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3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
4 MEETING HELD MONDAY AUGUST 15, 2016
5 IN THE EXTENSION SERVICE BUILDING
6 930 SPRUCE STREET, TRENTON, N.J.
7 2ND FLOOR CONFERENCE ROOM
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10 I. CALL TO ORDER

11 Chairman Steve Jany called this re-scheduled August meeting to order at 7:30 PM.

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

19 B. Non-Voting Members:

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

23 C. Others Present:

Dan Pace, MCADB Secretary Leslie Floyd, County Planning Director

24 IV. APPROVAL OF MINUTES

25 On a motion by Mr. Ellis and seconded by Ms. Walsh, the minutes of the May 2, 2016 regular
26 meeting was unanimously approved. Mr. Jany and Ms. Mooij abstained.
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28 V. PUBLIC COMMENT

29 None
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31 VI. CORRESPONDENCE

- 32 • Email from Hopewell Township re: possible RTF complaint from Else Farm on Rt. 31. Mr.
33 Pace noted that although he has not heard from Else, he did speak with Ed Jackowski of
34 Jack’s Nursery in Hopewell who has had complaints from the Township and neighbors
35 regarding his nursery operation. After that initial discussion, no more has been heard from
36 Mr. Jackowski.
- 37 • Terhune Orchards SADC solar application review and approval.
- 38 • SADC and MLUL Non-Contiguous Cluster Law: Template for municipal deed restrictions.
39 This elicited considerable discussion that focused upon the great amount of leeway proposed
40 in the template for municipalities to allow additional housing on and further subdivision of
41 farms after they have sold and transferred their development credits to receiving areas.
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43 VII. COMMITTEE AND STAFF REPORTS

44 A. SADC:

45 Mr. Knox was not in attendance so Mr. Pace reported:
46

- Re-Allocation by the SADC of unspent base grant funds between Counties appears to be off-the-table given the CBT funding approval. However, it appears that non-profits and municipalities may still face re-allocation of unspent funds.
- The Hom family farm SADC direct easement purchase preservation is expected to close by the end of the year.
- The signing of the CBT legislation should provide about \$21 million to the SADC, significantly less than previous dedicated funding; however Ms. Mooij added to the discussion by explaining how the percentage of CBT funding will increase over time for the SADC and other State agencies. She also described how the CBT funds will be allocated.

B. Land Development Activity: None

C. Status of Farmland Preservation Applications:

2016 PIG:

- Gaskill et al on Sawmill Road: The family has executed a contract with the County and it is now before the Freeholders for approval. Next steps are survey and title work. A survey RFP has been posted; the title work does not require an RFP.
- McNulty farm in Hopewell: On a motion by Mr. D'Amico and seconded by Ms. Mooij, the Board unanimously approved a final resolution as required by the SADC for the County's cost share application. Mr. Ellis abstained from the discussion and vote.

2017 PIG:

- Chowdhury: The owner of this 32-acre targeted farm on Sawmill Road in Hamilton has approached the County for preservation through fee purchase of the land. Although the County Administration has not formally agreed to the preservation, staff is hopeful and is in the process of hiring appraisers under a general contract and could then use them for a fee-purchase/SADC appraisal of the farm should Administration approval be received.
- Mr. Pace asked Board members to let him know of any other possible farm preservations.

IX. OLD BUSINESS

- PennEast pipeline: There have been no further revisions to the proposed route in Hopewell Township. FERC has taken the next step and prepared a Draft EIS for public comment. Public hearings are scheduled with Mercer's at the War Memorial on August 17th. Mr. Pace reviewed the draft EIS for its agricultural content and asked Board members for their thoughts on PennEast providing a minimum of 24 hours' notice before doing construction on farmland. Board member's felt strongly that 24 hours' notice was inadequate. There followed considerable discussion on the need to know in advance the impact of construction on agricultural operations and that PennEast would likely know their work scheduling well in advance of 24 hours. Board members agreed on the following: a 30 day notice before the start of construction must be given to an agricultural land owner/operator; a thorough delineation be provided of the area to be impacted; and an estimate given for the length of time that work will be conducted on the property. They asked Ms. Floyd to make their concerns known to the County Administration as it considers a formal comment to the Draft EIS. Let it be noted that Mr. Mount did not participate in the discussion.

X. NEW BUSINESS

- Cherry Grove 8-Year Municipal Preservation Program: On a motion by Mr. Mount, seconded by Ms. Mooij, the Board unanimously approved a resolution terminating the agreement.

- 1 • Farm Monitoring: During monitoring it was discovered that the Liang farm in Hamilton had
2 a small shed-like structure converted to rooms for ag labor. Mr. Liang was told that the shed
3 could not be used that way. Mr. Pace and Ms. Melendez made a return visit last week to see
4 if the shed is still being used as housing. It is not. Mr. Pace advised Mr. Liang, through his
5 English speaking son, who was present, that another return visit would be made in 90 days
6 and a dumpster needed to be on the property either filled with trash or in the process of
7 being filled.
8

9 XI. OTHER BUSINESS

10 None

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12 XII. PUBLIC PARTICIPATION

13 None.

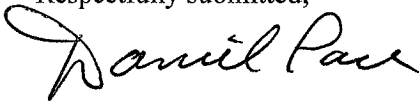
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15 XIII. EXECUTIVE SESSION

16 None was required.

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18 XIV. ADJOURNMENT

19 The meeting was adjourned at 8:30PM. The next scheduled meeting of the MCADB is October 3,
20 2016.
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22 Respectfully submitted,

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26 Daniel Pace
27 MCADB, Secretary
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29 Date adopted: October 3, 2016
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31 Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are
32 located in the Mercer County Planning Division Office. All copies are available upon request.