

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)

**Department of Agriculture
200 Riverview Plaza
Trenton, NJ 08611
200 Building- 1st Floor Board Room**

REGULAR MEETING

December 5, 2019

Chairman Fisher called the meeting to order at 9:07 a.m. The flag salute was conducted.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Chairman Fisher
Cecile Murphy (Rep. NJDEP Commissioner Catherine R. McCabe)
Gina Fischetti (Rep. DCA Commissioner Sheila Oliver) (arrived at 9:10 a.m.)
Jane Brodhecker
Scott Ellis
Pete Johnson
James Waltman

Members Absent

Brian Schilling
Denis Germano
Ralph Siegel
Alan Danser

Susan E. Payne, Executive Director
Jason Stypinski, Esq., Deputy Attorney General

Others present as recorded on the attendance sheet: Brian Wilson, Burlington County Agriculture Development Board (CADB); Katherine Fullerton; Donna Rue; and Marty Bullock, Monmouth CADB.

Minutes

A. SADC Regular Meeting of October 24, 2019 (Open and Closed Sessions)

It was moved by Mr. Waltman and seconded by Mr. Ellis to approve the Open and Closed Session minutes of the SADC regular meeting of October 24, 2019. Ms. Murphy abstained from the vote. The motion was approved.

Report of the Chairman

Chairman Fisher stated that staff has been spending a lot of time on Special Occasion Events (SOEs) and Soil Protection Standards. He explained that there are bills circulating in the legislature related to SOEs, and staff is getting as much information as it can to keep these initiatives progressing.

Report of the Executive Director

Ms. Payne stated that, with regard to the report to the Legislature on SOEs as required by the winery pilot project, the CADBs were requested to provide their feedback and comments to staff by mid- to late-December, and that the SOE working group will reconvene next month, so that staff can make a presentation to the Committee at the January 2020 meeting. Based on the Committee's input, a report will be drafted and presented to the Committee for review in February.

Ms. Payne noted that appropriation bills are listed for action by the Senate Environment and Energy Committee on December 9, 2019.

Ms. Payne advised that the proposed rules amending the PIG program were published in the New Jersey Register on December 2nd and the public comment deadline is January 31, 2020.

Public Comment

No public comment.

Old Business

A. Resolution: House Replacement

**JMJ Farm Holdings II, LLC
Block 27, Lot 2
Hopewell Township, Mercer County**

Note for the record: Mr. Ellis is recused from this matter.

Ms. Armstrong stated that MJM's request to construct a new residence was presented at the October 2019 meeting and that the Committee sought confirmation whether another residential structure on the property dating from the 1860's and to be demolished was listed on any historic registers. Staff talked with several people from the local Hopewell NJ historic district and a representative from the State Historic Preservation Office (SHPO) that confirmed that this house is not listed as historic.

Mr. Everett reviewed the parameters as to why the structure would not be considered historic and gave a comprehensive explanation outlining the applicability of state and national historic preservation designations, and related provisions of the NJ Garden State Preservation Trusts (GSPT) Act. Based on staff research, staff finds there are no restrictions on the demolition of this structure and therefore have drafted the resolution of approval for SADC action.

Mr. Waltman thanked staff for their hard work and efforts in getting the additional information that the Committee requested.

Chairman Fisher asked for a motion to approve staff recommendations and the Committee did not make a motion.

Ms. Payne reiterated that the resolution is to allow for the replacement of the residential structure on the farm which is compliant with the Deed of Easement (DOE). Chairman Fisher stated that the Committee's concern had not been about the house replacement, but rather the fact that an 1860's house is being demolished and that's why the Committee requested more information pertaining to this matter.

Chairman Fisher requested a motion again from the Committee to allow the landowners to put up their new home. The Committee did not make a motion.

Mr. Johnson asked if the landowner decided not to use the 1860s house as a residential structure, would they be allowed to let it stand, and use it for a different use. Mr. Roohr noted that historically, the Committee has never allowed an older structure such as this to be used for anything other than a residence. Susan clarified that if the house were used for

a different purpose, such as a B&B under the rural microenterprise rules, it would not allow another residential structure to be built to replace the existing unit.

Ms. Fischetti suggested that there be processes or rules put in place for these types of situations to make decisions clearer. Ms. Payne stated that the agency is very careful about putting obligations on the farmers who can't afford to maintain a structure like this especially since nothing can prevent them from taking it down .

Chairman Fisher asked again for a motion, but none was offered. Ms. Murphy commented that the Committee appears reluctant to make a motion because it is not comfortable with the situation and there needs to be some regulations in place to address this issue.

Chairman Fisher made a motion to approve the resolution from staff as drafted, but there was no second to his motion. Chairman Fisher stated that this house is just an old house and not deemed historic, so the Committee is deciding, with its lack of a motion, that this house is historic. Chairman Fisher noted that since there is no second to the motion, there will be no action taken on this item.

B. Princeton Show Jumping Request for Consideration

Chairman Fisher addressed Mr. Sposaro, legal counsel for Princeton Show Jumping (PSJ), and stated that at the September meeting the Committee approved PSJ's request to allow shows in September and October even though PSJ hadn't satisfied conditions in prior SADC resolutions. The Committee had warned PSJ that if it wanted to schedule more shows in the future, the conditions of the Committee must be met. Chairman Fisher asked Mr. Sposaro to discuss the things that were completed in order for the shows to resume in the future.

Mr. Sposaro indicated that there were various things that PSJ was required to do and a lot was accomplished and acknowledged the cooperation and assistance from Ms. Payne and SADC staff .

Mr. Sposaro stated that the Committee requested information on where the horses were bred, where they were trained and how long they were on the properties belonging to PSJ and that information was submitted to staff . Mr. Sposaro said he met with the municipality's engineer and neighbors to find out their concerns and took their comments into consideration when meeting the requirements of the Committee. Based upon that feedback, PSJ engaged the services of John Kluthe and Linda Peterson who prepared a conservation plan for the property which included a grass waterway to control erosion. The plans were submitted to SADC staff who approved them subject to National Resource Conservation Service (NRCS) approval.

Mr. Sposaro addressed storm water management and stated that a plan for the large parking area and riding rings will be submitted in the next week. That plan will capture storm water runoff from all the rings that were running downstream to the neighbor's property on Skillman Road, and that water will be captured, retained onsite and disposed of through the soils on site and will no longer lead to the municipal storm water system.

Mr. Sposaro noted that another issue was soil remediation due to a pad area used for temporary horse tents and the Committee and staff were concerned that the soil would not have the long-term production capabilities that other soils on the property have. Soil samples were taken by Rutgers University soil expert Dr. Joseph Heckman, who consulted with Dr. Stefanie Murphy, and the recommendation is to take the shale and rock that came to the surface and sift it out and remove it from the property. The second part of this is to add fertilizer and organic material to improve the soil and which can be done as soon as the weather permits. The third aspect of the soil remediation is deep tilling, and it is recommended that this only be done in a dryer season as it may take years to get the soil back to prime condition. Ms. Payne noted that Dr. Murphy did not see the site yet, and the plan is that after Mr. Murphy does a site inspection she will provide recommendations for soil remediation .

Mr. Sposaro noted that in response to the concern of the neighbors, the trailers parked by Skillman Road have been removed. The municipality complained about use of a gate and accessway on the property, but the gate has been removed, and the area was restored and revegetated. Mr. Sposaro noted that the speakers for the public address system have been turned in the opposite direction to ameliorate noise on Skillman Road.

Mr. Sposaro explained that PSJ is dealing with a dilemma right now because they were advised not to start any of the soil remediation until March 1, 2020 as it would be counterproductive to the planting season. Mr. Sposaro stated that PSJ is subject to a 5% limit on impervious cover as per the deed and noted the some of the soil made available as a result of the gas line that ran through the property at one point was used to construct pads to keep the horses high and dry from the ground during inclement weather. Mr. Sposaro mentioned that Mr. Kluthe recommended taking a soil permeability test to determine how to make the subsoil more permeable. With the return of the pads to a pervious condition, PSJ will be satisfying the 5% impervious requirement.

Mr. Sposaro asked the Committee for permission to allow PSJ to do 16 shows over 70 show days. Mr. Sposaro suggested providing monthly status reports to the staff regarding the work being done with respect to the soil remediation and implementation of storm water management plans, soil conservation plans and work related to impervious cover. There was

a request by the neighbors to re-locate temporary tents but that's not possible because it may be difficult to get permits to make the area suitable for temporary locations. Mr. Sposaro offered that PSJ could plant a vegetative buffer along Skillman Road which will partially obstruct the view of the horse show operations and the temporary tents.

Mr. Roohr presented the Committee with a map of the PSJ property showing conservation projects to repair the subsurface drainage and install a grass waterway that was designed and submitted to staff; staff has approved them and are waiting for NRCS approval. The disturbed area where tent pads were originally put was graded and, as a result, the soil layers were disturbed. Mr. Roohr noted that Dr. Murphy will be out to the site to prepare a formal report and, until that time, staff cannot make judgments as to the condition of the soil and remediation options. One of Staff's concerns is the rock that exists at such a shallow area, so staff is interested in Dr. Murphy's suggestions.

At the September 2019 meeting the Committee decided that PSJ needed to follow the state's storm water standards. As a result, the 2013 storm water plan for the parking area was submitted to the soil conservation district and the Department of Agriculture for engineering review. A week ago, the department issued a review letter to PSJ's engineer and the soil conservation district. One of the comments in the letter is that the storm water plan addresses the parking area but there needs to be a plan for the entire farm, including where the stormwater comes off of the rings. Mr. Sposaro stated earlier that any storm water drainage will be addressed by a retention system of some sort, but that plan is under design by PSJ's engineer and has not been submitted to the district; therefore, the Department of Agriculture and the SADC have not seen and cannot offer an opinion on it. Lastly, regarding the impervious cover restriction of 5%, the as-built plans submitted by PSJ reflects 4.8%, but that calculation does not include the tent pads. The tent pads were tested for their permeability and came up as 0% pervious, so in staff's opinion the pads are considered impervious resulting in the 5% limit being exceeded. As such, staff is waiting on the next steps as to how that area will become pervious.

Mr. Sposaro asked Mr. Kluthe to address the Committee in regard to the steps that can be taken to make the pads permeable. Mr. Clooney stated that deep tillage would allow the pads to drain water a little bit better and it would be the cheapest option. Other actions such as adding organic matter or sand would also help.

Anthony Todara, Esq., counsel for Montgomery Township, stated his client's concern that PSJ is seeking an extension to continue having shows knowing that PSJ still has not satisfied the environmental requirements of the Committee, and he wanted confirmation that SADC action today would not allow the continuation of shows until all conditions are satisfied.

Ms. Payne stated that at the last meeting PSJ requested 9 shows over 42 days and now they are requesting 16 shows and 70 days. Mr. Waltman commented that PSJ is proceeding as if they were entitled to more shows than what has been approved. Mr. Sposaro stated that the reason the show days were increased is because PSJ is very popular and offered more shows. Ms. Payne asked for the status of show dates scheduled through the New Jersey Equine Federation (NJEF). Mr. Sposaro stated that these dates were sanctioned by the NJEF subject to SADC approval and to PSJ's remediation work being completed before the first show on April 15, 2020. Ms. Payne noted that the results of the tests would be needed by the middle of March 2020 and that may not be enough time to conduct a meeting and have approval in time for April 2020.

Mr. Ibad Abousabi, neighbor to PSJ, commented that he appreciates all of the work done so far and the great strides to move forward, but stated that the location of the tents and the duration that they are up is a major concern for the neighbors. Mr. Abousabi noted that 20 shows from April 2020 to October 2020 is a 6-month period so tents will be up for 6 months on Skillman Road which is not where they were approved to be. A temporary tent up for 6 months or more has to be treated as a permanent structure. Jonathan Pike, neighbor to PSJ, commented that the amount of tent construction and noise has increased without approval, and expressed his disdain for the PSJ "circus". He requested that the Committee do something to make a change because this has been going on for way too long.

Chairman Fisher noted that the Committee would be going into closed session for matters of attorney client privilege.

CLOSED SESSION

At 10:32 a.m. Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including the certification of values for property acquisitions under the farmland preservation program, personnel matters, any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege. The certifications of value for each property acquisition shall remain confidential until a closing on that particular acquisition occurs or until the application for that particular acquisition is withdrawn. Otherwise the minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Ms. Murphy and seconded by Mr. Ellis to approve the resolution to go into closed session.

ACTION AS A RESULT OF CLOSED SESSION

Note for the record: Mr. Ellis left the meeting at 10:40 A.M.

Princeton Show Jumping (PSJ)

Chairman Fisher addressed Mr. Sposaro and stated that based on the information presented today and the actions taken by PSJ, as it stands right now, the operation has no opportunity to schedule any dates because it was rescinded at the meeting in September. To date, there would be no events until all of the conditions are met. He acknowledged that Mr. Sposaro and his client are currently trying to satisfy the conditions by March 1, 2020 to become compliant with the Deed of Easement (DOE).

Chairman Fisher noted that if the Committee does not act, there will be no opportunity for future show dates. The Committee may decide to act and allow the 9 show dates in the original approval, provided all conditions are met. Chairman Fisher stated that Mr. Sposaro requested, upon completion of conditions, an extension or increase to 14-16 shows with 70 show dates.

Mr. Waltman asked the staff if PSJ has complied with the conditions the Committee established at the September meeting. Ms. Payne replied that compliance has not occurred yet, but staff recognizes the substantial effort made by the owner to comply. Chairman Fisher stated that there are huge impacts to the owner of the property, the Equine Federation, the show presenters, the township and the neighbors. He reiterated that if no action is taken today, there will be no show dates at PSJ but if the Committee decides to act, his recommendation is that it acts on the 9 show dates in the original 2013 approved resolution so that operations can continue at PSJ.

Ms. Fischetti made a motion for the 9 show dates provided that the conditions in the 2013 resolution are met. Ms. Brodhecker seconded the motion. Chairman Fisher asked if there was any discussion.

Ms. Murphy noted, based on the chart provided by staff, that there were 10 different requirements to be satisfied by PSJ and so far, only 2 of them have been met and based on that she does not feel confident that all of the conditions will be met in the span of 3 months with the holidays approaching and inclement weather conditions. Mr. Johnson suggested that he would like to amend Ms. Fischetti's motion and Ms. Fischetti agreed to hear Mr. Johnson's amendment. Mr. Johnson stated that the motion should be amended to incorporate the schedule proposed by PSJ provided they satisfy all of the Committee's conditions including the 5% impervious coverage, and they should be allowed to proceed with the additional shows as it seems that things are moving in the right direction.

Ms. Fischetti and Ms. Brodhecker accepted the amended motion. Mr. Stypinski noted that the amendment now is to allow for the 14-16 shows, provided that PSJ comply with all the conditions, including impervious coverage. The committee raised the question if there was a deadline for the completion of the conditions.

Ms. Fischetti wanted to further amend the motion to say that the additional shows only be allowed if the conditions were met by the date of the 9th show. If the conditions were not met by the 9th show, the additional shows would not be allowed.

Ms. Brodhecker stated that she would like to hear the final motion again for clarity. Ms. Payne stated that the proposal is to allow PSJ the number of shows they requested, up to 16 shows and 70 days, so long as they can conduct up to 9 shows and 42 days with continued progress on the environmental issues, but all environmental concerns that were discussed must be resolved by the end of that 9th show date in order for PSJ to have any additional shows beyond that. Ms. Fischetti and Ms. Brodhecker agreed to that motion. Chairman Fisher asked for any discussion.

Ms. Murphy stated that based on Mr. Stypinski's advice she doesn't think this motion is a good idea because of her concerns that the conditions won't be met. Mr. Waltman commented that the Committee agreed on no shows in September until all conditions are satisfied and now it is motioning to approve 16 shows which is a movement in the wrong direction.

Chairman Fisher stated that the stakes are high in terms of the horse show calendar. Chairman Fisher asked Mr. Stypinski if there can be another motion if the current motion is not approved. Mr. Stypinski stated that could be done. Chairman Fisher then requested a roll call vote for the motion. Ms. Murphy, Mr. Waltman, and Secretary Fisher voted against the motion and Ms. Fischetti, Ms. Brodhecker, and Mr. Johnson voted in favor of the motion, therefore the motion was denied.

Chairman Fisher motioned to allow the 9 shows and show dates as set forth in the 2013 resolution, provided all conditions are met by the end of the 9th show, and when the 9 shows are done, PSJ must come back before the Committee for permission to do additional shows. Ms. Payne stated that the 9 shows would go from April 2020 to July 2020. Mr. Johnson seconded the motion. Chairman Fisher called for a roll call vote. Ms. Murphy, Ms. Fischetti, Ms. Brodhecker, Mr. Johnson and Secretary Fisher voted in favor of the motion and Mr. Waltman voted against the motion. The motion was approved.

New Business

A. FY 2021 Non-Profit Funding Round Approval

Ms. Miller stated that pursuant to SADC regulations, the nonprofit program requires publishing a notice in the NJ Register soliciting new applications. The notice must be published at least 90 days in advance of the application deadline. Based on the current timeline, there will be an application deadline of April 5, 2020 and a goal of reviewing all the applications and scheduling site visits in order to prepare the Preliminary Approval for Committee review at the June 25, 2020 meeting. This timeline syncs with the anticipated appropriation schedule. For these reasons, staff is recommending commencing the Non-Profit Program application process in preparation of the FY21 program year.

It was moved by Ms. Murphy and seconded by Mr. Waltman to approve the FY 2021 Non-Profit Funding Round. The motion was unanimously approved.

B. Term Farmland Preservation Program

Mr. Kimmel stated that the farm listed below seeks enrollment in the 16-year program so that it can qualify for soil and water cost share grants and stated that staff recommendation is to approve the enrollment.

It was moved by Ms. Murphy and seconded by Mr. Waltman to approve the enrollment of the Jared and Ann Bush property into the 16-year term farmland preservation program.

1. Enrollment

- a. Jared and Ann Bush, SADC ID #14-004-TF, Resolution FY2020R12(1) Block 55, Lot 4.07, Washington Township, Morris County, 20.28 acres.

The motion was unanimously approved. A copy of Resolution FY2020R12(1) is attached to and is a part of these minutes.

C. Resolutions of Final Approval – County PIG Program

Ms. Miller and Ms. Mazzella referred the Committee to two requests for final approval under the County PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Ms. Murphy and seconded by Ms. Brodhecker to approve Resolutions FY2020R12(2) and FY2020R12(3) granting approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Paula DuBrow, SADC ID #10-0428, Resolution FY2020R12(2), Block 42, Lot 1.01, Franklin Township, Hunterdon County, 36.7 gross acres.
2. Eberdale Farms (Lot 8), SADC ID #06-0199-PG, Resolution FY2020R12(3), Block 2, Lot 10, Stow Creek Township, Cumberland County, 101.534 acres.

The motion was unanimously approved. A copy of Resolutions FY2020R12(2) and FY2020R12(3), is attached to and is a part of these minutes.

D. Resolutions of Final Approval – Municipal PIG Program

Ms. Miller and Ms. Mazzella referred the Committee to two requests for final approval under the Municipal PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Ms. Brodhecker and seconded by Ms. Murphy to approve Resolutions FY2020R12(4) and FY2020R12(5) granting approval to the following applications under the Municipal PIG Program, as presented, subject to any conditions of said resolution.

1. William and Diane Kappus, SADC ID #10-0426-PG, Resolution FY2020R12(4), Block 18, Lot 9.02, Alexandria Township, Hunterdon County, 30.4 acres.
2. Charlotte Holladay, SADC ID #17-0202-PG, Resolution FY2020R12(5), Block 4, Lot 14, Mannington Township, Salem County, 19.290 acres.

The motion was unanimously approved. A copy of Resolutions FY2020R12(4) and FY2020R12(5), is attached to and is a part of these minutes.

E. Stewardship

Mr. Roohr referred the Committee to a request for a division of premises of a 152-acre farm in East Amwell Township, Hunterdon County on behalf of Jon and Robin McConaughy, under the corporate name of Traveling Butcher, L.L.C. The farm would be divided along Orchard Road, creating an approximate 76-acre parcel on the north side of Orchard Road (Parcel-A) and a 76-acre parcel on the south side of Orchard Road (Parcel-B). The owners are to retain ownership of Parcel-B and would transfer Parcel-A to Kara Paolino.

Kara Paolino currently rents approximately 35 acres for a horse rescue and an angora sheep operation and would like to purchase Parcel-A in order to decrease her horse rescue while increasing her sheep operation and develop a laying hen operation.

Mr. Roohr advised that staff found the proposed division was for an agricultural purpose, would result in agriculturally viable parcels, and requested the Committee's approval of the division.

Mr. Roohr stated that the Hunterdon CADB approved the division in June 2019.

It was moved by Ms. Murphy and seconded by Mr. Johnson to approve Resolution FY2020R12(6) to approve the following applications under the Stewardship Program, as presented, subject to any conditions of said resolution:

1. Traveling Butcher, LLC, Resolution FY2020R12(6), Block 32 and Block 40.01, Lot 3, East Amwell Township, Hunterdon County, 152.4 Acres

The motion was unanimously approved. A copy of Resolution FY2020R12(6) is attached to and is a part of these minutes.

F. Resolution: Non-Profit Fee Transfer of the

“Muckshaw Preserve” from the Nature Conservancy to the Ridge and Valley Conservancy, (Fredon and Andover Township, Sussex County)

Ms. Reynolds stated that The Nature Conservancy (TNC) is seeking approval for the transfer of its fee simple interest in a preserved farm located in Sussex County to the Ridge and Valley Conservancy (RVC). RVC's intent is to partner with the Foodshed Alliance on its Sustainable Agriculture Enterprise (SAGE) project, under which the Foodshed Alliance would sublease individual plots (up to ten acres each) to sustainable farm businesses at affordable rates. To date, the Foodshed Alliance has proposed one sublease for one of the plots with the Sussex County Community College. Pursuant to the DOE, the grantor agreed to pay the SADC 50% of its net proceeds in the event that it sells any interest in the Premises. However, TNC is proposing to transfer the fee interest in both parcels to RVC for no monetary consideration. In order for the SADC to retain its right to be adequately compensated in the case of a future property transfer, the proposed deed from TNC to RVC specifically references the reimbursement paragraph, along with other relevant provisions, so that the provisions remain intact for a future transfer, and future landowners are on notice of those provisions.

SADC staff has reviewed the proposed fee transfer deed from TNC to RVC, lease between RVC and the Foodshed Alliance, and sublease between the Foodshed Alliance and the Sussex County Community College, as these documents are material elements of the transfer. Based

on this review, staff is satisfied that both parcels will continue to be maintained for agricultural use and production pursuant to their respective deeds of easement. Therefore, staff recommends the SADC approve the proposed fee transfers of the parcels from TNC to RVC. Ms. Reynolds noted that Mr. Eric Olsen from TNC and Mr. Eric Darby from the Foodshed Alliance are here today to make a presentation for the Committee. Chairman Fisher stated that he was interested in hearing their presentation but in the interest of time and quorum, they could present after closed session.

It was moved by Mr. Waltman and seconded by Ms. Murphy to approve Resolution FY2020R12(7) to approve the following applications under the Fee Simple Program, as presented, subject to any conditions of said resolution:

1. Muckshaw Preserve (The Nature Conservancy to Ridge and Valeey Conservancy) Resolution FY2020R12(7), Block 1001, Lot 30, Fredon Township and Block 153, Lots 33 and 33.01, Andover Township, Sussex County, 197.864 acres (Parcel A); and Block 801, Lot 33 and Block 1001, Lot 1.01 Fredon Township, Sussex County, 132.099 acres (Parcel B)

The motion was unanimously approved. A copy of Resolution FY2020R12(7) is attached to and is a part of these minutes.

G. Resolution: Jamesburg Training School- Recreational Use and Division of Premises Request (Monroe Township, Middlesex County)

Note: Ms. Payne stated that this agenda item was pulled from the agenda prior to the meeting.

H. Resolution of Approval: Soil & Water Conservation Project Cost- Sharing

Chairman Fisher stated that everyone is familiar with this project and has reviewed their packet and asked for a motion for approval.

It was moved by Ms. Murphy and seconded by Mr. Johnson to approve Resolution FY2020R12(8), granting approval to the following application under the Soil and Water Conservation Project Cost Sharing program, as presented, subject to any conditions of said resolution.

1. Joseph Savastano, SADC ID #03-0204-EP, Resolution FY2020R12(8), Block 8, Lot 7.01, Mansfield Township, Burlington County, 26.436 acres.

The motion was unanimously approved. A copy of Resolution FY2020R12(8) is attached to and is a part of these minutes.

Public Comment

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., Thursday January 23, 2019

New Jersey Health and Agriculture Building

CLOSED SESSION

At 11:15 a.m. Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including the certification of values for property acquisitions under the farmland preservation program, personnel matters, any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege. The certifications of value for each property acquisition shall remain confidential until a closing on that particular acquisition occurs or until the application for that particular acquisition is withdrawn. Otherwise the minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Ms. Murphy and seconded by Ms. Brodhecker to approve the resolution to go into closed session.

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters – Certification of Values

It was moved by Ms. Murphy and seconded by Ms. Brodhecker to approve the Certification of Values for the following applications as discussed in closed session.

1. Municipal Planning Incentive Grant Program

- a. JWP Properties, LLC, SADC ID#17-0219-PG, Block 2003, Lot 17, Pittsgrove Township, Salem County, 28.2 Net Acres.

2. Direct Easement Purchase

- a. Estate of Donald and Lillis Bowlby (Lot 81), SADC ID #10-0271-DE, Block 72.07, Lot 81, Raritan Township, Hunterdon County, 98.023 Acres.
- b. Estate of Donald and Lillis Bowlby (Lot 19), SADC ID #10-0270-DE, Block 71, Lot 19, Raritan Township, Hunterdon County, 44.03 Acres.
- c. Estate of Donald and Lillis Bowlby (Lot 19.02), SADC ID #10-0269-DE, Block 71, Lot 19.02, Raritan Township, Hunterdon County, 18.80 Acres.

3. Non-Profit Easement Purchase

- a. Edward Lohmeyer and Patricia Hogan, SADC ID #13-0018-NP, Block 19, Lots 9, 11, 11.04 & 11.05, Upper Freehold Township, Monmouth County, 6 Acres.

Discussion:

Mr. Eric Olsen from The Nature Conservancy (TNC) stated that TNC has owned Muckshaw preserve since 2001 and the main motivation was to preserve the property to a more sustainable model. The Ridge and Valley Conservancy (RVC) and TNC have a long-standing partnership with the Foodshed Alliance, and this program was created due to the need for farmers in the Sussex County community.

Mr. Eric Darby from the Foodshed Alliance, stated that the Foodshed Alliance is an organic 13-year-old nonprofit organization that has been helping farmers understand natural and organic farming, realizing that land access is the largest problem for those farmers who can't afford to buy land. The program allows farmers to take 5 to 10-acre plots, with negotiated 10-year renewable leases, to gain access to shared infrastructure to start out right away. There is another program with the Foodshed alliance called Local Share which gives wasted food to 89 food pantries in northern NJ. The Foodshed Alliance is asking farmers who apply to have a two-year production experience and a farm management plan presented with their application along with a business and marketing plan. The Foodshed Alliance will also be helping farmers connect with programs on how to write a proper business plan along with marketing concepts. All applicants are also required to employ natural and sustainable growing practices. The program is less than a year old, currently with one farmer, and hoping to eventually get 5 to 10 farmers with a biodiverse representation of products for public consumption. Once successful, the hope is to have 10 farmers growing organic food on that land.

Chairman Fisher congratulated Mr. Olsen and Mr. Darby and stated that he's looking forward to this program.

Ms. Payne stated that staff always thought that the non-profit community was uniquely situated to help experiment with new and beginning farmers. Mr. Olsen stated this program is a thoughtful experiment and the hope is to transition to a new agricultural economy in NJ. Mr. Darby stated that the Sussex County Community college agricultural professor approached the Foodshed Alliance and stated that they want to use the program as part of their required curriculum and will connect the food that they grow to their culinary program. The Foodshed Alliance views the student base at Sussex County Community college to be interns at other farm plots and hope to develop volunteers through the college as well. Chairman Fisher commented that he appreciates the trailblazing efforts made and hopes this will eventually become a state-wide endeavor. Ms. Payne congratulated Mr. Darby and Mr. Olsen on their vision and stated that staff would like to learn from their experiences and keep communications open .

ADJOURNMENT

The meeting was adjourned at 11:32 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee