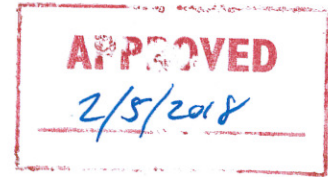


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2
3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
4 MEETING HELD MONDAY DECEMBER 4, 2017
5 IN THE EXTENSION SERVICE BUILDING
6 930 SPRUCE STREET, TRENTON, N.J.
7 2ND FLOOR CONFERENCE ROOM
8



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 - Absent	Gary Mount – Absent
	Laurie Emde – Present

18 B. Non-Voting Members:

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

22 C. Others Present:

Dan Pace, MCADB Secretary	Dan Knox, SADC
Leslie Floyd, County Planning Director	

23 IV. APPROVAL OF MINUTES

24 On a motion by Mr. D'Amico and seconded by Ms. Emde the minutes of the October 2, 2017 regular
25 meeting was unanimously approved with Ms. Emde abstaining.
26

27 V. PUBLIC COMMENT

28 None
29

30 VI. CORRESPONDENCE

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

- 32 • The neighbor to DiPaola Turkey farm who had been complaining about flies had asked in
33 October to address the Board at its December meeting; but as happened in October, he also
34 could not attend this CADB meeting.
- 35 • The neighbor to Lee Turkey farm, who had complained about vultures feeding on the offal
36 spread on Ronny Lee's fields from the turkey processing, emailed to say he - the neighbor -
37 has installed a motion activated sprinkler system on his roof to scare away the birds. Mr.
38 Pace drove by the house and it appears to be working.
- 39 • East Windsor responded to the request for municipal input to the PIG planning process by
40 agreeing with the project area map and again requesting that should Mr. Ward decide to
41 preserve his farm, the CADB re-target it.
- 42 • Ms. Mooij emailed an apology for not being able to attend this evening's meeting but
43 extended her congratulation to Steve Jany for being appointed to the Governor elect
44 transition team. Steve asked that anyone with ag related concerns or suggestions contact the
45 transition team. He commented that one area of concern is how current regulations hinder
46 the ag industry's ability to evolve.

1
2 VII. COMMITTEE AND STAFF REPORTS

3 A. SADC:

- 4 • Mr. Knox:
- 5 ○ Auer Farm (Mary Jo Herbert) Direct Easement Purchase received SADC Final
 - 6 Approval.
 - 7 ○ Hom farm (in Mercer and Monmouth Counties) has been permanently preserved by the
 - 8 SADC by Direct Easement Purchase.
 - 9 ○ SADC preliminary approval for Direct Easement purchase of two Hopewell farms,
 - 10 Regan and Gillespie. These are in the Mercer ADA but not in a Project Area. Mr.
 - 11 Knox also said that the Kerr Farm in Hopewell had applied but did not score as
 - 12 high.
 - 13 ○ Micro Enterprise rules have been published with an end of comment date of January
 - 14 5th. Mr. Knox and Mr. Pace briefly described how preserved farms would be
 - 15 affected. In Mercer County, approximately 18 out of 86 farms with County held
 - 16 easements might be eligible.
 - 17 ○ Soil and Water Conservation Grants were approved at the last SADC meeting
 - 18 putting those funds again into service for preserved farm owners.
 - 19 ○ Jeff Everett has been appointed Deputy Director for the SADC.

20
21 B. Land Development Activity: None

22
23 C. Status of Farmland Preservation Applications:

24 2016 PIG:

- 25 • Gaskill et al on Sawmill Road: We hope to close by the end of the year.

26
27 2018 PIG:

- 28 • Chowdhury: The County owns, in-fee, this 32-acre targeted farm on Sawmill Road in
- 29 Hamilton. There is an issue with the SADC cost-share application and wetlands on the
- 30 property as delineated by the DEP; but the County did its own wetlands mapping and
- 31 delineated much fewer wetlands.

32
33 IX. OLD BUSINESS

- 34 • PennEast pipeline: There are no further updates although a lawsuit by non-profits has been
- 35 filed against FERC.
- 36 • Monitoring:
- 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. After ignoring a letter reminding him to mow,
 - 39 Mr. Pace asked the County attorney to step in and Radvany responded by asking for
 - 40 an extension of time. It was granted.
 - 41 ○ Mr. Pace will work next on Dakota Nursery with tree stock that has not been tended
 - 42 to for two years. The farm is for sale.
- 43 • Auction Schedule: Local Lands and Buildings Law Public Hearings in municipalities (Hopewell
- 44 Dec. 28th; Lawrence Jan. 3rd; Hamilton January 8th).
- 45 • 2019 Planning Incentive Grant Application:
- 46 ○ Chowdhury - Hopewell: Mr. Pace met with the Chowdhury's and they are interested in
 - 47 preserving their 46-acre farm through fee purchase. Mr. Pace and Ms. Floyd discussed a
 - 48 possible purchase scenario while illustrating the farm with slides for the Board to
 - 49 determine whether or not to target it. Following the presentation, Mr. Jany asked for
 - 50 comments from the Board. Members agreed that Mr. Pace could further pursue
 - 51 negotiations with the Chowdhury's. Mr. Jany asked for approval from the Board to target
 - 52 the farm and it was given.

- 1 o Because no CADB resolution is needed to submit the PIG application to the SADC;
2 these minutes reflect the Board's instructions for Mr. Pace to submit the application
3 with no change to the ADA; a minor expansion to the Hopewell West Project Area
4 to include and target the Chowdhury farm; and the targeting of Joe Skeba's farm on
5 Cedarville Road in the East Windsor/Robbinsville Project Area.
6

7 X. NEW BUSINESS
8 None

9
10 XI. OTHER BUSINESS
11 None

12
13 XII. PUBLIC PARTICIPATION
14 None

15
16 XIII. EXECUTIVE SESSION
17 None was required.

18
19 XIV. ADJOURNMENT
20 The meeting was adjourned at 8:30PM. The next scheduled meeting and re-organization meeting of
21 the MCADB is February 5, 2018.
22

23 Respectfully submitted,

24 

25
26
27 Daniel Pace
28 MCADB, Secretary
29

30 Date adopted: *Feb. 5, 2018*

31
32 Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are
33 located in the Mercer County Planning Division Office. All copies are available upon request.