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2  
3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD  
4 MEETING HELD MONDAY MARCH 6, 2017  
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 Chairman Steve Jany called this meeting to order at 7:35 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.  
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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 - Absent	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. Mount and seconded by Mr. Ellis, the minutes of the February 6, 2017 re-  
26 organization and regular meeting was unanimously approved with Ms. Mooij abstaining.  
27

28 V. PUBLIC COMMENT

29 None  
30

31 VI. CORRESPONDENCE

- 32 • Mr. Pace noted that the SADC sent several requests for comment, discussed later in the  
33 meeting, and published a newsletter for preserved farm owners.
- 34 • Hopewell Township is requesting that the CADB take action, perhaps in April, regarding a  
35 temporary condemnation of the former Martin Tract Preserved farm. This is required by the  
36 SADC because the Township is requesting to place a small and temporary concrete plant on  
37 the Premises. The plant is needed to manufacture concrete for the upcoming and nearby  
38 Honey Lake dam rehabilitation. The farm owner offered the use of his land. CADB  
39 members who also represent the Soil Conservation District may need to recuse themselves  
40 from this action because the SCD has been involved in this matter.  
41

42 VII. COMMITTEE AND STAFF REPORTS

43 A. SADC:

- 44 • Mr. Ellis reported on an interesting application for ag labor housing on a preserved farm in  
45 Montgomery called Co-Op 518. They asked for and were granted permission for yurts.

- 1 • The SADC requested comments on a new Federal Agriculture Land Easement deed. Mr.  
2 Pace suggested that no comment was necessary because the Mercer CADB has not utilized  
3 Federal funds for over 10 years because the Feds imposed deed restrictions that the CADB  
4 felt were not compatible with agriculture in NJ. Board members still felt that way -- and even  
5 more so with this new deed.  
6

7 B. Land Development Activity: None  
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9 C. Status of Farmland Preservation Applications:  
10

11 2016 PIG:

- 12 • Gaskill et al on Sawmill Road: As mentioned last month, the applicants are still moving  
13 forward slowly.  
14 • McNulty farm in Hopewell: Survey work by Van-Note Harvey is moving slowly.  
15

16 2018 PIG:

- 17 • Chowdhury: The owners have agreed verbally to sell in-fee to the County this 32-acre  
18 targeted farm on Sawmill Road in Hamilton. An Agreement was sent to them but has not  
19 been returned yet.  
20

21 IX. OLD BUSINESS

- 22 • Monitoring\Radvany Farm: A Civil Action Complaint was filed by County Counsel for the  
23 non-agricultural use (landscaper) to be terminated. Radvany negotiated an out-of-court  
24 agreement with the County which gives him 90 days to comply (May 18<sup>th</sup>) then a \$1000 fine  
25 for non-compliance every 30 days thereafter. Unannounced inspections are now permitted  
26 and new violations incur a \$5000 fine.  
27 • PennEast pipeline: There have been no further revisions to the proposed route in Hopewell  
28 Township. PennEast formally filed with FERC in October 2015 and after numerous public  
29 hearings and meetings submitted a draft Environmental Impact Statement to FERC; but,  
30 FERC has thrice delayed action on accepting the EIS. The current date is April 7<sup>th</sup>.  
31

32 X. NEW BUSINESS

- 33 • Monitoring Schedule for March was distributed.  
34 • Special Occasion Events on Farms: Board members discussed a February 8<sup>th</sup> memo from  
35 the SADC requesting comment by March 30<sup>th</sup> on special occasion events on preserved farm  
36 wineries pursuant to PL 2014, Chapter 16. That law allows, for 46 months, preserved  
37 wineries to host events that would not normally be allowed on the Premises under the Deed  
38 of Easement. Mercer County preserved farm wineries have extensive exception areas from  
39 the Premises and thus do not necessarily need to utilize the provisions of the law. The law  
40 "sunsets" in early 2018 and the SADC must report to the legislature on the results of the  
41 law.  
42

43 Board members were uncertain whether the memo was asking for input on special occasion  
44 events on wineries as the legislation permits -- at least till next year, or, on all farms. The  
45 memo also requested comment on RTF protection for special events on preserved farms.  
46 Here again there was uncertainty as to what was being asked. However, generally speaking,  
47 Board members felt that any special occasion event, weddings for example, should be  
48 permitted on preserved farms provided the event contributed to the marketing and sale of the  
49 farm's product. In addition, such events might be provided RTF protection; but, there was  
50 considerable discussion on RTF including whether or not an "occasional" event would need  
51 such protection - especially if the event required a municipal permit as is often the case.  
52  
53  
54

- 1 XI. OTHER BUSINESS  
2 None  
3  
4 XII. PUBLIC PARTICIPATION  
5 None  
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7 XIII. EXECUTIVE SESSION  
8 None was required.  
9  
10 XIV. ADJOURNMENT  
11 The meeting was adjourned at 8:30PM. The next scheduled meeting of the MCADB is April 3,  
12 2017.

13  
14 Respectfully submitted,

15   
16  
17

18 Daniel Pace  
19 MCADB, Secretary  
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21 Date adopted: June 5, 2017  
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23 Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are  
24 located in the Mercer County Planning Division Office. All copies are available upon request.