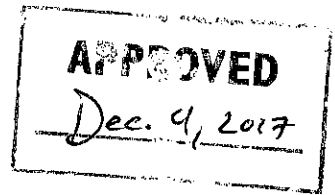


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2
3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
4 MEETING HELD MONDAY OCTOBER 2, 2017
5 IN THE EXTENSION SERVICE BUILDING
6 930 SPRUCE STREET, TRENTON, N.J.
7 2ND FLOOR CONFERENCE ROOM
8



9 I. CALL TO ORDER

10 Chairman Steve Jany called this meeting to order at 7:30 PM.

11
12 II. COMPLIANCE STATEMENT

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

16 III. ROLL CALL

17 A. Voting Members:

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

18 B. Non-Voting Members:

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

22 C. Others Present:

Dan Pace, MCADB Secretary
Leslie Floyd, County Planning Director

23 IV. APPROVAL OF MINUTES

24 On a motion by Mr. Ellis and seconded by Mr. Mount, the minutes of the June 5, 2017 regular meeting
25 was unanimously approved with Mr. D’Amico abstaining.
26

27 V. PUBLIC COMMENT

28 None
29

30 VI. CORRESPONDENCE

31 Mr. Pace discussed with the Board the following correspondence:

- 32 • An email from a neighbor of DiPaola Turkey farm reiterating the senders complaint from 4
33 years ago of flies again coming from the farm. The complainant could not attend the CADB
34 meeting but may be able to attend the next CADB meeting in December.
- 35 • Dave Kimmel of the SADC is again asking for input from stakeholders regarding future
36 RTF outreach efforts. Although the Board had responded to his earlier request they added
37 suggestions of reaching out to the League of Municipalities and to real estate agents.
38

39 VII. COMMITTEE AND STAFF REPORTS

40 A. SADC:

- 41 • Mr. Knox:
 - 42 ○ Requested that the CADB endorse the Auer Farm (Mary Jo Herbert) SADC Direct
43 Easement Purchase. On a motion by Mr. Mount and seconded by Mr. D’Amico the
44 Board unanimously approved the resolution Mr. Knox had distributed. Mr. Ellis
45 abstained.
 - 46 ○ Described the funding distribution for FY 2018 between programs.

- 1 ○ Discussed the possible Direct Easement purchases for two Hopewell farms, Regan
- 2 and Gillespie. These are in the ADA but not in a CADB Project Area.
- 3 ○ Discussed the SADC's revised P-2 Policy that now permits a member of a LLC to
- 4 represent the LLC before a CADB or the SADC instead of needing an attorney.
- 5 ○ Discussed two actions taken by the SADC: 1) enforcement of the deed of easement
- 6 on the former Lengyen farm in Hamilton prohibiting non-ag residents in an ag labor
- 7 house and 2) conditional approval for SST farm in Bedminster to construct more ag
- 8 labor housing than currently needed by the farm but needed to expand their
- 9 hunter\jumper sales and training.

10
11 B. Land Development Activity:

12 Mr. Pace took this opportunity to explain to the Board the PSE&G Reliability Project identified
13 as a New Business item on the agenda. Mr. Pace showed a slide of the proposed route for this
14 project. Should it remain within this route, there would be no impact upon the Mercer ADA
15 unlike its impact on the Burlington and Middlesex ADA's where it respectively begins and ends.
16 The route follows an existing high-tension electric utility line and the project is to enhance that
17 line and replace the existing girder pylons with monopoles.

18
19 C. Status of Farmland Preservation Applications:

20 2016 PIG:

- 21 • Gaskill et al on Sawmill Road: The applicants are now moving forward with their
- 22 responsibilities and documents have been submitted to the SADC. We may be able to close by
- 23 the end of the year.
- 24 • McNulty farm in Hopewell: SADC cost-share received.

25
26 2018 PIG:

- 27 • Chowdhury: The County is close to owning, in-fee, this 32-acre targeted farm on Sawmill
- 28 Road in Hamilton. Closing is expected within the next couple of weeks.

29
30 IX. OLD BUSINESS

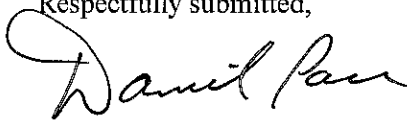
- 31 • PennEast pipeline: There have been no further revisions to the proposed route in Hopewell
- 32 Township and no further updates with regard to FERC.
- 33 • Monitoring:
 - 34 ○ Coast Nursey: Ms. Floyd and Mr. Pace visited with the Brittain's and were assured
 - 35 that they would not be conducting or maintaining vehicles for their land
 - 36 development business at the farm.
 - 37 ○ Mr. Radvany is continuing to abide by the agreement barring non-ag uses on the
 - 38 farm but he needs to mow the fields and Mr. Pace sent him a letter to that effect.
 - 39 ○ There are several other preserved farms that require further monitoring and Mr. Pace
 - 40 gave the example of Dakota Nursery with tree stock that has not been tended to for
 - 41 two years. The farm is for sale.

42
43 X. NEW BUSINESS

- 44 • Spring 2018 County Owned Farms Auction: Mr. Pace illustrated with slides the 5 farms that
- 45 potentially could be auctioned by Max Spann.
- 46 • 2019 Planning Incentive Grant (PIG): Mr. Pace began reviewing for the Board the seven
- 47 Project Area maps. He proposed no changes in the Project Areas and the addition of one
- 48 new targeted farm – Joe Skeba on Cedarville Road in East Windsor. Board members
- 49 suggested one revision to the West Hopewell Project Area for the addition of the
- 50 Chowdhury farm. Mr. Pace will provide the Board with information on that farm in
- 51 December. Final direction by the Board to Mr. Pace for the FY2019 SADC PIG application
- 52 will be at the December CADB meeting.

- 1
2 XI. OTHER BUSINESS
3 None
4
5 XII. PUBLIC PARTICIPATION
6 None
7
8 XIII. EXECUTIVE SESSION
9 None was required.
10
11 XIV. ADJOURNMENT
12 The meeting was adjourned at 8:45PM. The next scheduled meeting of the MCADB is December 4,
13 2017.

14
15 Respectfully submitted,

16 
17
18

19 Daniel Pace
20 MCADB, Secretary
21

22 Date adopted: December 4, 2017
23

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