

Township of Franklin Agricultural Advisory Committee
Meeting of January 10, 2022
Minutes

In attendance (6) Michelle Doyle, Harry Lucas, Ralph Travaglione, Ken Atkinson (via phone), Brian & Melissa Crawford.

The meeting was called to order by former Chairperson Michelle Doyle at 7:10 PM after the Flag Salute. OPMAC guidelines were adhered to.

REORGANIZATION FOR 2022

Nominations and elections of Chairperson and Secretary were conducted by Facilitator Ken Atkinson. Michelle Doyle was elected Chairperson for 2022 and Ralph Travaglione was elected Secretary for 2022.

Britany Vespe is the AAC's newest member, but was unable to attend this meeting.

The minutes of the last meeting (November 8, 2021) were approved

FARM PRESERVATION STATUS

Ken Atkinson reported:

Farms That Are Talking To Our Facilitator To Start Preservation:

Grochowski Farm. 260 acres Block 1902 lot 1 on Fries Mill Rd. This farm is zoned Business Mixed Use and is not in any of our Project Areas. This farm is on hold while a solar option on the land is in effect-until 2023. There has been no contact since February 2019.

DiGioia Farm. Dominick & Tammy. Block 6402, lot 11. Dutch Mill Rd. 15 acres in the Main/Piney Hollow PIG. Pinelands PRR. They received an application on October 9, 2019. There has been no contact since January 2020.

Hunsinger Farm. Block 5901 lot 88, 23 acres. They received an application in June of 2018. Ken called and left a voice mail if they were still interested. Jeff There has been no contact since January 2020.

Rohs Farm. 30 acres Block 6805 lot 30 on Forest Grove Rd. This farm is zoned RA and is in our PIG area. We informed him that we will be ready to assist him when he feels that the time is appropriate. There has been no contact since November 2020.

Graiff Farm. 22 acres. 21 acres tillable. Block 5702 lot 84 on Central Ave. in the Central Project Area. This farm was purchased in September 2020 and its owners met with Ken and Ralph on December 2nd to start the application process.

Jeff Faubell Farm. 78 acres. Block 702 lots 14 & 15 on Malaga Rd in the Janvier Project Area. Zoned PRR. This farm qualifies as a Direct Easement with the SADC. Mr. Faubell will consider an application in the future.

Jeff Thies Farm. 79 acres. Block 5802 lot 22 on Dutch Mill & Lake Roads. Main Piney Hollow Area. Zoned PRR & PAP. Mr. Thies rejected the SADC offer and will resubmit his application in February 2022. This will be two years from his original application submittal and will allow new appraisals to be done on that property that will better reflect the current value of his Pineland Development Credits. The County has also agreed to pay for one of the new appraisals, so that the Township doesn't have to absorb the full cost of both.

John Placendo Farm. 15 acres On Lake Rd in the Central Project Area. Block 7202-lot 36, zoned RA. Both Ralph and Ken visited Mr. Placendo and discussed his currant wetlands data on November 22. The township Engineer stated that the development otential on the property is severely limited due to the wetlands. We informed Mr. Placendo that he can obtain a wetlands delineation if he wishes to proceed.

FARMS THAT HAVE RECEIVED A GREEN LIGHT REVIEW

Bellone Farm. Block 6805 lot 4.01 is 32 acres.

Block 6805 lot 6 is about 18 acres.

Phil Danko Farm. Block 6805 lot 3 is 31 acres.

All three farms are on Harding Highway in the Downtown area and the front 300 feet of these farms are zoned Highway-Commercial. Their applications

were signed on July 22, 2021, and received a Green Light Review on 10-5-21. Both Tim Sheehan and Steve Bartelt have finished their appraisals.

Martorano Farm. 138 acres, 38 acres clear. Block 5901-Lots 8, 90, 92, 94, 96, 79.01. Farm is located both on Tuckahoe and Main Roads in our Main/Piney Hollow PIG area. It is in the Pinelands PRR (3.4) acre zone. They first contacted the County in June of 2019. They signed an application on August 2, 2021 and their application received a Green Light Review on 10-5-21. Both Tim Sheehan and Steve Bartelt have finished their appraisals.

The above three appraisals are being reviewed by Ken and Ralph, and then will be forwarded to the SADC.

FARMS THAT HAVE BEEN APPRAISED AND CERTIFIED

LaRose/Durkin Farm, 18 acres on Dutch Mill and Tuckahoe Rds. Block 5802 Lot 1. The SADC certified their appraisal on February 28, 2020, and it appears that we will be unable to go to settlement by 2-28-22, so a updated appraisal needs to be ordered from Tim Sheehan and Mike Jones. The appraisal value does not cover the full mortgage value, and this must be worked out between the co-applicants. Each co-applicant shares 50% title. The LaRose's have applied for a full mortgage on the property. Once the loan has been approved and paid off to Mrs. Durkin, the plan is to have Mrs. Durkin's name removed from the deed and add Mr. LaRose's name. Preliminary Title work has indicated that the mortgage was never filed with the County. Mary Durkin has yet to obtain a lawyer to draw up an agreement.

FARMS THAT HAVE JUST SETTLED

McAlister Farm, 59 acres on Dutch Mill and Marshall Rd. Block 5701 lot 17 and 81. Ken has submitted to the SADC for soft costs (appraisals, title, survey) reimbursement of \$8,576 (50%).

PRESERVATION PLAN REVISION

Our 10 year review with The Land Conservancy continues. LCNJ has submitted the draft of the revised plan to the SADC Planner for review and several

conversations have taken place to review the draft. Barbara Davis of LCNJ has just submitted the final draft for review by Steve Bruder of SADC Planning after a zoom meeting with Ken and Ralph on some mapping questions.

SADC REPORT

Amy Mandelbaum was unable to attend our meeting, but sent us an e-mail. The SADC is working on Soil Protection Standards. The SADC has hired a new Planner and a new Lawyer.

PUBLIC COMMENTS

Melissa & Brian Crawford attended the AAC meeting to ask questions. They intend on purchasing a 23 acre tract on Little Mill Rd soon, and wish to have it added to the qualified farmland list for the County after they clear some woodland. The Committee answered many questions and suggested that they call our County Agricultural Extension Agent-Michelle Infante-Cassella as well as our County Tax Assessor-Tammy Latona.

The next meeting will be held March 14, 2022 at 7:00pm.

Meeting adjourned 7:40pm .

Respectfully submitted,

Ralph Travaglione

Secretary