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3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD  
4 MEETING HELD MONDAY OCTOBER 3, 2011  
5 IN THE EXTENSION SERVICE BUILDING  
6 930 SPRUCE STREET, TRENTON, N.J.  
7 2ND FLOOR CONFERENCE ROOM  
8  
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10 I. CALL TO ORDER

11 Vice-Chairman Frank D'Amico called the meeting to order at 7:30 PM.  
12

13 II. COMPLIANCE STATEMENT

14 Pursuant to the Open Public Meetings Act, notice of this meeting was given to the Trenton Times,  
15 Trentonian, Mercer County Clerk, and posted in the Mercer County Administration Building.  
16

17 III. ROLL CALL

18 A. Voting Members:

19 Steve Jany, Chairman – Present (arrived at 7:33) Peggy McNeill – Present  
20 Frank D'Amico, Vice-Chairman – Present Charles Appelget – Present  
21 Scott Ellis – Present  
22

23 B. Non-Voting Members:

24 Bill Agress/County Planning Board Liaison – Absent  
25 Meredith Melendez/Rutgers Cooperative Research and Extension – Present  
26

27 C. Others Present:

28 Dan Pace, MCADB Secretary Christopher and Caroline Mazza  
29 Dan Knox, SADC Representative Glen Matthews  
30 Leslie Floyd, Assistant Planning Director Edward Bucci, Jr. and Sr.  
31

32 IV. APPROVAL OF MINUTES

33 On a motion by Mr. Jany and seconded by Mr. Ellis, the minutes of the June 6, 2011 regular  
34 meeting were approved. Mr. Jany took the Chair position.  
35

36 V. PUBLIC COMMENT

37 Residents representing two of the new homes built adjacent to DiPaola turkey farm and the builder  
38 of the homes were in attendance and wished to speak. With the approval of the Board, Mr. Jany  
39 moved the New Business Agenda item regarding DiPaola Turkey farm forward.  
40

41 DIPAOLA TURKEY FARM REVIEW OF 2004 SSAMP:

42 Mr. Jany explained that the Board had a draft resolution regarding the SSAMP, prepared by staff,  
43 and asked members what they wanted to do with it. Mr. Ellis moved to accept the resolution and  
44 Mr. Appelget seconded. Mr. Jany then asked for discussion. Mr. Pace began that discussion by  
45 giving a brief history of the SSAMP process as it applied to this matter. With no further comment  
46 from the Board, Mr. Jany asked for public comment. Mr. Bucci began that discussion with an  
47 overview of the problem as he and the neighbors saw it which was: flies and odor during this time  
48 of year. Mr. Matthews then gave a brief history of his past involvement with Mr. DiPaola and Mr.  
49 Pace on this matter and ended by saying that some flies and odor can be expected but the fly  
50 situation that exists today is intolerable. Mr. Mazza echoed Mr. Bucci's and Mr. Matthews'  
51 comments and expressed a concern for how the Board would follow-up on Mr. DiPaola's  
52 compliance with SSAMP requirements.  
53  
54

55 The question of "follow-up" prompted considerable discussion between Board members, staff, and

1 the audience whereupon it was decided that Mr. Pace will contact the Hamilton Health Department  
2 to attempt to coordinate an appropriate response when one of the farm's neighbors finds the  
3 fly/odor situation to be intolerable enough to complain. In addition, Ms. Melendez will contact Mr.  
4 Mickel to ask if he would amend his review letter in order to provide a percentage increase in his  
5 recommendations given certain conditions (e.g. weather, animal growth). Finally, Board members  
6 wrestled with trying to determine a baseline for remedies that Mr. DiPaola could work from to  
7 implement any recommendations from Mr. Mickel, but did not reach any conclusion.  
8

9 The neighbors asked if they could see the revised SSAMP update resolution to which Mr. Jany  
10 responded that yes they could after the Board had approved it.  
11

12 Mr. Pace asked the neighbors if they had requested mediation from the SADC. Mr. Mazza said that  
13 he had just sent the SADC such a request. Mr. Pace stated that he had informed Mr. DiPaola of this  
14 evening's meeting.  
15

16 With the end of discussion, Mr. Ellis withdrew his resolution motion – with Mr. Appelget agreeing –  
17 in order to allow staff to re-draft the resolution after investigating the approaches that were  
18 discussed.  
19

## 20 VI. CORRESPONDENCE

- 21 - CADB resignation letter from Nancy Tindall dated September 7<sup>th</sup>. Members were OK with the  
22 draft Resolution of Appreciation that Mr. Pace circulated and agreed that Ms. Tindall should be  
23 invited to the December meeting. Mr. Pace commented that with this resignation, the Board's  
24 position on the County Open Space Board, that Nancy had been in, needed to be filled.
- 25 - Young Farmer Award. Mr. Jany said that the County Board of Ag had also received this letter.  
26

## 27 VIII. COMMITTEE AND STAFF REPORTS

### 28 A. SADC:

- 29 - Mr. Pace reported that all \$45m from the State's 2009Rd County PIG have been encumbered;  
30 \$39m in new bond funds are now available.
- 31 - Lovero farm in Hopewell has been preserved with an ag easement by the NJCF.
- 32 - Hopewell Valley Vineyard preservation by NJCF has been given final SADC approval.
- 33 - Dan Knox reported that the SADC is proposing a new model monitoring report for use by CADB's.  
34

### 35 B. Land Development Activity: None

### 36 C. Farmland Preservation Status:

- 37 a. 2012 PIG Rd: Moore farm is now being appraised.
- 38 b. 2013 PIG Rd: Letters were sent to all municipalities with targeted farms. Mr. Pace will be  
39 meeting with the Hopewell Ag Advisory Committee on October 4th but so far (and  
40 municipalities have till November to respond) only East Windsor has requested new farm  
41 targeting. They are: Van Handel farm on Cedarville Road, and, the Ward farm. Mr. Pace  
42 reported that he told East Windsor officials that given Mr. Ward's previous three  
43 applications and his subsequent rejection of appraisal values, the Board would only  
44 consider an application from the Township as contract purchaser, of the farm or Mr.  
45 Ward's development rights. Mr. Pace will bring additional evaluation information for  
46 Van Handel to the Board's next meeting.  
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48

## 49 IX. OLD BUSINESS

- 50 A. Farm Monitoring: Mr. Pace and Ms. Melendez re-monitored Coast Nursery (Brittain) because  
51 of observations made during this year's annual spring monitoring. Mr. Pace showed slides of  
52 debris and overgrowth on the farm and requested guidance from the Board on how to proceed.  
53 Board members agreed that a letter from the Board attorney was required to enforce the deed  
54 restriction against dumping or placing trash or waste material on the Premises.  
55

- 1 X. NEW BUSINESS  
2 A. DiPaola Turkey Farm Review of 2004 SSAMP: See above.  
3  
4 XI. OTHER BUSINESS  
5 Mr. Ellis spoke of the adverse impact on his business due to the unforeseen closing of the South  
6 Broad Street bridge over the NJTPK. Although the bridge was supposed to remain open during  
7 construction of a new bridge by the Turnpike because of the highway's expansion, the County  
8 engineer's concern with the new bridge access geometry and the safety of the travelling public  
9 made him agree to a closing and in-place replacement of the old bridge. Mr. Ellis expects the bridge  
10 replacement to take about 14 months.  
11  
12 XII. PUBLIC PARTICIPATION  
13 None at this time.  
14  
15 XIII. EXECUTIVE SESSION  
16 None was required.  
17  
18 XIV. ADJOURNMENT  
19 The meeting was adjourned at 9:20PM.  
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21  
22 Respectfully submitted,  
23  
24  
25 Daniel Pace  
26 MCADB, Secretary  
27  
28  
29 Date adopted: \_\_\_\_\_  
30  
31 Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are  
32 located in the Mercer County Planning Division Office. All copies are available upon request.