunterdon County Government; and

WHEREAS, a great deal of time and effort has been expended by volunteers throughout the history of Hunterdon County by its citizens who serve on Hunterdon County Boards, Committees, Commissions, and Councils; and

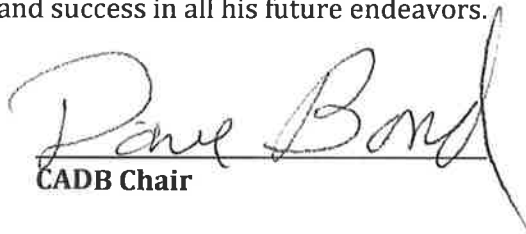
WHEREAS, these volunteer citizens give their time unselfishly by sharing their expertise in all areas in which County Government must necessarily function; and

WHEREAS, Gerry Lyness served 3 terms as a Farmer member of the Hunterdon County Agriculture Development Board and has been devoted to preserving and promoting farms and farmers in Hunterdon County; and

NOW, THEREFORE, BE IT RESOLVED, that the Hunterdon County Agriculture Development Board does hereby recognize and extend its sincere appreciation to Gerry Lyness for his generous years of service to the Hunterdon County Agriculture Development Board and the County of Hunterdon through his numerous contributions to Hunterdon County Farmland Preservation and Agricultural viability.

BE IT FURTHER RESOLVED, that the Hunterdon County Board Agricultural Development Board hereby wishes Gerry Lyness continuing happiness and success in all his future endeavors.

Adopted January 13, 2022


CADB Chair

**STATE OF NEW JERSEY
HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD**

**RESOLUTION 2022-02
Recognition of Ted Harwick, CADB Member 2014 to 2021**

WHEREAS, since 1714 there has always been a need for citizens to aid the cause of Hunterdon County Government; and

WHEREAS, a great deal of time and effort has been expended by volunteers throughout the history of Hunterdon County by its citizens who serve on Hunterdon County Boards, Committees, Commissions, and Councils; and

WHEREAS, these volunteer citizens give their time unselfishly by sharing their expertise in all areas in which County Government must necessarily function; and

WHEREAS, Ted Harwick served 2 terms as a Public member of the Hunterdon County Agriculture Development Board and has been devoted to preserving and promoting farms and farmers in Hunterdon County; and

NOW, THEREFORE, BE IT RESOLVED, that the Hunterdon County Agriculture Development Board does hereby recognize and extend its sincere appreciation to Ted Harwick for his generous years of service to the Hunterdon County Agriculture Development Board and the County of Hunterdon through his numerous contributions to Hunterdon County Farmland Preservation and Agricultural viability.

BE IT FURTHER RESOLVED, that the Hunterdon County Board Agricultural Development Board hereby wishes Ted Harwick continuing happiness and success in all his future endeavors.

Adopted January 13, 2022


CADB Chair



Barnes Farm
1105 State Hwy 12
Kingwood Twp.
Block 6 Lot 23.02

Existing
Farm Complex,
Well, &
Septic

~3.75 acre
Non-Severable
Exception Area

Proposed Future
Riding Arenas
Indoor (70' x 208') &
Outdoor (66' x 200')

Statewide
Soils

Kocsis Farm
Preserved 2016
SADC EP

Dalrymple Farm
Preserved 2019
MuniPIG

23.9 total acres
~3.75 acre Exception Area
20.15 acres Statewide (100%)
18.9 acres Tillable (94%)

RMH 2/10/22

0 125 250 500 750 1,000 Feet

12