

Minutes of the July 27, 2020
Somerset County Agriculture Development Board
Virtual Meeting

Following the Pledge of Allegiance, the July 27, 2020 Somerset County Agriculture Development Board (CADB) Meeting began at 8:00 AM. This meeting was held virtually due to the Covid-19 crisis.

Members in Attendance

Mark Kirby, Chairman
W. Peter Staats, Vice Chairman
Laura DePrado
Ben Auletta

Members Absent

Richard Norz
Ed Seidel
Sandra Rhue

Melonie Marano, Freeholder Liaison

Somerset County Staff

Walter Lane, Director, SC Planning Division
Anthony McCracken, Assistant Dir., SC Planning Division
Kate Katzer, Principal Planner, SC Planning Division

Public

Brandi Bartolomeo, PSE&G Project Manager
Joe DiBartolomeo, PSE&G Project Manager
John Valeri, PSE&G Counsel
Adrian Diaz, PSE&G Corporate Real Estate
Bill Perry, Real Estate Representative for PSE&G
Jay Caballo, PSE&G Outreach Manager
Amy Mandelbaum, SADC

Approval of the Minutes

A motion to approve the June 22, 2020 CADB meeting minutes was made by Peter Staats and was seconded by Ben Auletta. The motion was passed and carried.

Public Comments and Presentations

PSE&G Project: Roseland – Pleasant Valley Overhead Transmission Project: Kate Katzer reminded the Board that at the last CADB meeting they were informed of the details of a (RPV) PSE&G Pleasant Valley Overhead Transmission Project. The Board agreed to have representatives present at a future meeting to allow them to obtain more information regarding the two farm properties that will be impacted by the project.

John Valari, Counsel for PSE&G presented to the Board first. Mr. Valari gave an overview of the entire project explaining that the project is divided into two segments, segment one being from the Roseland Switching

Station in Essex County to the Branchburg Switching Station in Somerset County and the second segment continues from the Branchburg Switching Station to the Lambertville Switching Station in Hunterdon County along with the replacement of an existing 230 KB structures from West Amwell to Pleasant Valley Switching Stations in Hunterdon County. He explained that both segments contain impacts on ADA's which requires them to file NOY's for the projects. He explained that some structures are up to 90 years old which require upgrades in order to provide electrical functioning. He also explained that PSE&G is working to be sure the most minimal impact on farmland.

Joe DiBartolomeo then provided the Board with an overview of the project while Planning Director Walter Lane shared the relevant slides.

Bill Perry, PSE&G's real estate representative then addressed the Board explaining how they continue to meet with farmers that will be impacted by the project, to discuss the impact and a compensation package for any losses they may incur, particularly with crop damage.

Brandi Bartolomeo informed the Board that Jay Caballo was also participating in the CADB meeting and that he is responsible for answering inquiries regarding the project. She then offered the Board the opportunity to ask any questions they may have regarding the project.

The presentation concluded after a question and answer period. The Board decided that they would discuss further in Closed Session.

Winters (Bedminster) – Farm Well Approval: The individuals associated with this item did not attend the meeting; however, the Board reviewed a map of the Winter's property. Ms. Katzer explained that the owners were looking to place a well on their property for agriculture uses. She explained that they planned to present to the Board to get instruction or the proper steps to take. The Board discussed the details of their plans.

I-3) SADC Meeting – Update:

Amy Mandelbaum from the SADC attended the meeting to provide the CADB with an update from their office. She provided statuses of the pending applications informing the Board that the Gund property has been closed on.

She explained that due to a 10 day furlough there have been delays on the SADC's side and that the July meeting was cancelled. She explained that the next meeting is scheduled for July 27, 2020.

I-4) County/State Boards of Agriculture – Update

There was no update provided.

I-5) Gund (Franklin)

The Board was provided information in their packets on the closing on the Gund closing.

I-6) Doyle (Hillsborough)

Ms. Katzer informed the Board that she recently performed a baseline site visit on the Doyle property and did not see any imminent issues. She explained that the next step is to finish up the surveys and move forward towards closing.

I-7) Staff Comments

Ms. Katzer informed the Board that due to the COVID-19 pandemic staff is currently working on possible strategies to safely and effectively perform annual site inspections on the preserved properties. She explained she is also working with the SADC on monitoring details.

Walter Lane then commended Kate for her work in putting together a panel for the NJ County Planners Association and her hard work presenting.

D-1) Potential Projects

Dorn: Ms. Katzer explained that the Dorn application is currently under review with the SADC and is awaiting green light approval.

She also explained that staff was previously contacted by property owners in Hillsborough, Bedminster, and Basking Ridge regarding their interest in the preservation program. She explained that they've opted to wait until after the COVID pandemic to have a meeting in person. However she will be contacting them to see if they were interested in starting the process via phone conferences and email.

D-2) Closed Session

Laura DePrado made a motion to enter Closed Session. The motion was seconded by Peter Staats. The motion was passed and carried, and the Board entered Closed Session. Sandra Rhue made a motion to exit Closed Session. The motion was seconded by Laura DePrado. The motion was passed and carried, and the Board exited Closed Session.

D-3) Results and Actions from Closed Session

Laura DePrado made a motion to allow staff to write a letter and resolution approving the Roseland-Pleasant Valley Overhead Transmission Project. The motion was seconded by Peter Staats and was passed and carried with no further discussion.

Sandra Rhue made a motion to conditionally approve the plans for a well on the Winters' property, dependent upon their submission to the DEP for proper permitting. The motion was seconded by Laura DePrado, Ben Auletta abstained from the vote and the motion was passed and carried with no further discussion.

D-4) Adjournment

A motion to adjourn the meeting was made by Sandra Rhue and was seconded by Peter Staats. The motion was passed and carried, and the meeting was adjourned.

Respectfully Submitted by,

Mark W. Kirby
SCADB Chairman