

STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

February 26, 2026

Secretary Wengryn called the meeting to order at 9:10 a.m.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Richard Norz
Charles Rosen
Gina Fischetti
Ryan Feeney
Brian Schilling

Members Absent

Tiffany Bohlin
Lauren Procida

Charles Roohr, SADC Executive Director
Jay Stypinski, Esq., Deputy Attorney General

Minutes

Approval of SADC Open and Closed Session Minutes of January 15, 2026, and Special Meeting of February 12, 2026.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of January 15, 2026, and the Special Meeting of February 12, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn introduced Mr. Ryan Feeney as the State Treasurer's designee for membership on the SADC. Mr. Feeney stated he has been with Treasury for 16

years and he's happy to be working with the SADC.

Secretary Wengryn stated that the State Agricultural convention took place recently and confirmed there is a large interest in Farmland Preservation and the statewide formula. He attended a winter policy conference with other state departments of agriculture where topics such as food security, the farm bill, and the future of agriculture policies were discussed. The Secretary addressed the Assembly Agriculture committee on farm viability, farmland preservation, and agricultural economics in New Jersey.

Report of the Executive Director

Mr. Roohr stated that the Future Program and Deed of Easement subcommittees will reconvene to discuss various issues and upcoming program changes.

Mr. Roohr welcomed Mr. Feeney to the committee and thanked Ms. Krause for her prior service and commitment to the board.

Mr. Roohr announced that the auction for the Schmied Farm will take place on March 5th and next month the Patricelli Farm auction will take place. He commended staff for their hard work on these auctions.

Mr. Roohr stated that there has been a lot of staff engagement the last month, including attending and hosting meetings. A number of soil districts have hosted local working group meetings which staff attended and there will be a number of county-wide farmer resource conferences which staff will attend as well.

Public Comment

Ms. Patricia Springwell from Hunterdon County commented that Mr. Randy Peck from Mercer County is a farmer who is dedicated to agriculture and implored anyone with the proper equipment to help Mr. Peck get his farm back into compliance.

Ms. Christina Chrobokowa from 360 Earthworks expressed her support for including woodlands as part of the farmland preservation program.

Old Business

A. Stewardship

- 1. Resolution: Review of Activities – Princeton Show Jumping**
Note: Mr. Norz and Mr. Schilling recused from this discussion.

Mr. Roohr reviewed the history of Princeton Show Jumping (PSJ) for the new committee members and stated the landowner is requesting approval for 2026 show dates. He also stated staff became aware of site work to reorient the tent pad sites and additional areas, and today's discussion will focus on the potential impacts of that work on the 5% impervious cover limit in the deed of easement. He noted staff was not able to conduct a recent site inspection due to the snow.

Mr. Willmott stated that PSJ's request is consistent with previous years having 14 shows with a total of 70 show days commencing April 15th and ending September 27th. PSJ's tents will remain in place during the show season and confirmed the tents will be up for a total of 165 days which keeps them from being counted as impervious cover.

Staff discovered site work was occurring to reorient the tents based on public and health safety reasons. Mr. Willmott noted PSJ is required to notify staff prior to any land alterations due to the impervious cover limit and that was not done for the site work. PSJ stated it worked with the soil conservation district and the township to obtain all necessary approvals and permits and began the project prior to SADC review. Staff reviewed the site plans and aerial maps and noted additional graveled areas.

Mr. Willmott stated that staff recommends approval of the shows as presented by PSJ conditioned on a site visit to verify DOE compliance and the amount of impervious cover. If any issues are discovered, staff recommends a 60-day time limit for corrective action to take place. The draft resolution also includes delegated authority for the Executive Director to approve amended schedules if necessary.

Ms. Niederer expressed concern about PSJ violating previous agreements and failing to notify staff and the committee prior to making alterations. She recommended that staff verify PSJ has not gone over the impervious cover limit and that PSJ commit to notifying staff prior to any land modifications before the committee approves 2026 show days. Mr. Roohr stated the committee could table the resolution until the April meeting or delegate the approval to staff after the site visit occurs.

Ms. Voigt, counsel for PSJ, stated that her client was not aware of concerns regarding the gravel and there was no intent to violate any reporting requirements. Since the soil conservation district approved the reorientation and the tents are located in the same area of disturbance, the project was not perceived as needing SADC review. Ms. Voigt stated pushing the approval to the April meeting will affect the show calendar approved by the United States Equestrian Federation and requested the

committee to delegate approval and any calendar modifications to staff pending a site visit.

Ms. Niederer stated the tent reorientation appears in compliance, but there is concern regarding the additional gravel sites. She agreed staff is capable of analyzing and measuring the areas of impervious cover and suggested the committee receive confirmation there are no DOE violations before turning authority over to staff.

Mr. Roohr stated that the resolution before the committee today allows for PSJ's show schedule to start in April. Staff is looking for conditional approval to allow the shows to begin on schedule if PSJ is in compliance or comes into compliance within 60 days.

It was moved by Mr. Bullock and seconded by Mr. Rosen to approve resolution FY2026R2(1) with the stipulation that PSJ is in compliance with the DOE within 60 days, granting final approval, as presented, subject to any condition of said resolution.

1. Princeton Show Jumping, LLC/Hunter Farms North Equine Activities, SADC ID# 18-0005-DN, FY2026R2(1), Block 260001, Lot 1.02, Montgomery Township, Somerset County, 101.46 acres.

The motion was unanimously approved. A copy of Resolution FY2026R2(1) is attached to and is a part of these minutes.

New Business

A. Stewardship

- 1. Resolution: House Replacement- George C. and Lillian Mosley**
Note: Mr. Bullock recused from the discussion.

Mr. Pizzio referred the committee to a request for a house replacement for the George and Lillian Mosley farm. He reviewed the specifics of the request with the committee and stated that staff's recommendation is to grant approval for the single story, three-bedroom, two-bathroom, single family residence totaling approximately 2,000 square feet of heated living space.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to approve Resolution FY2026R2(2) granting final approval, as presented, subject to any condition of said resolution.

George C. and Lillian Mosley, SADC ID# 13-0426-PG, FY2026R2(2), Block 20, Lot 5, Colts Neck Township, Monmouth County, 15.133 acres.

Mr. Norz abstained from the vote. The motion was approved. A copy of Resolution FY2026R2(2) is attached to and is a part of these minutes.

2. Resolution: SOE Renewal- Reed's Sod Farm, LLC.

Mr. Kimmel referred the committee to an SOE Renewal request for the Reed Sod Farm, LLC. He reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Ellis and seconded by Mr. Norz to approve Resolution FY2026R2(3), granting final approval, as presented, subject to any condition of said resolution.

Reed's Sod Farm, LLC, SASDC ID# 13-0030-DE, FY2026R2(3), Block 23, Lots 13 and 22.01, Upper Freehold Township, Monmouth County, 200.289 acres.

The motion was unanimously approved. A copy of Resolution FY2026R2(3) is attached to and is a part of these minutes.

B. Resolution: Non-Agricultural Development in the ADA, including Condemnation of Preserved Farmland (N.J.S.A. 4:1C-19 and 25)

Note: Mr. Norz recused himself on this matter because of his relationship with the Schaeffer Family.

Deer Path Park Dam Reconstruction, Schaeffer C&W Farm, Reading Township, Hunterdon County,

Mr. Bruder referred the committee to a condemnation request received by Readington Township, Hunterdon County, for a project involving the rehabilitation of a dam in a county owned park. The dam is adjacent to the Schaeffer farm where Hunterdon County holds the deed of easement. There is a walkway over the dam that connects two areas of the park. The pond was drained and now the county wants to reconstruct the dam which requires a 40-foot by 200-foot permanent easement. He reviewed the specifics with the committee and stated staff found that the easement will not cause unreasonably adverse effects on the preserved farm, the ADA, or state preservation and development policies pursuant to sections 19 and 25 of ARDA. Staff recommendation is to approve the request.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolution FY2026R2(4) granting final approval, as presented, subject to any condition of said resolution.

1. Deer Path Park Dam Reconstruction, Schaeffer C&W Farm, Reading Township, Hunterdon County, FY2026R2(4).

The motion was unanimously approved. A copy of Resolution FY2026R2(4) is attached to and is a part of these minutes.

C. Resolutions: Final Approval – Municipal Planning Incentive Grant

Staff referred the committee to three requests for final approval under the Municipal PIG program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(5) through and FY2026R2(7) granting final approval, as presented, subject to any condition of said resolutions.

1. Suzanne Pierce, SADC ID#17-0252-PG, FY2026R2(5), Block 11, Lot 16.02, Alloway Township, Sale County, 8 acres.
2. Edward H. & Justine Hufnell, SADC ID#17-0271-PG, FY2026R2(6), Block 5, Lots 1 & 5, Upper Pittsgrove Township, Salem County, 21.27 acres.
3. Elizabeth Bussard, SADCID#10-0448-PG, FY2026R2(7), Block 89, Lot 29, Raritan Township, Hunterdon County, 39.97 acres.

The motion was approved. A copy of resolutions FY2026R2(5) through FY2026R2(7) is attached to and part of these minutes.

D. Resolutions: Final Approval – County Planning Incentive Grant

Staff referred the committee to nine requests for final approval under the County PIG program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(8) through FY2026R2(16) granting final approval, as presented, subject to any condition of said resolutions.

1. John and Chelsie Malavasi, SADC ID#10-0449-PG, FY2026R2(8), Block 12, Lot 20, Raritan Township, Hunterdon County, 33 acres.
2. Frank Baitinger, SADC ID#06-0237-PG, FY2026R2(9), Block 20, Lot 7, Stow Creek Township, Cumberland County, 28.67 acres.
3. James & Amber Patitucci, SADC ID#06-0235-PG, FY2026R2(10), Block 29, Lot 5, Stow Creek Township, Cumberland County, 18.50 acres.
4. Brian Russell Cox & Brittany Michelle Blizzard, SADC ID#06-0236-PG, FY2026R2(11), Block 8, Lot 14, Stow Creek Township, Cumberland County, 22.58 acres.
5. Douglas Mehaffey, SADC ID #06-0240-PG, FY2026R2(12), Block 403, Lot 7, Upper Deerfield Township, Cumberland County, 19.23 acres.
6. Joseph and Phyllis Newkirk, SADC ID #06-0233-PG, FY2026R2(13), Block 65, Lot 8, Hopewell Township, Cumberland County, 30.25 acres.
7. David Caltabiano, SADC ID#08-0241-PG, FY2026R2(14), Block 4, Lot 7.01, Mantua Township, Gloucester County, 15.98 acres.
8. Trust of Edith Van Wagoner (East- Blk 1202), SADC ID#03-0461-PG, FY2026R2(15), Block 1202, Lot 3, Springfield Township, Burlington County, 167.08 acres.
9. Trust of Edith Van Wagoner (West- Blk 1201), SADC ID#03-0462-PG, FY2026R2(16), Block 1201, Lot 27.01, Springfield Township, Burlington County, 118 acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(8) through FY2026R2(16) is attached to and part of these minutes.

Mr. Norz requested that farm properties with questionable exception areas be reviewed by the committee before a final approval resolution is presented. Mr. Roohr stated staff works with the program partners and the landowner to locate the exception areas in the most appropriate places to minimize the agricultural impacts but also to accommodate the landowner's requests. Secretary Wengryn suggested a policy be created to educate the landowners on the goals and objectives of the program regarding exception areas.

Ms. Miller stated there is an exception area guidance document provided to

landowners and staff is currently discussing how to improve that document to emphasize how location preferences can impact agricultural operations on the land. She stated that staff can bring this draft document before the committee in the next month or two for discussion.

It was moved by Mr. Norz and seconded by Mr. Ellis to have questionable exception area placements be presented to the board before preliminary approval is given. The vote was taken. Mr. Norz, Mr. Schilling, Mr. Ellis and Ms. Fischetti voted in favor of the motion. Mr. Bullock, Ms. Niederer, Mr. Rosen and Secretary Wengryn voted against the motion. Mr. Feeney abstained. The motion was not approved as there was a tie amongst the board.

E. Resolutions: Final Approval – Nonprofit Grant Program

Mr. Zaback referred the committee to three requests for final approval under the Nonprofit Grant program. He reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(17) through FY2026R2(19) granting final approval, as presented, subject to any condition of said resolutions.

1. 526 Delaware Road, SADC ID#21-0057-NP, FY2026R2(17), Block 300, Lot 600 and Block 700, Lots 400 and 503, Hope Township, Warren County, 123.8 net acres.
2. Michelle Marie Vosper, SADC ID#19-0024-NP, FY2026R2(18), Block 2401, Lots 25.01 & 25.03, Stillwater Township, Sussex County, 230.3 gross acres.
3. Cornelia & Adam Hubbard, SADC ID#19-0025-NP, FY2026R2(19), Block 50, Lot 2, and Block 169, Lots 5.01, 5.03 & 50.5, Wantage Township, Sussex County, 83.4 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(17) through FY2026R2(19) are attached to and part of these minutes.

F. Resolutions: Final Approval- Direct Easement Purchase Program

Staff referred the committee to three requests for final approval under the

Direct Easement Purchase program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolutions FY2026R2(20) through FY2026R2(22) granting final approval, as presented, subject to any condition of said resolutions.

1. Maple Dell Farm, LLC, SADC ID#10-0311-DE, FY2026R2(20), Block 23, Lots 3, 3.01, 3.02, and 3.03, Alexandria Township, Hunterdon County, and Block 2, Lots 3 & 4, Kingwood Township, Hunterdon County, 127.85 gross acres.
2. Dean McKee, SADC ID#17-0416-DE, FY2026R2(21), Block 37, Lot 4, Lower Alloways Creek Township, Salem County, 43.66 gross acres.
3. Danton Hall, SADC ID#19-0040-DE, FY2026R2(22), Block 11, Lot 11.07, Wantage Township, Sussex County, 24.07 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(20) through FY2026R2(22) is attached to and part of these minutes.

G. Resolutions: Preliminary Approval – Direct Easement Purchase Program

Mr. Zaback referred the committee a request for preliminary approval under the Direct Easement Purchase program. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Rosen and seconded by Ms. Niederer to approve Resolution FY2026R2(23) granting final approval, as presented, subject to any condition of said resolution.

1. Imperatore Sussex Partnership LP, SADC ID#19-0043-DE, FY2026R2(23), Block 61, Lots 51 and 54, Hardyston Township, Sussex County, 258 gross acres.

The motion was unanimously approved. A copy of resolution FY2026R2(23) is attached to and part of these minutes.

H. Resolution: Preliminary Approval- 2026 Nonprofit Grant Round

Mr. Zaback referred the committee to four requests for preliminary approval under the 2026 Nonprofit Grant Round. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolution FY2026R2(24) granting preliminary approval, as presented, subject to any condition of said resolution.

1. Frank & Irene Baran, SADC ID#21-0066-NP, FY2026R2(24), Blairstown Township, Warren County, 150.19 acres.
2. Tyler Drew Mastrogiovanni, SADC ID#21-0067-NP, FY2026R2(25), Blairstown Township, Warren County, 56.09 acres.
3. RDA Properties, LLC, SADC ID#21-0065-NP, SADC ID#21-0065-NP, FY2026R2(26), Blairstown Township, Warren County, 152.41 acres.
4. Brian & Sueanne Dugan, SADC ID#21-0068-NP, FY2026R2(27), Harmony Township, Warren County, 30.57 acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(24) through FY2026R2(27) is attached to and part of these minutes.

Public Comment

Ms. Patricia Springwell urged the committee to use its power to control the configurations of how farms are preserved. She stated that the committee has leverage and it needs to assert its authority for the preservation acquisitions.

CLOSED SESSION

At 12:12 p.m. Mr. Roohr 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: the certification of value for the acquisition of a development easement on property in Pilesgrove Township, Salem County under the county planning incentive grant program; fee simple or development easement acquisitions on properties in Bernardsville Borough, Somerset County, and Hopewell Township, Mercer County under the state acquisition program; attorney-client advice regarding the issuance of a notice of violation of the special occasion events law on property in Readington Township, Hunterdon County; and any other matters under

N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Ellis and seconded by Mr. Norz to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Real Estate Matters – Certification of Values

It was moved by Ms. Niederer and seconded by Mr. Norz to approve the certification of values as discussed in closed session. The motion was approved.

B. Attorney/Client Matters

It was moved by Mr. Bullock and seconded by Ms. Niederer to delegate notice of SOE violation penalties to staff. The motion was unanimously approved.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to have staff send an advisory letter to Ocean County and New Egypt permit, zoning and construction offices advising them on the restraints on the Crescent Farm.

ADJOURNMENT

The meeting was adjourned at 2:03 p.m.

Respectfully Submitted,



Charles Roohr, Executive Director
State Agriculture Development Committee