

Township of Franklin Agricultural Advisory Committee  
Meeting of November 8, 2021  
Minutes

In attendance (4) Michelle Doyle, Harry Lucas (via phone) , Ralph Travaglione, Ken Atkinson.

The meeting was called to order by Chairperson Michelle Doyle at 7:02 PM after the Flag Salute. OPMAC guidelines were adhered to.

The minutes of the last meeting (September 13, 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 has been actively farmed for 100 years, but lost its Q status. Mr. Graiff has re-entered the Q program and we have received confirmation that Q status will be achieved in January 2022. In August, Ralph spoke to them and said we will start their application by January.

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 willingness to fill out an application. Ken checked with our Township Engineer at CME if the farm's modified wetlands could be developed. The majority of this parcel is considered wet even though it is tilled by Mr. Placendo. If it is wet, than a developer would have large setbacks to adhere to, thus making his farm not preservable.

#### 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 these 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 been awarded the job of appraisals after their low bids were received.

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 been awarded the job of appraisals after their low bids were received.

### 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.

### FARMS THAT HAVE JUST SETTLED

McAlister Farm, 59 acres on Dutch Mill and Marshall Rd. Block 5701 lot 17 and 81. Ken will submit to the SADC for soft costs (appraisals, title, survey) reimbursement of approximately \$8,000 in the near future.

### PRESERVATION PLAN REVISION

Our 10 year review with The Land Conservancy continues. LCNJ has submitted the draft of the revised plan and made the 2<sup>nd</sup> public presentation during the October Planning Board meeting on the 17th. A Resolution from this Committee was drafted and signed this evening to approve the 10 year plan. A copy of the Resolution was forwarded to the Township Planning Board.

### SADC REPORT

Amy Mandelbaum was unable to attend our meeting, but sent us an e-mail. Our Township has just received a \$500k FY22 grant, has a \$1.075m balance and a reserve of \$1.0m in competitive funds available from the SADC. We also had in the Township account \$678,000 at the end of 2020.

## NEW BUSINESS

Ken stated that our township's contract with South Jersey Land & Water Trust for his time as our Farmland Preservation Facilitator has been finalized for the next 12 months.

Our annual PIG update for SADC funds is due in early December. This year, because of our Plan Update, we needed to send a copy of our 2021 minutes to Steve Bruder (Planning SADC) as well as a Resolution from the Township Committee indicating that they support Farm Preservation and that was passed on October 12, 2021.

There was a short discussion on possible candidates to be seated on our AAC Committee next year by the Township Committee. Michelle will speak to Mr. Doyle on this topic.

Meeting dates for 2022 were established via motion and vote. They are every other month beginning with January, and on the 2<sup>nd</sup> Monday of the Month. January 10, March 14, May 9, July 11, September 12, November 14, 2022.

The next meeting will be held January 10, 2022 at 7:00pm.

Meeting adjourned 7:30pm .  
Respectfully submitted,  
Ralph Travaglione  
Secretary