

**MINUTES**  
**MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**30 Schuyler Place, 4<sup>th</sup> Floor, Morristown, New Jersey**  
**December 11, 2014**

The meeting was called to order by Chairman Keller at 7:36 p.m. Members present:

Dale Davis  
Louise Davis (arrived at 7:45 p.m.)  
Harvey Ort  
Kenneth Wightman

Members with an excused absence:

Aimee Ashley Myers  
Rick Desiderio

Also in Attendance:

Peter Nitzsche, RCE  
Patty Clucas (departed at 8:25 p.m.)

Staff in attendance:

Deena Leary  
Christine Marion  
W. Randall Bush, Esq.  
Katherine Coyle

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**COMPLIANCE WITH THE OPEN PUBLIC MEETINGS LAW**

Chairman Keller announced that in compliance with the Open Public Meetings Act, adequate notice of this meeting had been provided and filed with the Town of Morristown, the Morris County Clerk, the Daily Record and the Star Ledger.

**APPROVAL OF MINUTES**

On motion of member D. Davis, seconded by member Ort, the Board approved the minutes of the November 13, 2014 regular meeting. A roll call vote was taken.

Aye: D. Davis and Keller

Nay: None     Abstain: Ort & Wightman

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS**

There were no comments from the public.

## **CLOSED SESSION #1**

On motion of member Wightman, seconded by member Ort, the Board closed the open portion of the meeting pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, and voted to conduct a Closed Session in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation.

Chairman Keller announced that in compliance with the Open Public Meetings Act, the Morris CADB closed the open portion of the meeting in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation in Closed Session.

## **RETURN TO MEETING**

The meeting reopened to the public at 8:12 p.m.

## **NEW BUSINESS**

At this point, members D. Davis and Ort recused themselves and left the meeting room.

At this point, Ms. Patty Clucas entered the meeting room.

H. Greenfield and P. Clucas, *Washington Township – application for division of preserved farmland.*

Mr. Bush swore in Ms. Clucas.

Ms. Coyle presented the Staff Report.

Ms. Clucas answered the Board members' questions regarding the joint application submitted by her and Ms. Hope Greenfield.

The Board agreed that the application meets the Deed of Easement requirement that "the division shall be for an agricultural purpose and result in agriculturally viable parcels".

On motion of member L. Davis, seconded by member Wightman, the Board approved Ms. Clucas' and Ms. Greenfield's joint application for a division of preserved farmland. Staff was directed to draft a resolution memorializing the Board's decision. A roll call vote was taken.

Aye: L. Davis, Wightman and Keller

Nay: None     Abstain: None

Ms. Clucas left at 8:25 p.m.

At this point, members D. Davis and Ort returned to the meeting room.

## **CLOSED SESSION #2**

On motion of member L. Davis, seconded by member D. Davis, the Board closed the open portion of the meeting pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, and voted to conduct a Closed Session in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation.

Chairman Keller announced that in compliance with the Open Public Meetings Act, the Morris CADB closed the open portion of the meeting in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation in Closed Session.

## **RETURN TO MEETING**

The meeting reopened to the public at 8:50 p.m.

## **ACTIONS RESULTING FROM CLOSED SESSION**

At this point, member Wightman recused himself and left the meeting room.

*Simon, Harding Township.* On motion of member L. Davis, seconded by member D. Davis, the Board directed staff to inform the farm owner regarding the Board's decision during Closed Session. A roll call vote was taken.

Aye: D. Davis, L. Davis, Ort and Keller

Nay: None     Abstain: None

At this point, member Wightman returned to the meeting room.

*Scheller, Washington Township.* On motion of member Wightman, seconded by member L. Davis, the Board directed staff to send an offer letter to the landowner per the Board's discussion during Closed Session. A roll call vote was taken.

Aye: D. Davis, L. Davis, Ort, Wightman and Keller

Nay: None     Abstain: None

*Cholish, Washington Township.* On motion of member L. Davis, seconded by member Wightman, the Board directed staff to send a letter to the farm owners per Policy: P-10. A roll call vote was taken.

Aye: D. Davis, L. Davis, Ort, Wightman and Keller

Nay: None     Abstain: None

*Jenkinson, Washington Township.* On motion of member Wightman, seconded by member L. Davis, the Board directed staff to send a letter to the farm owners per Policy: P-10. A roll call vote was taken.

Aye: D. Davis, L. Davis, Ort, Wightman and Keller

Nay: None     Abstain: None

*Totten, Washington Township.* On motion of member L. Davis, seconded by member Wightman, the Board directed staff to send a letter to the farm owners per Policy: P-10. A roll call vote was taken.

Aye: D. Davis, L. Davis, Ort, Wightman and Keller

Nay: None Abstain: None

## **REPORT OF DIRECTOR & ATTORNEY**

*Annual Planning Incentive Grant Application.* Ms. Coyle informed the Board that she would be submitting the annual PIG application to the SADC by December 15<sup>th</sup>.

*CADB policies & fees.* Ms. Coyle presented the results of her research regarding other CADBs' policies and fees. Ms. Coyle stated that none of the other CADBs charge fees to review stewardship-related applications.

*Monitoring: Western Region.* Ms. Coyle informed the Board that monitoring inspections of Western Region farms would be completed by the end of the month.

*Washington Township Municipal Utilities Authority: Parker Road project.* Ms. Coyle informed the Board that the WTMUA sent letters to the owners of the Maier and Killion farms advising that they would be allowed to keep their wells for their agricultural operations.

*Legislative Updates.* Ms. Coyle provided legislative updates.

## **RIGHT TO FARM**

*Charles Wuorinen, Washington Township.* Ms. Coyle informed the Board that at the request of the complainant, Washington Township, and the farm owner, the complaint was adjourned indefinitely.

*Edward Ball (Flying Alpaca Farm), Washington Township.* Ms. Coyle informed the Board that a complaint was submitted against the owners of the Flying Alpaca Farm. Ms. Coyle had advised the farm owners, the SADC and the municipality regarding the complaint and requested a Commercial Farm Certification from the farm owners.

## **CORRESPONDENCE**

There was no correspondence to review.

## **OLD BUSINESS**

At this point, members Ort and Wightman recused themselves and left the meeting room.

*Resolution 2014-23 - Naughtright Farm, Washington Township.* On motion of member L. Davis, seconded by member D. Davis, the Board adopted Resolution 2014-23. A roll call vote was taken.

Aye: D. Davis, L. Davis and Keller  
Nay: None     Abstain: None

At this point, members Ort and Wightman returned to the meeting room.

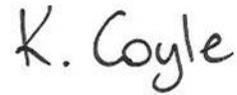
**OPEN TO THE PUBLIC**

There were no comments from the public.

**ADJOURNMENT**

There being no further business, on motion of member L. Davis, seconded by member Wightman, the meeting was adjourned at 9:06 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "K. Coyle". The letters are cursive and slightly slanted to the right.

Katherine Coyle  
Director