

# Hunterdon County Agriculture Development Board Meeting

January 10<sup>th</sup>, 2019 @ 8:00 pm

314 Route 12 County Complex  
Building #1 | Assembly Room  
Flemington, New Jersey

## **Members in Attendance:**

Dave Bond  
Robert Hoffman Jr.  
Susan Blew  
David C. Kyle  
Liz Schmid  
John Van Nuys  
Roger “Forest” Locandro  
Gerry Lyness  
Ted Harwick  
John Perehinys  
Megan Muelhbauer

## **CADB Staff Present:**

Shana Taylor, Esq. County Counsel  
Aaron Culton, Esq. County Counsel  
Bob Hornby, CADB Administrator  
Ken Bogen, Supervising Planner

## **Open Public Meeting Act:**

### **Counsel 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 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 December 17, 2018, 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 Marc Phillips, Kevin Milz**

## **Report of the Nominating Committee:**

- Election of the 2019 Officers
  - Liz Schmid made a MOTION for Bob Hoffman to remain as Vice Chair. Roger “Forest” Locandro SECONDED. County Counsel Shana Taylor asked for 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 Pehinys			X			
Gerry Lyness			X			
John Van Nuys			X			
Dave Kyle			X			
Liz Schmid	X		X			
Ted Harwick			X			
Roger "Forest" Locandro		X	X			

**9 IN FAVOR, 1 ABSTENSION, 1 ABSENT, MOTION CARRIED**

- o Liz Schmid made a MOTION for Dave Bond to remain as Chair. Roger "Forest" Locandro SECONDED. County Counsel Shana Taylor asked for 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 Pehinys			X			
Gerry Lyness			X			
John Van Nuys			X			
Dave Kyle			X			
Liz Schmid	X		X			
Ted Harwick			X			
Roger "Forest" Locandro		X	X			

**9 IN FAVOR, 1 ABSTENSION, 1 ABSENT, MOTION CARRIED**

**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 Democrat, Star Ledger, Trenton Times, Courier News, Express Times, and TAPinto (online). Liz Schmid SECONDED. All in favor by Voice Vote.

**Approval of 2019 Meeting Dates:**

- John Van Nuys made a MOTION to approve the 2019 meeting dates listed below. Ted Harwick SECONDED. All in favor by Voice Vote.

2<sup>nd</sup> Thursday at 8PM

January 10, 2019

May 9, 2019

September 12, 2019

February 14, 2019

June 13, 2019

October 10, 2019

March 14, 2019

July 11, 2019

November 14, 2019

April 11, 2019

August 8, 2019\*

December 12, 2019

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

**Approval of Minutes**

- John Van Nuys made a MOTION to approve the December 13th minutes. Ted Harwick SECONDED. Minor correction on Page 10 to clarify, non-substantial. All in favor by Voice Vote Bob Hoffman and Ted Harwick abstain.

**Communications and Administrative Business:**

- CADB Staff update
  - Bob Hornby presented a spreadsheet of the breakdown of farms closed in 2018. They were mostly greenlighted in 2016 and 2017 and closed within two years. We're doing a lot better, looking at old files, it used to take a lot longer. Some came in much earlier but there was a lot of back and forth before green light. Again, referring to spreadsheet, he broke into totals of County PIGS, Municipal PIGs, and SADC closed on direct easement programs. Wants to thank SADC, on the Direct Easements they outspent Hunterdon County on PIG money, good partnership with Hunterdon County, of \$5.5 million total spending they covered \$3 million. Bob stated that CMV means "Certified Market Value" Chairman Bond asked what the total numbers are. Bob answered closed 7 farms in PIG Program, 4 Farms in Direct Easement, since 1985 we have 427 (corrected later in the meeting to 423) farms, over 33,000 acres preserved. John Perehinys asked, with SADC direct easement, how does that work compared to the County? Bob answered, because you're only dealing with one entity they similar application program, they have it set up on a competitive application system, they bring in applications statewide, and then pursue based on how much grant money they have. How does the price compare? It's essentially the same, the application is slightly different. If a person comes to apply for farmland preservation, can they ask for a direct easement? Bob stated the there is a 50-acre minimum, so some farms do not qualify. The idea of the PIG program is for smaller farms. Ted Harwick asked if Hunterdon County moves the process along at the same rate as other counties in the state? Bob stated, not sure where we rank statewide. Some go fast, others take more time. Ted Harwick asked about the Lee, Wai Kun & Lau, Sau Kam Farm in Delaware Township. He said they had been turned down, but it looks like

- it's moving ahead. Bob stated that Delaware Township is paying 40% and are going to cover the County share.
- Bob explained another spreadsheet of all the farms, muni's and costs since 1985.
  - Deer fence grants were awarded to 2 farms in Hunterdon County, the Peterson Farm in Franklin Twp. for \$20,000 and the Ditzel Farm in East Amwell Township for \$18,080. Important to highlight the benefits of Farmland Preservation beyond closing. There are a lot of deer fencing grants, RCPP grants that so far haven't come to Hunterdon County, but are available, Regional Conservation Partnership Program Grants, used in heavily in South Jersey for irrigation programs, should get the word out that they are available to preserved farms. Still eligible for these grants even if you're not the original owner.
  - **Hope Hill** (Franklin Township) – Baseline visit on 12/17, moving toward closing, lots of ALE paperwork going back and forth
  - **Maresca/Martin** Farm (Delaware Township) – Final Approval on the SADC agenda for 1/24
  - **America's Grow a Row** (Franklin Township) – Up for CADB final approval tonight, the Freeholder agenda for Jan 15 and the SADC on 3/28.
  - **Feeley** Farm (Franklin Township) – Franklin Township December 13 motion *to support the efforts of the State and the County should they choose to preserve the Feeley Farm property; however, the Township will not provide financial support from the Open Space Funds*. Working in house to try to find different avenues to try to get funding. As a nursery it does not qualify for ALE funding. Going back to what was stated before, this is a farm that is going to sit for a while until they find the right funding partner. SADC meeting 1/29 to discuss a Direct Easement, could transfer out of the PIG program into the Direct Easement, 49 acres close enough for priority.
  - **Michisk** Farm (Franklin Township) – Close to closing, request a January closing getting title and final steps for closing.
  - **Silva** Farm (Holland Township) – Still working on the lease language for cell tower, Stephanie Miller from SADC has been a big help with that. Under current lease language cell tower would be in violation of the easement agreement.
  - **Dalrymple** Farm (Kingwood)- Close to closing, working on closing package with County, Hunterdon Land Trust and SADC. ALE appraisal review was completed 12/24.
  - **DeSapio** Farm (Kingwood) – Have approved driveway changes the Board requested, driveway will be included in exception area.
  - **ALE Monthly** conference call Jan 2<sup>nd</sup> – They are funded through the Federal Shutdown, but their support agencies are shut down. A lot of ALE work being held over. 2018 Farm bill passed, but held up because of shutdown, advising us to continue under the 2014 Farm Bill until rule making is complete.
  - **Jannsen/Peacefield** Farms- Adam Bradford not here tonight, continue to work with them.
  - **Grochowicz** – Funding should be released by Highlands council after their 1/24 meeting. Then can continue working with them.
  - **Open Space Trust Fund Allocation Public Hearing** – Was passed by the Freeholders at their December 18<sup>th</sup> meeting. Farmland portion remains unchanged ~\$2 million/year. Changes to open space grant program, Cooperative open space and Non-Profit open space will be combined into a single entity which will make it easier to process. There has been a back log of unspent funds, what happens to unspent funds now a set program. Set to give each farmland and open space an additional \$1.5 million this year to make up for years past, going forward will be \$1.9 million plus up to a million from the previous

- year. Other unspent funds will be moved around between Farmland and Open Space. Allows for a year to year roll-over that accounts for a boom and bust cycle.
- **2019 Outreach** - With extra \$1.5 million, Bob started an outreach program, meeting with Ag advisory for each muni that have muni pig programs. Met with Delaware and Alexandria this week, combined with SADC is increasing their direct easement funding so they are trying to drum up interest, trying to see what's working and what's not working, there was a time when there were so many farms they didn't have to do outreach, that's dried up, also different generation since the program was introduced in the early 2000's. Trying to reach out to generations that are inheriting the farms and older farmers trying to work out estates.
  - **Municipal and County PIG Rule Amendments** - When out for 2<sup>nd</sup> round of comment. Almost everything asked for in the first round they responded to. Only note on 2<sup>nd</sup> round: ag advisory committees currently have to be a majority of farmers that both own and farm their land. Seem like there should be an allowance for farmers that lease out their land. Seems short sighted to cut out people that lease the land, maybe they are saving to buy the land.
  - **Cyktor** farm violation not on the agenda for tonight– Delaware Township block 51, lot 1, right off Rt. 519, Bob refers to drawing, there was a complaint that came into the office, there are large soil and milling piles, went out last week and took a walk around with Mike DePalma from Soil Conservation, Kevin Milz does the monitoring for the property and will look to see if anything has changed. Will come to the board if he sees anything he feels this board should be discussing, it will be an agenda item. Just wanted to make them aware of the situation.

**Correspondence:**

- None at this time

**SADC Comments:**

- None at this time

**Chair Comments:**

- None at this time

**Old Business:**

- Final Approval
  - **America's Grow a Row Farm**, Franklin Township Block 10 Lot 6 – 2018 Planting Round submission, before prelim approval question of exception area location, moved to a new location. 38.8 acres 37.0 net preservation acres
  - State will be contributing \$190,550.00, County \$54,575.00, Franklin Township \$54,575.00 for a total of \$314,500.00.
  - John Perehynys made MOTION to approve, Robert Hoffman SECOND. 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	X			
Susan Blew					X	
Marc Phillips						X
John Pehinys	X		X			
Gerry Lyness			X			
John Van Nuys			X			
Dave Kyle			X			
Liz Schmid			X			
Ted Harwick			X			
Roger "Forest" Locandro			X			

**9 IN FAVOR, 1 ABSTENTION 1 ABSENT, MOTION CARRIED**

**New Business:**

- None at this time

**Right to Farm Matters:**

- None at this time

**Adjournment:**

- MOTION for adjournment made by John Van Nuys, John Pehinys SECONDED. All in favor by voice vote

**ALL IN FAVOR, MOTION CARRIED.** Meeting adjourned at approximately 8:45.