

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

Members in Attendance:

Dave Bond-Chair
Bob Hoffman-Vice Chair
Christian Bench
Susan Blew
Bill Bowlby
Dave Kyle
Forest Locandro
John Perehynys
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)
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: All Board Members Present

Approval of Minutes:

- **Minutes of the April 14th CADB Meeting** – Bob noted that on page four of the draft it reads “to have it adopted as a Master Plan,” minutes should be amended to read “adopted as an element to the Master Plan”. Liz Schmid made a MOTION to approve as amended, John Perehynys SECONDED. All in favor by Voice Vote.

Communications and Administrative Business:

- **Monitoring Update**
 - Kevin Milz stated he has inspected 269 farms to date. There are a couple concerns:
 - Readington Twp., former Burjan Farm, bringing in fill material. The concern was what kind of material it was, it was ok, they comply.
 - Alexandria Township, former Stamets Estate, it's a beautiful farm, started excavating his driveway to the exception area and excavating to build a house, he didn't have a soil erosion plan, work on hold until a plan is in place.
 - Alexandria Twp., Peacefield, 2 of the pieces were purchased to grow hay. Noticed a bulldozer clearing out trees, was concerned he was removing diversions, that's not the case, he is cleaning up, preparing for hay. Kevin needs to get the owner into a conservation plan. Owner is also going to put in a temporary hoop structure.

- A plan was dropped off at Soil Conservation for a septic on a preserved farm. Needs to look it over closely.
- **CADB Staff Update – Bob Hornby**
 - **MHD2 LLC** (Alexandria Twp.) - On Mechlin Corner Rd., adjacent to the Wrede Farm. Applied to Alexandria Twp. for a Municipal PIG, it was forwarded back to Bob. It is ~26 acres, equine, landowner flexible if we do a site visit. If the Board thinks it's too small, another option is Federal Funding, which will cover the Alexandria and County cost share. Will set up a subcommittee site visit and report back in June
 - **Collins Farm** (East Amwell Twp.) – Board motioned in favor in March, SADC granted Green Light approval in April, going to County Commissioners for Preliminary Approval before appraisals can be done.
 - **Magnolia Creek Farm** (Franklin Twp.) – Just received grant agreements today, hoping to close before the next meeting.
 - **Barnes Farm** (Kingwood Twp.) – 4 bids on appraisals, awarded on May 5th, should get them back in about 2 months.
 - **Farmland Plan**
 - There was a farm tour on April 26th, several Board members were in attendance. Took about 2 hours and made 2 stops. Bob asked Dave Kyle if he would like to comment, he gave an overview of the tour as did Board member Christian Bench. Bob entertained questions from the Board.
 - Received Draft Soil Protection Standards from SADC, agenda item for discussion.

State Agriculture Development Committee (SADC) Updates:

Stefanie Miller spoke on behalf of SADC

- Stefanie discussed how the SADC selects farms for the Direct Easement Program referring to Minimum Eligibility Criteria and NJ State Agriculture Development Committee Quality Score Calculation Worksheet. Stefanie entertained questions from the Board.
- Discussion regarding appraisals ensued. Bob Hoffman made a MOTION to Write a letter to SADC regarding the appraisal process. Marc Phillips SECONDED. Chairman Bond asked that a Sub-Committee be formed to fully understand the issue, Bob Hoffman, Christian Bench and John Perehinys volunteered.

Chair Comments:

- Chairman Bond had comments about the Farm Plan. Feels they could have done it on their own instead of hiring an outside vendor. John Perehinys made a MOTION to begin Studying Farm Plan rewrite in 2030 for 2032. Forest Locandro SECONDED. 8 in Favor 2 Nays by Voice Vote.

Old Business:

- **Soil Protection Standards: Discussion and SADC Request for Comments.** Received Draft copy of the Soil Protection Standards. Sent Board members a link but can get them a printed copy if they want one. Bob stated SADC released the draft at their last meeting on April 28th. They have requested comment by June 10th, if the Board has comments Bob can put them together for the next CADB meeting on June 9th. Bob then gave an overview of the draft Soil Protection Standards. Discussion ensued. Chairman Bond suggested they send a letter asking for an extension of the comment period. Bill Bowlby made a MOTION to request an extension of the comment period on Soil Protection Standards for 6 months, John Perehinys SECONDED. All in favor by Voice Vote.

New Business:

- **Damato Farm, Delaware Twp. Block 19 Lot 26.01** – Direct Easement Letter of Support; 34 acres, it is adjacent to preserved farms, county and fish and wildlife land, new owner, previous owner has applied for preservation before with the County but was denied. Some discussion ensued. Bill Bowlby made a MOTION to not support SADC preservation due to wet land and limited development potential. Robert Hoffman SECONDED. All in favor by voice vote.
- **Smith Farm, Holland Twp. Block 15 Lots 1.01 & 1.02** – Direct Easement Letter of Support; Spring Mills/Little York Rd., ~42 acres, two existing lots as one application. The property is Spring Mills Veterinary Hospital, large barn converted into vet's office. Surrounded by preserved farms. Forest Locandro made a MOTION for a Letter of Support with considerations of including the vet practice in the non-severable exception area, Liz Schmid SECONDED. All in favor by voice vote.
- **Schmied Farm, Holland Twp. Block 11 Lots 2 & 2.06** – Direct Easement Letter of Support; ~117 acres, former Harder Farm on Spring Mills/Little York Rd. Bill Bowlby made a MOTION for a Letter of Support with considerations including a non-severable exception area around the existing farmstead, Susan Blew SECONDED. All in favor by voice vote.
- **Marywind Farm, Tewksbury Twp. Block 7.01 Lot 1 and Morris County, Washington Twp. Block 64 Lot 1** – Direct Easement Letter of Support; on the border of Morris and Hunterdon County, ~45 acres, John Perehinys made a MOTION for a Letter of Support with considerations including a non-severable exception area around the existing house, Liz Schmid SECONDED. 9 in favor, Bob Hoffman Abstained by voice vote.

Right To Farm Matters:

- None at this time

Public Comment:

- Patricia Springwell Readington Twp. made comments about the appraisal process, need to do better to keep from development and the Soil Protection draft.

Adjournment:

- MOTION to Adjourn made by John Perehinys, Bob Hoffman SECONDED. All in favor.

Respectfully submitted,

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk

Hunterdon County Agriculture Development Board

Hunterdon County Administration Building #1
Route 12 County Complex
PO Box 2900
Flemington, New Jersey 08822-2900

May 13, 2022

Mr. Jeffrey Everett
State Agriculture Development Committee
PO Box 330
Trenton, NJ 08625-0330

RE: Draft Soil Protection Standards (Revised)- Request for Informal Comments

Mr. Everett –

The Hunterdon County Agriculture Development Board (CADB) appreciates the invitation for informal comment on the revised Draft Soil Protection Standards. 471 farmland easements covering in excess in 35,800 acres are in Hunterdon County. The County is responsible for the monitoring of 321 easements covering more than 23,800 acres. There are an additional 17 projects in varying stages of preservation on 850 acres. The Soil Standards will have a major impact from the perspective of farmers, property owners, funding partners, current and future applicants, and the easement monitoring program.

Hunterdon CADB respectfully requests an extension on providing comment on the Draft Standards until November 15, 2022 in order to provide time to get a full understanding of the impacts of the Standards. The summer is a busy time for the Farmer and Public members of the CADB to give the review the attention it deserves.

Thank you for your time and attention,



David Bond
Hunterdon CADB Chair



Bob Hornby
CADB Administrator





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 James Waltman, Mayor
570 Rosemont Ringoes Road
PO Box 500
Sergeantsville, NJ 08557

Robert Hornby, CADB Administrator
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Louis, Barbara & Brandon Damato SADC ID# 10-0284DE
Block 19, Lot 26.01, Delaware Township, Hunterdon County

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 or County 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 609-984-2504.

Sincerely,

Stefanie Miller

Stefanie Miller

Acquisition Program Manager

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

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

Re: Farmland Preservation Program
Louis, Barbara & Brandon Damato SADC ID# 10-0284DE
Block 19, Lot 26.01, Delaware Township, Hunterdon County

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.

Date

Name

Title

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

5/12/22
Date

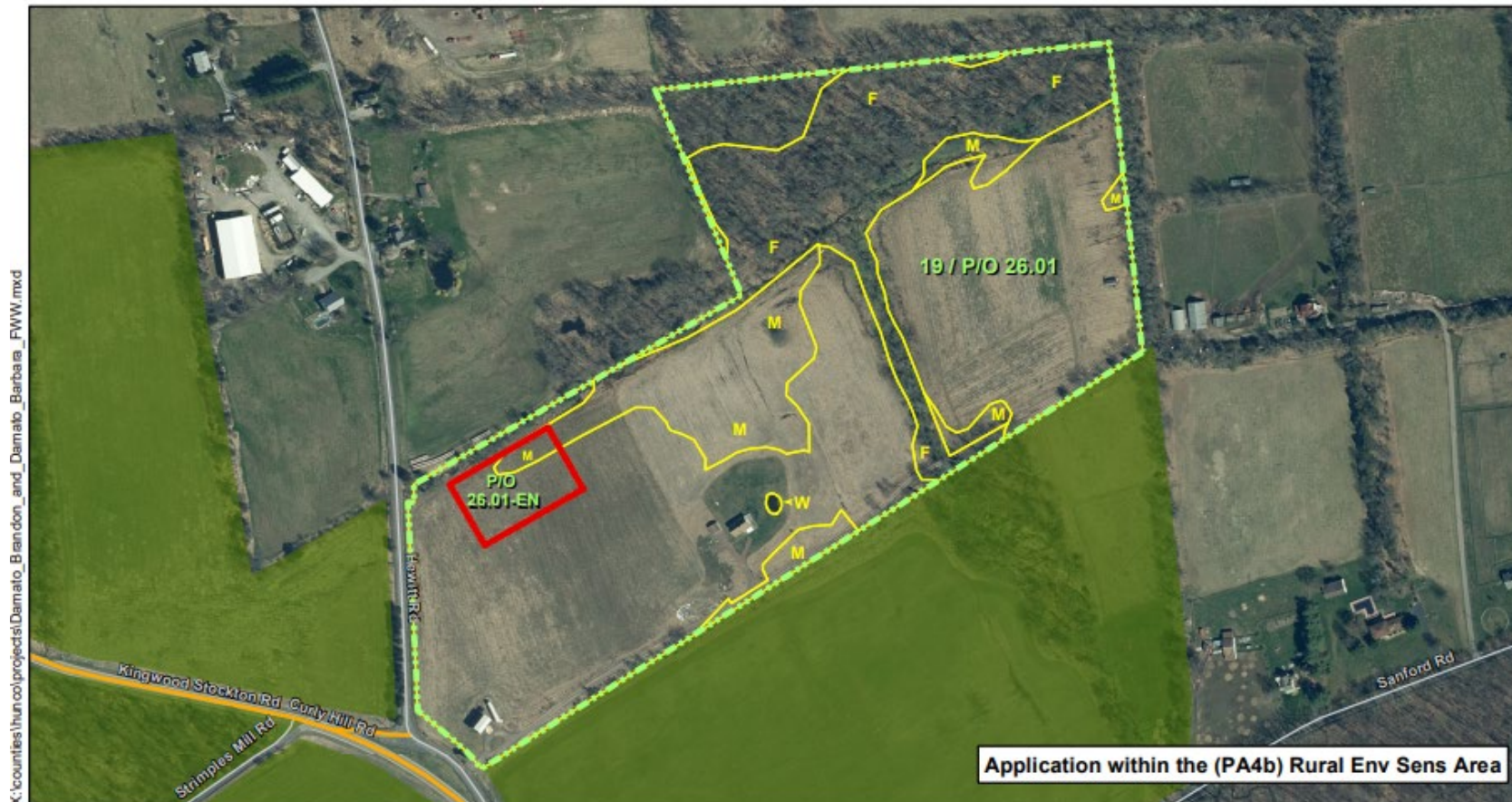


Bob Hornby Name

CADB Administrator Title

Comments: Hunterdon CADB considered this property in the fall of 2017 and found the property was very wet with limited development capability.

Wetlands



Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Damato, Brandon & Damato, Barbara
Block 19 P/O Lot 26.01 (33.10 ac)
& P/O Lot 26.01-EN (non-severable exception 1.0 ac)
Gross Total - 34.10 ac
Delaware twp. Hunterdon County



TIDELANDS DISCLAIMER:
The Tidelands depicted on this map were derived from NJDEP's Hydro, water, Tidelands, claim downloadable file hosted on NJGIS. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Tiparian claims.

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Total Wetlands
W - Water

Source:
NJ Farmland Preservation Program
NJGIST Parcel Data
NJGIST Agriculture Conservation Easement Data
NJGIST Tidelands Claim Line, NJ, edition 20161214
NJ Highlands Council Data
NJ Highlands Commission POC Data
NJGIST/GIS 2020 Digital Aerial Image

April 8, 2022



State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE

PHILIP D. MURPHY
Governor

PO Box 330
TRENTON NJ 08625-0330

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SUSAN E. PAYNE
Executive Director

Honorable Dan Bush, Mayor
61 Church Road
Milford, New Jersey 08848

Robert Hornby, CADB Administrator
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Susan Smith SADC ID# 10-0283-DE
Block 15, Lots 1.01 & 1.02, Holland Township, Hunterdon County

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 or County 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 609-984-2504.

Sincerely,

Stefanie Miller

Stefanie Miller
Regional Acquisitions Coordinator

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

Stefanie Miller, Regional Acquisitions Coordinator
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625

Re: Farmland Preservation Program
Susan Smith SADC ID# 10-0283-DE
Block 15, Lots 1.01 & 1.02, Holland Township, Hunterdon County

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.

05/12/22
Date


Bob Hornby Name
CADB Administrator Title

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

Date

Name
Title

Comments: Hunterdon CADB encourages the location of a non-severable exception area around the vet and farm complex and a full understanding from the property owner of any limitations to the practice that may result from preservation.

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Smith, Suzanne J.
Block 15 Lots P/O 1.01 (20.5 ac)
& P/O 1.01-EN (non-severable exception - 3.0 ac) & 1.02 (17.7 ac)
Gross Total = 41.2 ac
Holland Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NJOTIT Parcel data edited to adjacent survey data
NJDOT Road Data
NJ Highlands Council Data
NJOTIT/GIS 2020 Digital Aerial Image

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-  Property In Question
-  EN - (Non-Severable) Exception
-  Wetlands Boundaries
-  300 ft Buffered Wetlands
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water



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Dan Bush, Mayor
Holland Township
61 Church Road, Milford, NJ 08848

Robert Hornby, Administrator
Hunterdon County Agriculture Development Board
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Wayne Schmied - SADC ID# 10-0286-DE
Block 11, Lots 2 & 2.06 - Holland Township, Hunterdon County

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 county and municipality to review this property in consideration of relevant planning documents, including but not limited to 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 long-term goals. It is recommended that the municipality consult with the planning board/ joint land use board or the municipality's planner to make this determination.

We noted that this property is identified as a target farm for preservation by both the County & Municipality. Please complete the enclosed confirmation letter and provide any comments the County may have concerning the preservation of this farm within 30 days. Feel free to scan and email the letter. Thank you for the 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 609-984-2504.

Sincerely,

Stefanie Miller

Stefanie Miller
Regional Acquisitions Coordinator

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

Re: Farnland Preservation Program
Wayne Schmied - SADC ID# 10-0286-DE
Block 11, Lots 2 & 2.06
Holland Township, Hunterdon County

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

05/12/22
Date



 Bob Hornby Name
 CADB Administrator Title

Date _____

Name _____
Title _____



Wayne Schmied Farm
Block 11, Lots 2 & 2.06
Approximately 118 acres
Holland Township, Hunterdon County



State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE

PHILIP D. MURPHY
Governor

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TRENTON NJ 08625-0330

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Lt. Governor

SUSAN E. PAYNE
Executive Director

Robert Hornby, Administrator
Hunterdon County Agriculture Development Board
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Katherine Coyle, Administrator
Morris County Agriculture Development Board
10 Court St.
PO Box 900
Morristown, NJ 07963

Re: Farmland Preservation Program
Merrywind Farm, LLC. SADC ID# 10-0285-DE
Block 7.01, Lot 1, Tewksbury Township, Hunterdon County
Block 64, Lot 1, Washington Township, Morris County

Dear Mr. Hornby:

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 county and 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 long-term goals.

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Sincerely,

Stefanie Miller

Stefanie Miller
Regional Acquisitions Coordinator

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

Stefanie Miller, Regional Acquisitions Coordinator
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625

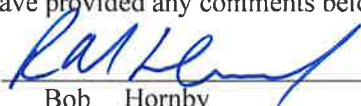
Re: Farmland Preservation Program
Merrywind Farm, LLC. SADC ID# 10-0285-DE
Block 7.01, Lot 1, Tewksbury Township, Hunterdon County
Block 64, Lot 1, Washington Township, Morris County

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.

05/12/22
Date


Bob Hornby Name
CADB Administrator Title

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

Date

Name
Title

Comments: Hunterdon CADB encourages a non-severable exception area around the existing farm complex.

Wetlands



X:\counties\unco\projects\Merrywind Farm, LLC fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Merrywind Farm, LLC
Washington Twp., Morris County - Block 7.01 Lot 1 (28.5 ac)
Tewksbury Twp., Warren County - Block 64 Lots 1 (14.4)
Gross Total = 44.9 ac

200 100 0 200 400 Feet

Sources:
NJ Farmland Preservation Program
NJOTF Parcel data
Green Acres Conservation Easement Data
NJDEP Open Space
NJDOT Road Data
NJ Highlands Council Data
NJOTF/GIS 2020 Digital Aerial Image

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B - 300' Buffer
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April 8, 2022