

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

Members in Attendance:

Dave Bond- Chair
Christian Bench
Susan Blew
Bill Bowlby
Dave Kyle
Liz Schmid (*Via Phone*)

CADB Staff Present:

Katrina Campbell, Esq. County Counsel
Katherine Fullerton, Supervising Planner
Bob Hornby, CADB Administrator
Kevin Milz, HCSCD
Megan Muehlbauer, NJAES

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 – Bob Hoffman, Forest Locandro, John Perehinys, & Mark Phillips

Approval of Minutes:

- **Minutes of the July 14th CADB Meeting** – Liz Schmid made a MOTION to approve, Susan Blew SECONDED. All in favor by voice vote.

Communications and Administrative Business:

- **Source Water in the Raritan Basin**
 - Dan Reynolds with the NJ Water Supply Authority spoke of the importance of protecting source water in the Raritan Basin and available grant funding.
- **CADB Staff Update** – Bob Hornby
- **Active Applications** – Currently 19 active applications
 - **Collins Farm** (East Amwell Twp.) – 1st appraisal received August 29th, 2nd should come in a week or two.
 - **Barnes Farm** (Kingwood Twp.) –Appraisals came back and are at SADC for review. There was a big difference in the appraisals, will be discussed in closed session at SADC on September 22.
 - **Federal Farm Bill-** County Commissioners approved continued use of federal preservation funding.

- **American Farmland Trust; Farms Under Threat-** a national analysis of farmland loss through 2040. There was a webinar on September 6th specific to NJ. Board members were provided a copy of the information sheet. Hunterdon County was highlighted as being one of the counties under highest threat of loss of farmland, primarily from low density development.
- **Monitoring Update**
 - Kevin Milz reported that he has monitored 25 farms since the beginning of the FY23 monitoring season in July.
- **Farm Plan Subcommittee**
 - Subcommittee meeting before the CADB meeting; attended by Board member Christian Bench, Bob Hornby, Katherine Fullerton, and Barbara Davis, Principal Planner of the Land Conservancy of NJ.
 - Christian and Barbara gave the Board an overview of what was discussed, primarily concerning eligibility criteria for preservation. Discussion between Board members ensued with a consensus that preservation should focus on:
 - Tier I: Farms >40 acres with >50% prime or statewide soils and >50% available for agricultural use.
 - Tier II: Farms <40 acres, adjacent to preserved farms, with >50% prime or statewide soils and >50% available for agricultural use.
 - Tier III: Farms between 20 and 40 acres with >50 prime soils and >50% available for agricultural use.
 - All applications are subject to Board review.
 - Barbara Davis will attend the November 10th CADB meeting to give a more in-depth presentation.

State Agriculture Development Committee (SADC) Updates:

Dave Clapp spoke on behalf of SADC

- The next public meeting is Thursday September 22nd at 9:00 am.
- SADC convened a Farmland Preservation policy subcommittee and are examining land preservation efforts and how they have changed over the years. A survey was distributed to partners, including CADB's, requesting response by October 9th.
- Draft language of the Soil Protection Standards are with the Governor's Authority Unit and Attorney General for review. The next step would be if the Committee choses to do it, have it published as a draft in the State register for public comment. Those comments would be reviewed.

Chair Comments:

- None at this time

Old Business:

- None at this time

New Business:

- **Franklin Township Block 43 Lot 15 & 20: SADC Local Notice** – Direct Easement Application. Franklin Township did not support this application. ~54 acres, 2 existing lots, frontage on Oak Grove Rd. & Croton Rd. 5.5-acre non-severable exception area that goes out to Oak Grove Rd. and an 8-acre severable exception with a driveway that goes out to Croton Rd. They are not looking for County money, just looking for any comments. Bob Hornby went on a site visit, usually no Board visit for Direct Easements. Meets SADC standards. Discussion ensued. Chairman Bond asked for a MOTION for or against Easement. Bill Bowlby made a MOTION to recommend this Easement, Christian Bench SECONDED. All in Favor by Voice Vote, Susan Blew ABSTAINED.
- **Preliminary Approval: Amwell Valley Conservancy**
 - **East Amwell Block 8 Lots 25, 26 & 26.02**
 - **West Amwell Block 7 Lots 8, 8.07, 8.08 & 15**
 - There are 2 existing easements, one in East Amwell ~300 acres and one in West Amwell ~700 acres. They are operated as one entity but 2 legally separate easements. They have 7 additional lots, 3 in East Amwell and 4 in West Amwell, that they would like to add to the existing easements. Bob showed a couple of slides to explain where these lots are located. The lots would become permanently merged with the East Amwell and West Amwell existing easements. They can never be sold separately. 3 members of the Amwell Valley Conservancy were in attendance and entertained questions from the Board. Chairman Bond asked for a MOTION for Preliminary Approval. Bill Bowlby made a MOTION to approve, Liz Schmid SECONDED. Chairman Bond asked for a Roll Call Vote

ROLL CALL

MOVED

SECONDED

AYES

NAYS

ABSTAIN

ABSENT

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

6 IN FAVOR, 4 ABSENT, MOTION CARRIED

Right To Farm Matters:

- **Hearing: West View Vineyards, Raritan Twp. Block 25 Lot 4** – County Counsel Katrina Campbell stated there was a request from the landowner to carry this hearing without further notice to the October 13th CADB meeting. County Counsel asked for a MOTION to Open, Close and Carry the Public Hearing October 13th. Bill Bowlby made a MOTION, Susan Blew SECONDED. All in favor by Voice Vote. Motion Carried.

Public Comment:

- **Daniel Herr** – Handed out a Draft Bill concerning agricultural trespass, and amending P.L.1983, c.522 and R.S.4:12-2. He spoke of the difficulty he has been having concerning trespassers.

Adjournment:

- MOTION to Adjourn made by Bill Bowlby, Christian Bench 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

July 18, 2022

Honorable Philip Koury, Mayor
202 Sidney Road
Pittstown, NJ 08867

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

Re: Farmland Preservation Program
James & Holly Maynard - SADC ID#10-0277-DE
Block 43, Lots 15 & 20 - 170 Oak Grove Rd.
Franklin 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 municipal 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 Lot 15 is listed as a "target farm" in the county 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 stefanie.miller@ag.nj.gov or 609-954-1791.

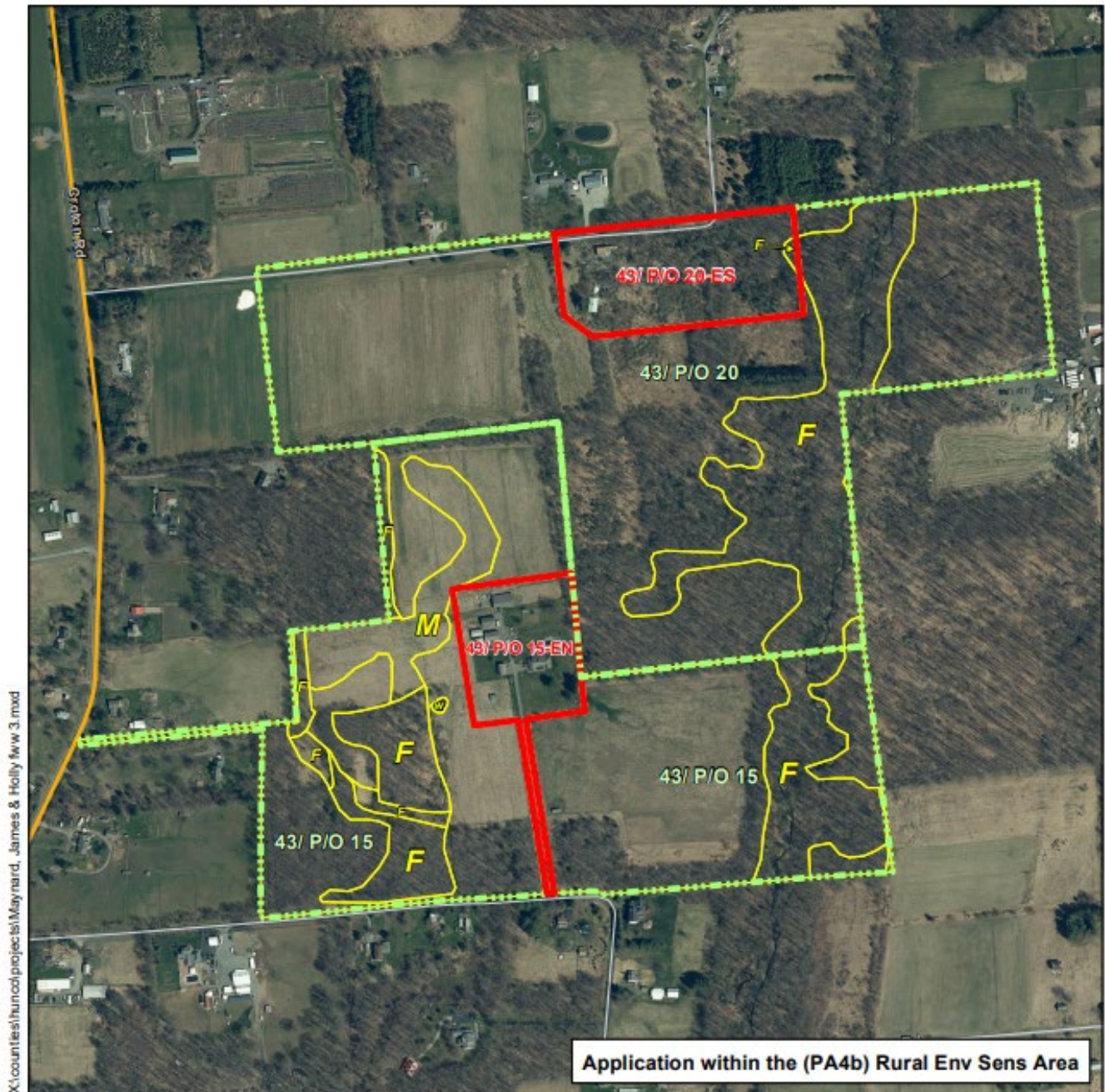
Sincerely,

Stefanie Miller

Acquisition Program Manager

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

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Maynard, James & Holly
Block 43 Lots P/O 20 (61.8 ac);
P/O 20-ES (severable exception - 8.0 ac); P/O 15 (31.1 & 23.3 ac)
& P/O 15-EN (non-severable exception - 5.5 ac)
Gross Total = 129.7 ac
Franklin Twp., Hunterdon County

Sources:
NJ Farmland Preservation Program
NJDOT Road Data
NJDOT GIS 2020 Digital Aerial Image

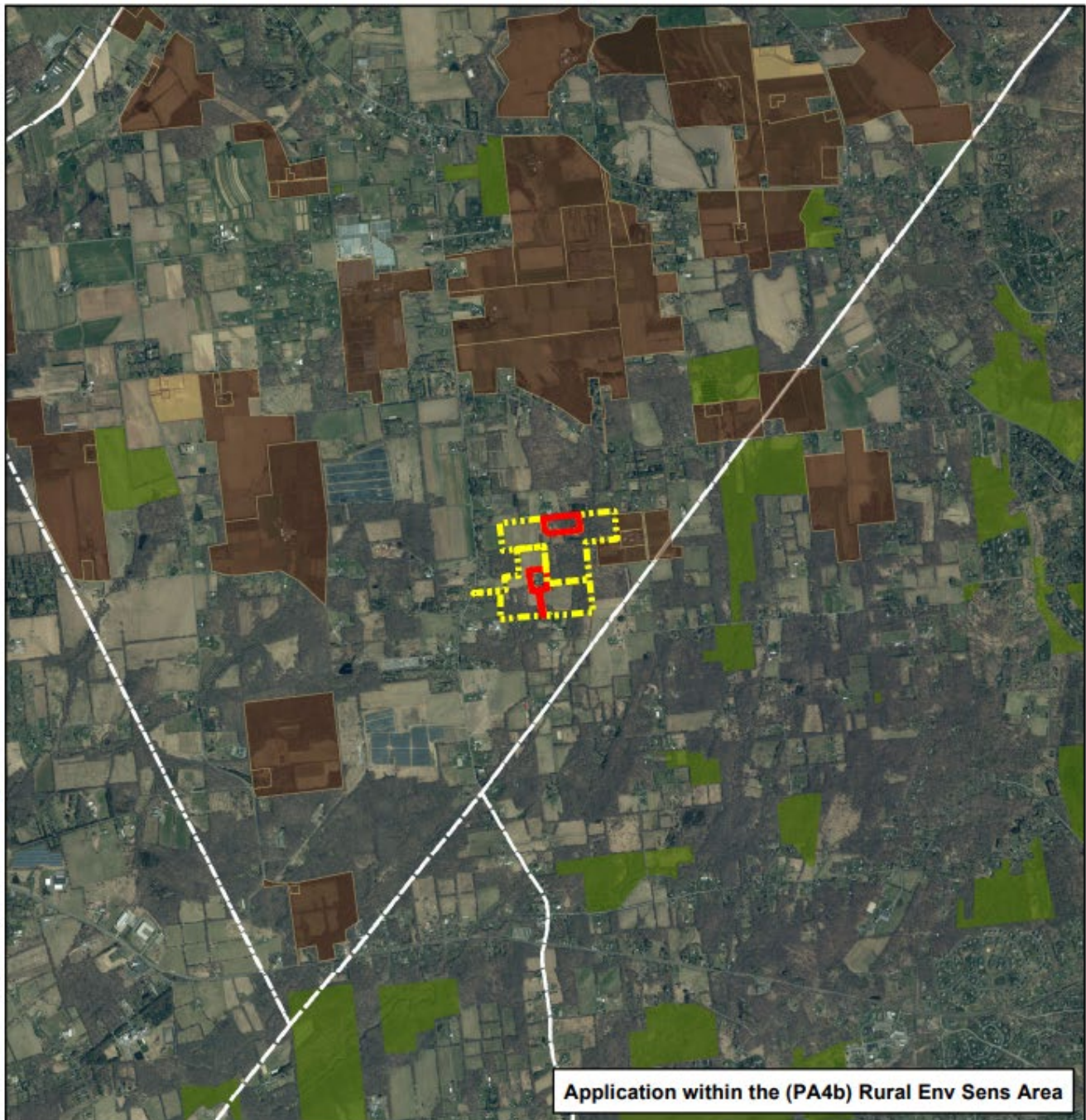
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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.

- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- 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

Preserved Farms and Active Applications Within Two Miles

X:\counties\huncol\projects\Maynard, James & Holly 2mile 3.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Maynard, James & Holly
Block 43 Lots P/O 20 (61.8 ac);
P/O 20-ES (severable exception - 8.0 ac); P/O 15 (31.1 & 23.3 ac)
& P/O 15-EN (non-severable exception - 5.5 ac)
Gross Total = 129.7 ac
Franklin Twp., Hunterdon County

2,000 1,000 0 2,000 4,000 6,000 Feet

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOT/OGIS 2020 Digital Aerial Image

July 12, 2022



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

County of Hunterdon }
State of NEW JERSEY } SS

David Bond
Name of Affiant

Amwell Valley Conservancy-Eas
Landowner / Applicant's name

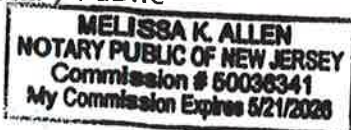
Being duly sworn according to law, upon his/her oath, disposes and says:

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 Aug. 22, 2022.
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.

David Bond
Signature & Title CADB Chair

Sworn and Subscribed before me
this 8th day of September, 2022

Melissa K Allen
Notary Public



Amwell Valley Conservancy (East) E. Amwell Block 8 Lot 25, 26, & 26.02



Lot 25
4.85 acres

Fairgrounds

Preserved
10-0080-EP

FRONTAGE RD

EAST
AMWELL TWP

Rt 202

Lot 26.02
4.29 acres

Lot 26
7.49 acres

RMH 08/04/22



16.7 Total acres
No Exception Area
2.4 acres Prime Soils (14%)
14.3 acres Statewide (86%)
16.0 acres Tillable (96%)



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State of NEW JERSEY } SS

David Bond
Name of Affiant

Amwell Valley Conservancy- We
Landowner / Applicant's name

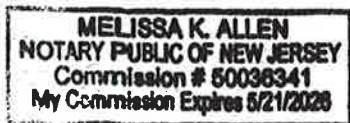
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Melissa K Allen
Notary Public





Amwell Valley Conservancy (West) W. Amwell Block 7 Lots 8, 8.07, 8.08, & 15

EAST
AMWELL TWP

Lot 8
5.99 acres

Lot 8.08
2 acres

Lot 8.07
2 acres

Preserved
10-0105-EP
Existing 3-acre
Exception Area

WEST
AMWELL TWP

FRONTAGE RD

BOWNE STATION RD

Lot 15
33.51 acres

RMH 08/05/22



43.5 Total acres
No Exception Area
6.2 acres Prime Soils (14%)
23.4 acres Statewide (54%)
22.9 acres Tillable (53%)