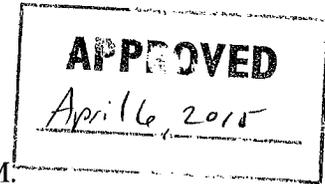


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2  
3 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD  
4 MEETING HELD MONDAY FEBRUARY 2, 2015  
5 IN THE EXTENSION SERVICE BUILDING  
6 930 SPRUCE STREET, TRENTON, N.J.  
7 2ND FLOOR CONFERENCE ROOM  
8  
9



10 I. CALL TO ORDER

11 Chairman Steve Jany called the re-organization meeting to order at 7:35 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  
20 Frank D'Amico, Vice-Chairman - Present  
21 Scott Ellis – Absent  
22 Kelly Mooij – Present  
23 Gary Mount - Present  
24

25 B. Non-Voting Members:

26 Bill Agress/County Planning Board Liaison – Absent  
27 Meredith Melendez/Rutgers Cooperative Research and Extension – Absent  
28

29 C. Others Present:

30 Dan Pace, MCADB Secretary  
31 Dan Knox, SADC  
32

33 IV. REORGANIZATION

34  
35 Ms. Mooij moved a ballot slate of: Steve Jany, Chairman; Frank D'Amico, Vice-Chairman; Dan  
36 Pace, Secretary; and Susan Bacso, legal counsel. The motion was seconded by Mr. Mount. There  
37 being no other nominations the slate was unanimously approved. In addition, Mr. Mount will  
38 continue in the position of CADB representative to the County Open Space Preservation Board and  
39 Mr. William Agress will continue as the County Planning Board representative to the CADB.  
40

41 The Chairman asked the Board to review the draft schedule for CADB meetings. Ms. Mooij moved  
42 for acceptance of the schedule. Mr. D'Amico seconded and the schedule was unanimously approved.  
43

44 The re-org. meeting was closed at 7:40PM and the Chairman called the regular meeting to order.  
45

46 V. APPROVAL OF REGULAR MEETING MINUTES

47 On a motion by Mr. D'Amico and seconded by Mr. Jany, the minutes of the December 1, 2014  
48 meeting were unanimously approved with members Mount and Mooij abstaining.  
49

50 VI. PUBLIC COMMENT

51 None.  
52  
53  
54

1 VII. CORRESPONDENCE

- 2 A. Mr. Pace presented to the Chairman a letter of resignation from Peggy McNeil. Peggy was an  
3 original member of the CADB and served continuously from 1984 to 2014.  
4 B. Mr. Pace passed out copies of a letter from the SADC requesting feedback from all CADB's  
5 regarding types of possible RTF outreach meetings in 2015. The Board requested that Mr. Pace  
6 respond to Mr. Kimmel by saying that a public meeting with visual aids is the preferred format,  
7 a discussion of recent AMP's – especially "On Farm Direct Marketing" – would be a very good  
8 topic, and every effort should be made to reach out to new/young farmers.  
9

10 VIII. COMMITTEE AND STAFF REPORTS

11 A. SADC:

- 12 1. Mr. Knox reported that the SADC has hired a new Chief Financial Officer – "Pat"  
13 O'Connell. Mr. O'Connell has a long history with the financial workings of farmland  
14 preservation programs.  
15 2. Soil Disturbance: Although the SADC's subcommittee has issued its recommendations, the  
16 full Committee has yet to endorse them. Mr. Pace downloaded from the SADC website the  
17 recommendations and a slide show illustrating the draft subcommittee recommendations for  
18 the Board. An extensive discussion by Board members followed and could be summarized  
19 as follows: The purpose of farmland preservation is to preserve the land and the industry;  
20 this proposal places those two goals in conflict with each other because it impacts what  
21 future farming as an industry might evolve into. It also appears to encourage landowners to  
22 take ever larger Exception Areas in order to be less restricted in what type of agricultural  
23 uses could occur on their property. The Board decided to wait on taking a formal position on  
24 the issue pending what discussions come out of this week's N.J. Agricultural Convention.  
25 3. The Gres driveway that was discussed and approved late last year by the CADB has been  
26 approved by the SADC. Mr. Pace informed Mr. Gres of this through Ms. Terracciano.  
27

28 B. Land Development Activity:  
29 None.  
30

31 C. Status of Farmland Preservation Applications:

- 32 1. 2015 PIG – The County has closed on the fee-simple purchase of the 148-acre Princeton  
33 Research Lands farm. This is a targeted farm located in the Hamilton Project Area between  
34 Old York Road and Sawmill Road. Greenlight approval for SADC cost-share was submitted  
35 last August and has not yet been received. Moving forward in anticipation of that approval, the  
36 County hired appraisers to conduct a SADC appraisal and that has been completed.  
37 2. 2016 PIG – The County has been approached by the McNulty family to purchase four parcels  
38 in the Hopewell West Project area for farmland and open space preservation. The County is in  
39 the process of appraising the property in order to make an offer.  
40

41 One parcel is 30-acres in size and is a targeted farm adjacent to the County preserved Gallo  
42 farm and across Woosamonsa Road from the Township preserved Foster farm. It is also in  
43 very close proximity to the County preserved Ferrette farm and Weidel Sr. farm. Mr. Pace  
44 discussed and showed slides of the property. He asked the Board for their ag viability thoughts  
45 on the 30-acre parcel (lot 12) since the soils are 50% statewide significance and about 30% of  
46 the farm has a fairly steep slope.  
47

48 The Board felt that this was farmland worth preserving given its proximity to other preserved  
49 farms. With regard to potential ag uses, although limited by the soil and slope, the land has  
50 been historically farmed and could continue to be farmed either in grain crops or pasture. The  
51 Board also discussed whether or not a housing opportunity should be provided for the farm  
52 and expressed thoughts both for and against. One pro-housing thought was for another of the  
53 four parcels (parcel 40; separated from parcel 12, and a largely wooded 4.75-acre) to be  
54 included in the preservation with a residential exception area for a future home site.

1  
2 IX. OLD BUSINESS

3 A. PennEast Pipeline Update: Mr. Pace showed aerial slides downloaded from the Hopewell  
4 Township website illustrating the latest preferred alternative route that has been put forth by  
5 PennEast. The route enters Mercer County and for nearly its entire route, co-locates along a large  
6 power line easement until it moves away from the power line and co-locates along an existing  
7 natural gas transmission line easement. Along this entire path, two preserved farms and one farm  
8 encumbered by a conservation easement are impacted (this is far fewer than the original route);  
9 and although there are some other cultivated and uncultivated farm fields that are traversed by  
10 the electric and gas easements, most are parcels held by owners who are land developers. Board  
11 members felt that this new route would be a preferable substitute for the original route to which  
12 the Board expressed its concerns in a letter to the County Executive last fall.  
13

14 X. NEW BUSINESS

15 A. None  
16

17 XI. OTHER BUSINESS

18 None.  
19

20 XII. PUBLIC PARTICIPATION

21 None.  
22

23 XIII. EXECUTIVE SESSION

24 None was required.  
25

26 XIV. ADJOURNMENT

27 The meeting was adjourned at 9:15PM. The next meeting of the MCADB will be on March 2, 2015.  
28

29 Respectfully submitted,

30   
31

32 Daniel Pace  
33 MCADB, Secretary  
34  
35

36  
37 Date adopted: April 6, 2015  
38

39 Attachments, if any, are made a part of the permanent record and are filed in the Minute Book, and are  
40 located in the Mercer County Planning Division Office. All copies are available upon request.