

Hunterdon County Agriculture Development Board Meeting
Rt 12 County Complex Building 1 Assembly Room
July 14, 2022 @ 8:00 pm

Members in Attendance:

Dave Bond- Chair
Christian Bench
Susan Blew
Bill Bowlby
Dave Kyle
Forest Locandro
John Perehynys
Marc Phillips
Liz Schmid (Via Phone)

CADB Staff Present:

Katrina Campbell, Esq. County Counsel
Carrie Fellows, Director, Planning and Land Use
Bob Hornby, CADB Administrator
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: Forest Locandro arrived at 8:05 pm. Absent – Bob Hoffman, Megan Muehlbauer (NJAES) & Katherine Fullerton. New County Counsel, Katrina Campbell was introduced to the Board. She will be replacing Shana Taylor. Ms. Campbell discussed her qualifications and experience. Chairman Bond thanked Shana for all her help and support.

Approval of Minutes:

- **Minutes of the June 9th CADB Meeting** – Liz Schmid made a MOTION to approve, Dave Kyle SECONDED. All in favor by Voice Vote. Christian Bench and Marc Phillips Abstained.

Communications and Administrative Business:

- **CADB Staff Update** – Bob Hornby
- **Active Applications** – Currently 17 active applications
 - **Magnolia Creek** (Franklin Twp.) – County PIG, Closed on June 16th. ~30 acres on the corner of Franklin School and Pittstown Rd.
 - **Rolph Farm** (Holland Twp.) – County PIG, Closed on June 30th. ~90 acres of hay and Christmas trees, on Milford Mt. Pleasant Rd. thru to Miller Park Rd.
 - **Barnes Farm** (Kingwood Twp.) – County PIG, Appraisals came back and are at SADC for review.
- **Farm Plan Subcommittee** – Met on June 22nd. Consultant offered to meet again on July 26th if the Subcommittee is available at Noon via Zoom. They are working on the target farm maps and eligibility

criteria. GIS analysis is in process of any farms that are eligible using current criteria for acreage, soils, Agricultural Development Area (ADA), and tillability to see what's still available in Hunterdon County, also if there is anything outside of the ADA and whether the ADA should be amended. Hopefully will have a draft of the map so the subcommittee can go over it.

- **Monitoring Update**

- Bob congratulated Kevin, Hunterdon has 318 easements and he visited all of them. Kevin stated that 4 farms had follow-up visits in Alexandria, Delaware & Clinton Townships, all are in compliance. As far as electronic monitoring, he doubled checked that all farms were in. Working with NRCS on updating conservation plans as necessary. Discussing with landowners the new Soil Protection Standards and the concerns some of them have. Kevin answered questions from the Board. Bob stated that discussion will continue on the Soil Protection Standards at the July SADC meeting.

- **Special Occasion Events (SOE)** – 2 bills passed in the Legislature S757 & A2772. They are waiting for the Governor's signature. Bob gave a brief summary of the information contained in the bills.

State Agriculture Development Committee (SADC) Updates:

Stefanie Miller spoke on behalf of SADC

- Stefanie confirmed what Bob discussed on the SOE. At the last meeting the SADC approved a Whole Farm easement template, it is a deed that has conservation restrictions, developed for use in the Highlands, uses Highlands Open Space Grant and US Fish and Wildlife funding, addresses the need for a special deed to be able to use that funding. Working on appropriation request in August, since Hunterdon's Plan is not up to date, the eligibility for base grant for FY23 will be contingent on that portion of the Plan. Hunterdon has \$3.4 million in base grant, eligible for additional competitive funding.

Chair Comments:

- Chairman Bond stated he was glad to see Commissioner Rich in attendance. Would like to see him at every meeting. Chairman Bond asked Commissioner Rich if he has any questions or comments. He had none at this time.

Old Business:

- **None at this time**

New Business:

- **Holland Block 26, Lot 26: SADC Local Notice** – Bob stated that the farm is ~15 acres, 1 acre exception area around the existing farm complex. They applied to the Direct Easement program. The SADC reached out to this Board to see if there are any objections. They want feedback as to whether the Board supports the effort and any relevant comments. Stefanie Miller gave a brief overview of the farm. Discussion ensued. The Board decided to oppose the preservation of this farm. John Perehinys made a MOTION Not to Support the Easement, Christian Bench SECONDED. Comments to the SADC are the Farm is small and in the Highlands, has flooding issues and is essentially self-preserved. 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>
David Bond, Chair			X				
Robert Hoffman, Jr., Vice Chair							X
Susan Blew			X				
Marc Phillips						X	
John Perehinys	X		X				
Bill Bowlby			X				
Christian Bench		X	X				
Dave Kyle			X				
Liz Schmid			X				
Forest Locandro			X				

8 IN FAVOR, 1 ABSTENTION, 1 ABSENT, MOTION CARRIED

Right To Farm Matters:

- **Commercial Farm Certification: West View Vineyards, Raritan Twp. Block 25 Lot 4** – County Counsel Katrina Campbell stated there was a request from the landowner to carry this without further notice to the September 8th CADB meeting. County Counsel asked for a MOTION to Open, Close and Carry the Public Hearing to September 8th. Liz Schmid made a MOTION, John Perehinys SECONDED. All in favor by Voice Vote. Motion Carried.
- **MOTION to cancel the August CADB meeting.** Chairman Bond asked for a MOTION to cancel the August CADB meeting except in the case of an emergency. Bill Bowlby made a MOTION, Susan Blew SECONDED. All in favor by Voice Vote, Motion Carried.

Public Comment:

- **None at this time**

Adjournment:

- MOTION to Adjourn made by Marc Phillips, John Perehinys SECONDED. All in favor.

Respectfully submitted,

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk



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 Daniel Bush, Mayor
61 Church Rd.
Holland, New Jersey

Bob Hornby
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Duff, Kenneth Clark & Stone, Laurie SADC ID# 10-0128-DE
Block 26, Lot 26, 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 did note that this farm is listed as a "target farm" in the municipal farmland preservation element of the Master Plan.

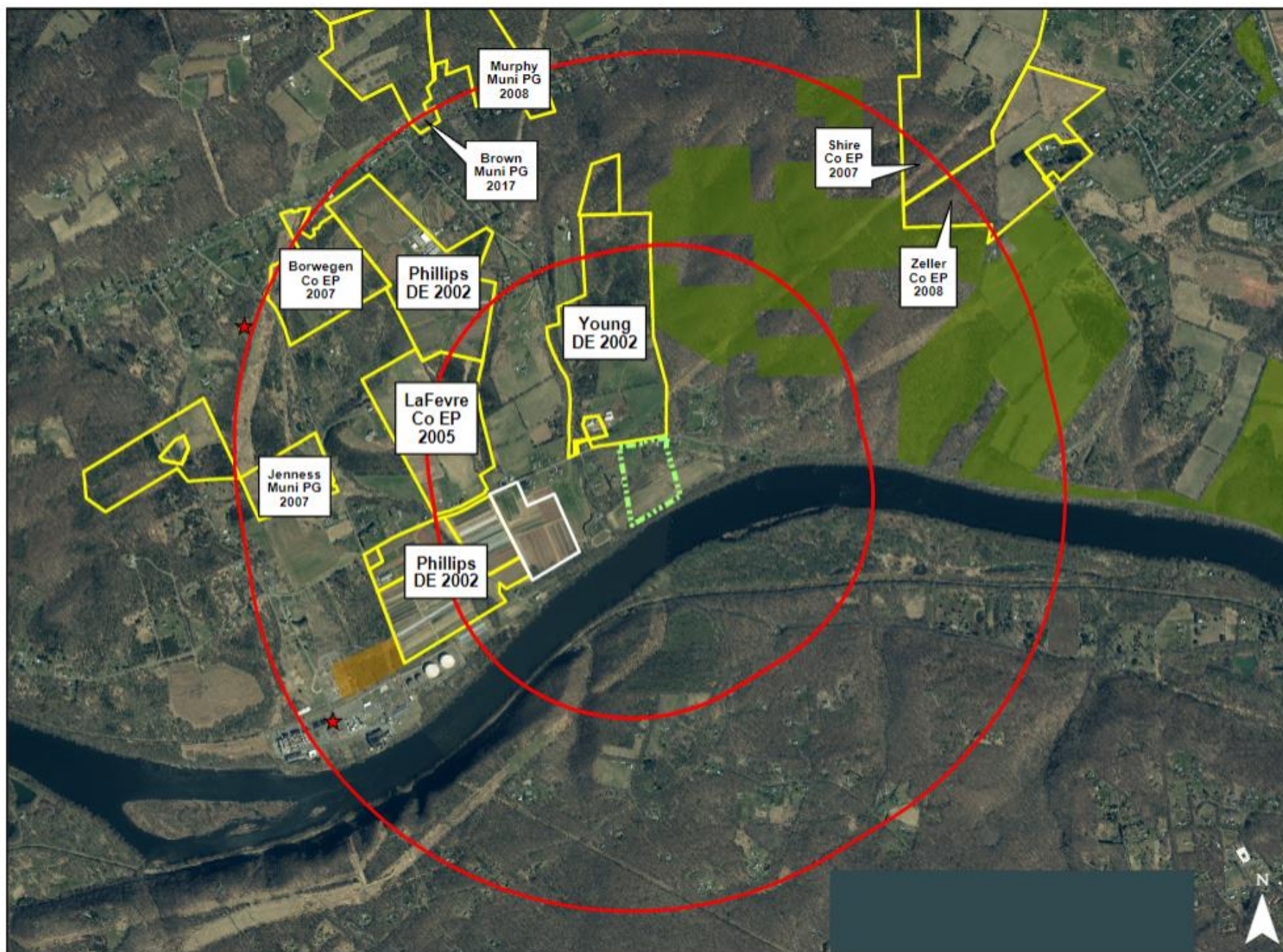
Please complete the enclosed confirmation letter and provide any comments the Township or County may have concerning the preservation of this farm within 30 days. Feel free to scan and email the letter. Thank you for your continued dedication to farmland preservation. If you have any questions, please feel free to contact me at david.zaback@ag.nj.gov or 609-913-6627.

Sincerely,

David Zaback

Regional Acquisitions Coordinator

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



Soils



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Duff, Kenneth Clark & Stone, Laurie
Block 26 Lot 26 (15.0 ac)
Gross Total = 15.0 ac
Holland Twp., Hunterdon County

200 100 0 200 400 Feet

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 positions and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



- Property in Question
- Soils Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

Source:
NJ Farming Preservation Program
NJDOT Parcel data
NJDOT - 2000 Soil Data
NJDOT - 2000 Soil Data
NJDOT Road data
NJDOT 2000 Digital Aerial Image

June 1, 2022

David Zaback, Regional Acquisitions Coordinator
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625

Re: Farmland Preservation Program
Duff, Kenneth Clark & Laurie Stone SADC ID# 10-0128-DE
Block 26, Lot 26, Holland Township, Hunterdon County

Dear Mr. Zaback:

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.

Date

Dave Bond

DAVE BOND Name

CADB CHAIR Title

Comments:

FARM IS SMALL AND IN THE
HIGHLANDS, ESSENTIALLY SELF PRESERVED

