

May 29, 2019

The Tewksbury Township Agricultural Advisory Committee met at 7:30 pm on the above date at the Mountainville Meeting Hall 60 Water Street, Mountainville.

Members present were: Shaun C. Van Doren, chairman, Peter L. Melick, Terence McNamara, John Crimi and Scott Clucas.

Mr. Van Doren read the Open Public Meetings Act Statement indicating the meeting was noticed by the Township Clerk on May 16, 2019.

All present pledged allegiance to the US Flag.

MINUTES

March 14, 2019

Mr. Melick made a motion to approve the minutes of March 14, 2019, seconded by Mr. Clucas. AYES: 5, NAYS: 0.

Correspondence

Email dated May 15, 2019 from Megan Stanley, SADC regarding Municipal & County PIG rules will require comprehensive farmland preservation plans to be reexamined every 10 years from date of adoption.

New applications

Schwab

Mr. Clucas recused himself from this matter as he farms the property.

Beth Davisson from the New Jersey Conservation Foundation (NJCF) was present and summarized the Schwab application, Block 42 Lots 4 & 4.01 at 31 Cold Brook Road, part of the Oldwick East PIG applications. She explained that the Schwabs planned to create vineyards on the property then felt the impacts on the land were too great and there was not enough to adequately implement. They decided to subdivide the property in order make a non-forming use (two dwelling units) into a conforming use; the caretaker cottage was removed allowing one building lot to the south of the main house lot.

The property is on the market subject to both parcels being placed in the farmland preservation program by selling the development easements allowing for only the 1 dwelling lot. The caretaker will now have an apartment in the main barn on the mother lot, which was permitted by the Land Use Board provided it did not exceed 900 sq. ft. Both residences would be within the 1.6 acres of exception areas covering both lots with 36.4 acres to be preserved.

The total acreage is 38 acres between the 2 lots with 8 acres devoted to cropland, 20 acres is pasture and 10 acres of woodland/wetland.

Ms. Davisson indicated that a Highlands Grant that NJCF applied for would cover Tewksbury's 20% portion of the easement thus the Township would not be covering the easement cost but soft costs for the appraisals and survey which are 50% reimbursable. The estimate value per acre is \$ 20-25k, which would be higher than the \$ 17-20k per acre for Skalski on Lamington Road and adjacent to these parcels.

Mr. McNamara made a motion to recommend to the Township Committee to approve the application, seconded by Mr. Crimi.

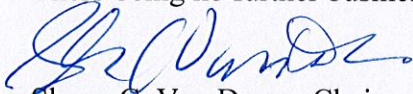
AYES: Van Doren, Crimi, McNamara

ABSTAIN: Melick

RECUSED: Clucas

SADC Update – Mr. Van Doren reported that Stefanie Miller was unable to attend tonight's meeting.

There being no further business, the meeting was adjourned at 8:21 pm.

A handwritten signature in blue ink, appearing to read "Shaun C. Van Doren", written in a cursive style.

Shaun C. Van Doren, Chair