

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

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CHAIRMAN
ALAN A. DANSER

VICE CHAIRMAN
JAMES GIAMARESE

SECRETARY
JOHN RIGGS

FREEHOLDER LIAISON
CHARLES TOMARO

STAFF
MIRAH A. BECKER, PP, AICP
Supervising Planner

LAURIE SOBEL, PP, AICP
Senior Environmental Planner



MINUTES

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

Meeting of March 11, 2015

8:00 p.m.

Held at the Cranbury Township Municipal Building

ATTENDANCE:

Voting Members:

Alan Danser
Jim Giamarese
John Riggs
David Moskowitz
Thomas Mancuso
Rodger Jany

Staff:

George Ververides
Mirah Becker
Laurie Sobel
Barbara Koonz, Esq.

I. Notification of Adequate Public Meeting Notice

Mr. Danser called the meeting of the Middlesex County Agriculture Development Board to order at 8:00 p.m. Ms. Sobel stated that the meeting had been properly noticed according to the Open Public Meetings Act and all notifications had been provided to all local media outlets.

II. Roll Call

Ms. Sobel called the roll as follows:

Mr. Danser	present
Mr. Riggs	present
Mr. Giamarese	present
Mr. VonThun	not present
Mr. Moskowitz	present
Mr. Mancuso	present
Mr. Jany	present

III. Reorganization

Mr. Ververides stated that the annual reorganization would take place at tonight's meeting.

Mr. Ververides asked for nominations for the position of Chairman. Mr. Riggs nominated Mr. Alan Danser for the office of Chairman. Mr. Mancuso seconded the nomination. There were no other nominations and the nominations were closed. All members were in favor of the appointment of Mr. Danser as Chairman.

Mr. Danser asked for nominations for the office of Vice Chairman. Mr. Danser nominated Mr. Jim Giamarese for the office of Vice Chairman. Mr. Mancuso seconded the nomination. There were no other nominations from the floor and the nominations were closed. All members were in favor of Mr. Giamarese being appointed as Vice Chairman.

Mr. Danser asked for nominations for the office of Secretary. Mr. Giamarese nominated Mr. John Riggs for the office of Secretary. Mr. Moskowitz seconded the nomination. There were no other nominations from the floor and the nominations were closed. All members were in favor of Mr. Riggs being appointed as Secretary.

IV. Approval of Minutes of the Regular Meeting and Closed Session of December 10, 2014

The minutes of the regular meeting and Closed Session of December 10, 2014 were distributed to the members in advance of today's meeting. A motion was made by Mr. Riggs, seconded by Mr. Giamarese and approved to adopt the minutes as presented.

V. Correspondence

A. Press Release – Closing on the Reinhardt Farm

Ms. Sobel announced that the closing of the Reinhardt Farm occurred on January 6, 2015. A copy of the press release was distributed to the members..

B. Proposed Formula for Funding Allocation Among NJ Preservation Programs

Ms. Sobel distributed the latest information on the proposed formula for funding allocation among NJ preservation programs. The current proposal recommends that the Farmland Preservation Program receive 29 percent (\$21 million) of the \$71 million of the State's Corporate Business Tax for the next four years. Beginning in FY2020, it will increase of at least \$121 million for the succeeding years.

C. Resilient Communities Conference – April 28, 2015

Ms. Sobel invited everyone to the Resilient Communities Conference which will take place on April 28, 2015 from 8 a.m. to 12 noon at the Middlesex County Fire Academy. The conference is being hosted by the Office of Emergency Management and the Office of Planning. A Save the Date flyer was distributed.

VI. Old Business

A. Update on the Individual Farm Easement Purchase Applications

Ms. Sobel presented a report on the current status of easement purchase application as listed below:

<u>Applicant</u>	<u>Status</u>
Jesse Voight	This matter is still pending in the NJ Superior Court.
Roy Reinhardt	Closed on 1/6/15
Protinick Farm	The SADC certified a development easement value at their February 26 meeting. The value will be reviewed at today's Closed Session.
J.B. Heatherwood Farms	Currently waiting for SADC's determination of granting "Green Light Approval".

VII. New Business

A. SADC Draft Soil Disturbance Regulations

The SADC at its December 11, 2014 meeting reviewed preliminary draft regulations intended to provide guidance regarding the extent of soil disturbance permitted on preserved farms under the farmland preservation Deed of Easement. Once the Committee approves release of draft regulations for public comment, SADC staff will widely disseminate the draft and schedule meetings with CADBs, Boards of Agriculture and other interested parties to explain the draft proposal, promote discussion of the issue and provide ample opportunity for public feedback.

Ms. Sobel reviewed the proposal. She highlighted the limitations which would be 2.5 acres for properties from 5 to 25 acres and 10 percent of the acreage for farms 25 acres and above. Mr. Danser stated that there are currently seven or eight farms in the whole State that would be out of compliance. The major impact would be for greenhouse operations. The Board will be kept informed of any new developments.

VIII. Public Comment

There was no Public Comment made at this evening's meeting.

IX. Convene a Closed Session

A motion was made by Mr. Riggs, seconded by Mr. Giamarese and approved to convene a Closed Session to discuss a land acquisition and a legal matter.

X. Reconvene the Regular Meeting

A motion as made by Mr. Riggs, seconded by Mr. Giamarese and approved to reconvene the regular meeting.

XI. Action as a Result of Closed Session

A motion was made by Mr. Giamarese, seconded by Mr. Jany and approved to send an offer based on the SADC's certified value to the landowners of the Protinick Farm. They will have 60 days to respond to the offer.

XII. Next Meeting

The next meeting was scheduled for April 8, 2015 at 8:00 p.m. at the Cranbury Township Municipal Building.

XIII. Adjournment

A motion was made, seconded and approved to adjourn the meeting at 8:45 p.m.

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