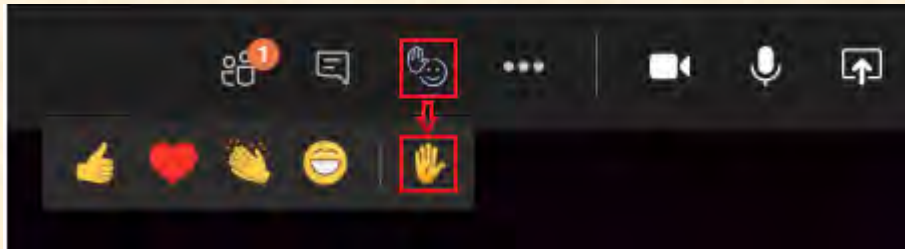




Slide 1

THE SADC HAS CHANGED HOW THE PUBLIC PARTICIPATES IN OUR MONTHLY MEETING

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING TEAMS OR THE URL LINK, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY CAN DO SO BY “RAISING YOUR HAND”



SIMPLY CLICK ON THE HAND AND FACE ICON AT THE TOP OF YOUR SCREEN WHILE IN THE MEETING AND THEN CLICK THE RAISE HAND. <https://youtu.be/xRi0hxL4yHo>

PLEASE WAIT FOR YOUR NAME TO BE CALLED BEFORE YOU BEGIN SPEAKING.

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING THE CALL-IN FEATURE, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY WILL BE GIVEN AN OPPORTUNITY AFTER ALL THE “RAISED HANDS” HAVE SPOKEN.



Please email Jessica Uttal, Jessica.uttal@ag.nj.gov, if you need further instructions.

Hunter Farms





Carroll Engineering
 100 Sakon Boulevard, Suite 206
 Elizabeth, NJ 07208
 Phone: (908) 574-7500 Fax: (908) 574-5743
 Certified of Authorization #PCA13743330

CORPORATE OFFICE:
 940 Route 100, Wallingford, PA 18776
 Phone: (610) 243-6700 Fax: (610) 243-5875
 (LOCAL OFFICE)

1300 Packer Street, Easton, PA
 Phone: (610) 462-1248
 100 Lantana Court, Easton, PA 17820
 Phone: (610) 477-8077

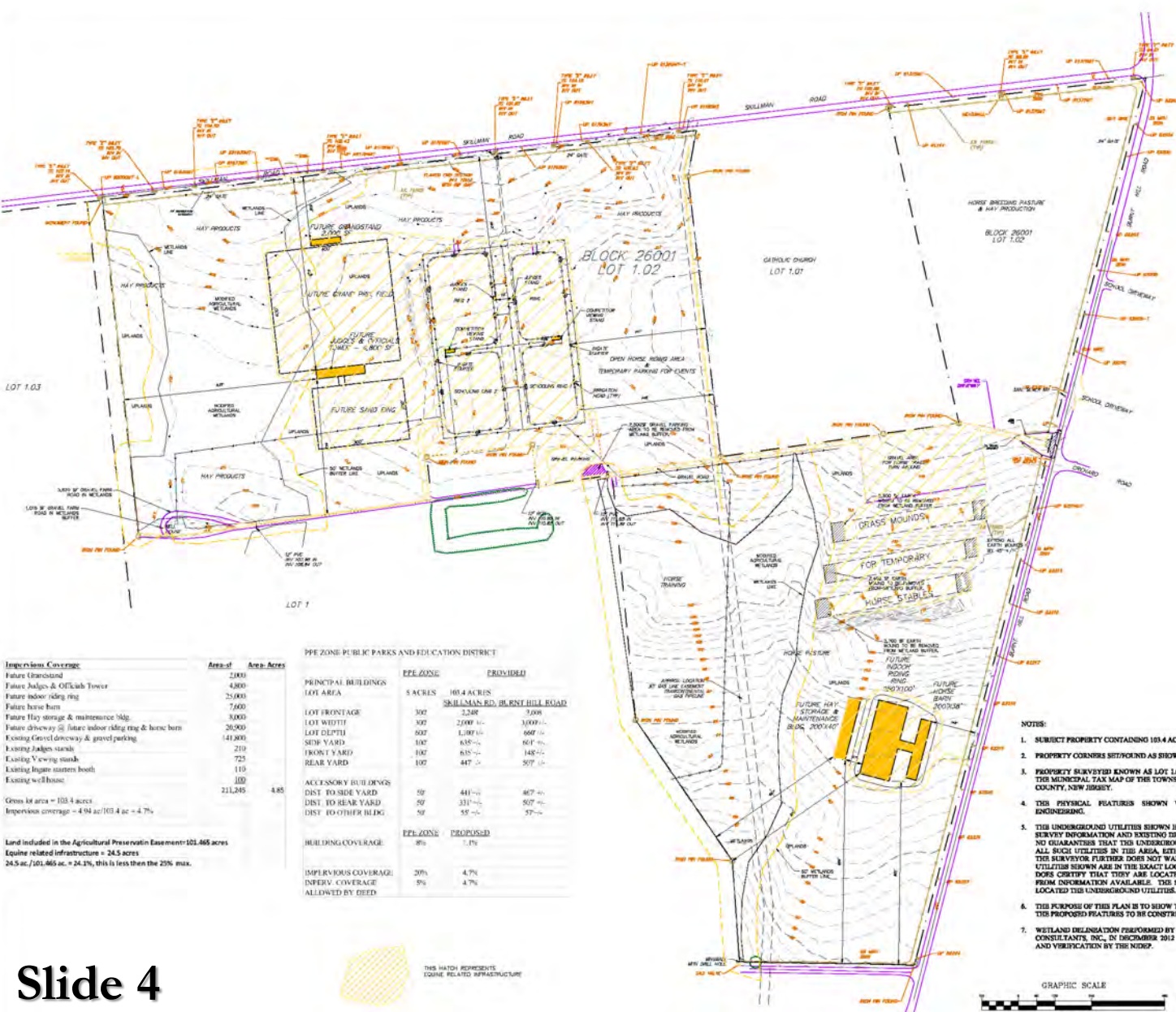
www.carrollengineering.com
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William R. Buzby, Jr.
 WILLIAM R. BUZBY, JR.
 PROFESSIONAL ENGINEER
 & LAND SURVEYOR
 N.J. LIC. NO. 248802932000
 DATE: 10-12-2013

DATE	10-12-2013
BY	W. R. BUZBY, JR.
CHECKED BY	W. R. BUZBY, JR.
SCALE	AS SHOWN
TITLE	AGRICULTURAL PLAN
PROJECT	HUNTER FARMS NORTH
LOCATION	HUNTER FARMS NORTH
ADDRESS	1253 GREAT ROAD
CITY	MONTICELLO, NJ 08854
COUNTY	SOMERSET COUNTY
STATE	NEW JERSEY
TOWNSHIP	MONTICELLO TOWNSHIP
MAP	BLOCK 26001, LOT 1.02
OWNER	HUNTER FARMS NORTH
PREPARED BY	W. R. BUZBY, JR.
DATE	10-12-2013

AGRICULTURAL PLAN
 HUNTER FARMS NORTH
 SKILLMAN ROAD & BURNT HILL ROAD
 BLOCK 26001, LOT 1.02
 MONTICELLO TOWNSHIP
 SOMERSET COUNTY
 NEW JERSEY
 HUNTER FARMS NORTH
 1253 GREAT ROAD
 MONTICELLO TOWNSHIP, NJ 08854

DATE: 10-12-13
 CAD FILE: 10-12-13-001
 JOB NO: 12-8571-000
 DSC BY: WRS
 DWG BY: WRS
 CDD BY: WRS
 SCALE: 1"=120'
 DRAWER NUMBER:
 SHEET: 1 OF 1 SHEETS
 DRAWING NUMBER:
 209-3545



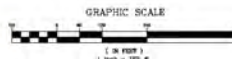
Impervious Coverage

Area - sf	Area - Acres
Future Unfinished	2,800
Future Judges & Officials Tower	4,800
Future indoor riding ring	25,000
Future horse barn	7,600
Future Hay storage & maintenance bldg.	3,000
Future driveway w/ future indoor riding ring & horse barn	26,000
Existing gravel driveway & gravel parking	141,800
Existing Judges stand	210
Existing Viewing stand	725
Existing Ingate starters booth	110
Existing well house	100
Gross lot area = 103.4 acres	211,245
Impervious coverage = 4.94 ac/103.4 ac = 4.7%	4.85

Land included in the Agricultural Preservation Easement - 101.465 acres
 Equine related infrastructure = 24.5 acres
 24.5 ac / 101.465 ac = 24.1%, this is less than the 25% max.

PPE ZONE - PUBLIC PARKS AND EDUCATION DISTRICT

PRINCIPAL BUILDINGS	PPE ZONE	PROVIDED
LOT AREA	5 ACRES	100.4 ACRES
LOT FRONTAGE	300'	2,240'
LOT WIDTH	300'	2,000' +/-
LOT DEPTH	300'	1,000' +/-
SIDE YARD	300'	650' +/-
FRONT YARD	100'	835' +/-
REAR YARD	100'	447' +/-
ACCESSORY BUILDINGS	50'	441' +/-
DIST. TO SIDE YARD	50'	331' +/-
DIST. TO REAR YARD	50'	55' +/-
DIST. TO OTHER BLDG.	50'	57' +/-
BUILDING COVERAGE	8%	7.1%
IMPERVIOUS COVERAGE	20%	4.7%
INFLY: COVERAGE	ALLOWED BY DEED	4.7%



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**Hunter
Farms
2013**





Carroll Engineering

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Phone: (215) 343-1700 Fax: (215) 343-0675
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www.carrollengineering.com
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THOMAS J. FIK
PROFESSIONAL ENGINEER
N.J. LIC. NO. 24GED491702
DATE: _____

AGRICULTURAL PLAN - CURRENT
HUNTER FARMS NORTH
SKILLMAN ROAD & BURNT HILL ROAD
BLOCK 26001, LOT 1,02
MONTICELLO TOWNSHIP
SOMERSET COUNTY
NEW JERSEY
HUNTER FARMS NORTH
1,353 GREAT ROAD
MORTONDAVEY TOWNSHIP - NJ 08040

DATE: 9-10-2018
CADD FILE: 17-5671-001
JOB NO: 17-5671-001
OSC BY: J.R.
DWN BY: J.L./C.S.B.
CHK BY: J.F.
SCALE: 1"=100'
DRAWER NUMBER:
SHEET: 1 OF 2 SHEETS
DRAWING NUMBER
100.39.38



- IMPROVEMENTS TO HUNTER FARMS NORTH**
1. INSTALLED FRAME AND GRADE PAVING SURFACE THROUGHOUT PROPERTY
 2. DRAINAGE AND INSTALLED 8" DIA. PIPE ACCESSING WATER AT 400 GALLONS/MINUTE
 3. PURCHASED AND INSTALLED A COMPUTER CONTROL IRRIGATION PUMP
 4. PURCHASED AND INSTALLED AND WATER CONTROL
 5. INSTALLED BRASS TON PIPE THROUGHOUT PROPERTY
 6. INSTALLED ELECTRICAL CONDUIT AND CIRCUIT BREAKER THROUGHOUT PROPERTY
 7. INSTALLED PERMANENT LOT
 8. REDESIGNED HORSE TRAINING AREA BELOW THE TRAINING LOT
 9. INSTALLED 6" DIA. OF PERMANENT TRACKS
 10. INSTALLED DRIVEWAY APPROX
 11. BUILT RETAINMENT WALLS
 12. REDESIGNED HORSE PRODUCTION AREAS AND PLANTED GRASS ON DRIVEWAY FIELD
 13. INSTALLED 8" DIA. OF FULL DRAINAGE RINGS RING 1
 14. INSTALLED WATER GUN IRRIGATION SYSTEM FOR RING 1
 15. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 1
 16. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 2
 17. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 3
 18. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 4
 19. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 5
 20. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 6
 21. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 7
 22. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 8
 23. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 9
 24. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 10
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 112. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 98
 113. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 99
 114. INSTALLED 8" DIA. OF PERMANENT HORSE RINGS FOR RING 100

NOTES:

1. VERIFY PROPERTY BOUNDARIES.
2. THE 10' BUFFER TO THE CENTERLINE OF SKILLMAN ROAD & BURNT HILL ROAD TO BE MAINTAINED TO BE SUBJECT TO THE LOCAL ZONING REGULATIONS TABLE.
3. PROPERTY BOUNDARIES AS SHOWN ON A 2008 DEED ARE SHOWN ON THE ADJACENT TAX MAP OF THE TOWNSHIP.
4. THE ADJACENT 100' BUFFER HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND CORRECTED TO BE SUBJECT TO THE LOCAL ZONING REGULATIONS TABLE.
5. THE 10' BUFFER TO THE CENTERLINE OF SKILLMAN ROAD & BURNT HILL ROAD TO BE MAINTAINED TO BE SUBJECT TO THE LOCAL ZONING REGULATIONS TABLE.
6. THE NUMBER OF 8" DIA. PIPES TO BE MAINTAINED ARE INDICATED.
7. A HORSE TRAINING AREA DEVELOPED BY USING EXISTING SOIL FROM THE AREA INSTALLED.



**Hunter
Farms
2019**





Slide 8



Slide 9

Slide 10





Slide 11

811

Know what's below.
Call before you dig.

The project is a fill operation with shallow tillage. A mark-out is optional. Under no circumstances shall equipment be stored or operated within 100 feet of the gas pipeline.

Area of Disturbance
1.8 acres maximum
Work limit as shown

MATERIAL	QUANTITY
Compost North	135 CY
Compost South	25 CY (if needed)
Topsoil South	450 CY

SEQUENCE OF CONSTRUCTION

Start Phase I upon SADC plan approval.
Each Phase to be accepted by the SADC prior to starting the next Phase.

- Phase I: 30 calendar days following plan approval.
1. Pre-construction meeting & layout
 2. Form horse waste into windrows
 3. Submit topsoil sample to Rutgers
 4. Get RU test certified by Eng & accepted by SADC
 7. Get topsoil certified clean
 8. Stockpile topsoil
 9. Install Sediment Barriers

- Phase II: 60 calendar days following Phase I
1. Turn compost windrows on a regular basis
 2. Get compost quality approval from SADC
 3. Remove sediment barriers
 4. Spread compost on North Area
 5. Conduct color test on North Area
 6. Spread topsoil on South Area
 7. Get South Area approval from SADC

- Phase III: 10 working days following Phase II
1. Lime & Fertilize South Area
 2. Seed North & South Areas
 3. Mulch if required

LANDOWNER RESPONSIBILITIES:

Obtain all local permits and comply with all permit conditions. Review and approval is required from:

- Montgomery Twp Planning Board to import topsoil.
- State Agriculture Development Committee

The Somerset-Union Soil Conservation District has determined that certification is not applicable as the activity is for agricultural sustainability. The activity is not regulated by NJ DEP.

Act as general contractor to obtain the services of all subcontractors required to perform the work.

Protect all private utilities within the work area such as irrigation pipelines.

Attend (or be represented) the following with the Engineer and SADC:

- Pre-construction meeting. The North and South areas will be staked out by the SADC soils expert.
- Inspection of compost quality prior to spreading.
- Munsell color tests of the North Area after compost spreading.

Final topsoil inspection in the South Area.

Ensure that all tests are conducted as per the Sequence of Construction, and that all results are certified by the Engineer and submitted to SADC in a timely manner. The Topsoil Evaluation Test is to be certified & accepted prior to stockpiling topsoil on site.



LOCATION MAP
SCALE: None

PROJECT LOCATION:	OWNER:
Hunter Farms North 246 Burnt Hill Rd Skillman, NJ 08558	Andrew Philbrick 1353 Great Road Princeton, NJ 08540

SEEDING & MULCHING REQUIREMENTS:

The Sargeantsville Pasture Mix is pre-approved. Any other mix is to be submitted to SADC for approval. Seed rate for new pasture is 40 pounds per acre. Seed tags and invoice to be retained to ensure the application rate was adequate.

South Area to be limed and fertilized as per the Rutgers Soil Lab recommendations.

If drought conditions exist after seeding, irrigate to supply 1-inch of water per week in 0.5-inch applications.

If seeded within the Seeding Dates, assess vegetative cover after 30 days. If less than 40% cover, mulch at the recommended rate and re-seed at the full rate in the spring. If less than 70% cover, mulch bare areas. Over-seeding at a half the rate may be required in the spring. If greater than 70%, no action required.

If seeded after September 30, add Oats at a rate of 1 bushel per acre and apply mulch at the rate below immediately after seeding.

Straw Mulch Rate:	1-1/2 to 2 tons/acre
Seeding Dates:	Mar 15 to May 31 Aug 1 to Sept 30



2015 Aerial Photo - NJ OGIS
LiDAR Data - 2foot contours (white)
Somerset County Cadastral Data (yellow)

1 SITE MAP
Scale: 1" = 200'



Approved By: _____ Date: 06-23-21

Professional Engineer: _____ NJ #EAC04102400

Project Name: HUNTER FARMS NORTH SOIL REMEDIATION PROJECT PLAN VIEW SCALE: As Shown

Client: _____

Sheet 1 of 2



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