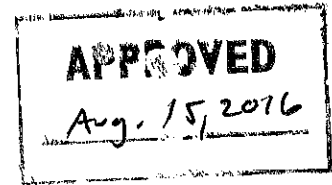


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3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
4 MEETING HELD MONDAY MAY 2, 2016
5 IN THE EXTENSION SERVICE BUILDING
6 930 SPRUCE STREET, TRENTON, N.J.
7 2ND FLOOR CONFERENCE ROOM
8
9



10 I. CALL TO ORDER

11 Vice-Chairman Frank D'Amico called the meeting to order at 7:30 PM.

12
13 II. COMPLIANCE STATEMENT

14 Pursuant to the Open Public Meetings Act, notice of this meeting was given to the Trenton Times,
15 Trentonian, Mercer County Clerk, and posted in the Mercer County Administration Building.
16

17 III. ROLL CALL

18 A. Voting Members:

Steve Jany, Chairman – Absent	Scott Ellis – Present
Frank D'Amico, Vice-Chairman – Present	Kelly Mooij – Absent
Kristine Walsh - Present	Gary Mount – Present
	Laurie Emde – Present

19 B. Non-Voting Members:

20 Bill Agress/County Planning Board Liaison – Present
21 Meredith Melendez/Rutgers Cooperative Research and Extension – Present
22

23 C. Others Present:

Dan Pace, MCADB Secretary Dan Knox, SADC

24 IV. APPROVAL OF MINUTES

25 On a motion by Mr. Ellis and seconded by Ms. Walsh, the minutes of the February 1, 2016 regular
26 and re-organizational meeting were unanimously approved.
27

28 V. PUBLIC COMMENT

29 None
30

31 VI. CORRESPONDENCE

- 32 • Ms. Mooij and Mr. Ellis have agreed to and been re-appointed to the CADB.
- 33 • Working Dog Winery certification of income to hold special occasion events.
- 34 • Mr. Pace has fielded numerous calls regarding the more than ½ dozen preserved farms
35 currently for sale in Mercer County.
36

37 VII. COMMITTEE AND STAFF REPORTS

38 A. SADC:

39 • Mr. Knox reported:

- 40 • Re-Allocation of funds appears to be off-the-table for now but may return if/when Governor
41 signs the CBT allocation legislation currently on his desk.
- 42 • The Hom family farm SADC direct easement purchase preservation was moving forward
43 with an offer having been sent to the family.
- 44 • Changes being recommended for the 2016 Appraisers Handbook include a requirement that
45 appraisers list comparable properties that have not been sold yet.
- 46 • The recently approved Southern Reliability Link pipeline running primarily through Burlington
47 County was not opposed by the SADC because there is little impact on agriculture.

- 1 • Mr. Ellis reported that he is on the SADC's re-established soil disturbance committee and
2 meetings are being held with key participants to this controversial policy initiative.
3

4 B. Land Development Activity: None

5 C. Status of Farmland Preservation Applications:
6

7 2016 FIG:

- 8 • Gaskill et al on Sawmill Road: The family has informally been given the SADC's certified
9 easement value but it appears one member who is currently out of the country has not
10 indicated acceptance of that value.
11 • McNulty farm in Hopewell: The farm was purchased by the County late last year, been
12 given Green Light cost-share grant approval by the SADC, had appraisals conducted and
13 submitted to the SADC, and the County is in the process of having perc tests done so the
14 farm could be auctioned with one housing opportunity.
15

16 2017 FIG:

- 17 • Chowdhury: The owner of this 32-acre targeted farm on Sawmill Road in Hamilton has
18 approached the County for preservation through fee purchase of the land. He provided
19 members with an evaluation of the property and showed illustrative slides. Board members
20 agreed that this is a worthwhile property to preserve but strongly expressed views that like
21 the County owned and adjacent former PRL farm, there should be no residential Exception
22 Area in order to remove the possibility of an "estate farm" and make the land more
23 affordable to bonafide farmers. Board members encouraged Mr. Pace to proceed with doing
24 what needs to be done to preserve this farm with that provision.
25 • Weber Interest: The owner of this 64-acre targeted farm between Perrineville and Windsor
26 Roads in Robbinsville has approached the County for preservation through fee purchase of
27 the land. He has long been in discussion with Mr. Pace but until now, did not seem
28 genuinely interested. However, he now appears so but must first lower his expectation as to
29 its worth. Like Chowdhury, this farm is nearly surrounded by preserved lands.
30 • Diocese of Trenton Interest: This farmland owned by the Diocese was proposed to be a
31 Catholic cemetery but the use variance was denied by Hamilton Township. The Diocese
32 asked for our farmland preservation application about a month ago but nothing more has
33 been heard. Like Chowdhury, this farm is nearly surrounded by preserved lands.
34

35 IX. OLD BUSINESS

- 36 • PennEast pipeline: There have been no further revisions to the proposed route in Hopewell
37 Township. The next step is FERC preparation of an EIS (likely in December) with more
38 public comment. The Delaware River Basin Commission has rescinded its request to hold
39 joint meetings with FERC after the EIS is published and instead will hold separate meetings
40 in Pennsylvania and New Jersey.
41

42 X. NEW BUSINESS

- 43 • Cherry Grove 8-Year Municipal Preservation Program: After 25 years the Hamill Family has
44 formally requested to terminate participation in this voluntary and non-binding preservation
45 program. Board members lamented the termination.
46 • Farm Monitoring: All monitoring except for Hopewell farms has been completed. Violations
47 are still continuing on the Radvany farm; in addition, the Liang farm in Hamilton has a small
48 shed-like structure converted to rooms for ag labor. Mr. Pace and Ms. Melendez made a
49 return visit with Frank Wu from the NJDoA who translated and told Mr. Liang that the shed
50 could not be used that way. Mr. Liang was told that Mr. Pace would make a return visit in a
51 few months to see if the shed is still being used as housing. Finally, it appears that the two
52 Dakota Realty farms on Perrineville Road have been abandoned. Mr. Pace has sent a formal
53 request for an explanation from the owner – Martin Wojcik.
54

1 XI. OTHER BUSINESS

2 None

3

4 XII. PUBLIC PARTICIPATION

5 None.

6

7 XIII. EXECUTIVE SESSION

8 None was required.

9

10 XIV. ADJOURNMENT

11 The meeting was adjourned at 8:40PM. The next scheduled meeting of the MCADB is June 6, 2016.

12

13 Respectfully submitted,

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15

16

17

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19



Daniel Pace
MCADB, Secretary

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Date adopted: August 15, 2016

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Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are located in the Mercer County Planning Division Office. All copies are available upon request.