

**Minutes of the March 28, 2022**  
**Somerset County Agriculture Development Board**  
**Virtual Meeting**

Following the Pledge of Allegiance, the March 28, 2022, Somerset County Agriculture Development Board (SCADB) Meeting began at 8:01 A.M. This meeting was held virtually due to the Covid-19 pandemic.

**Open Public Meetings Statement**

Chairman Mark Kirby reported the meeting had been duly advertised in accordance with Open Public Meetings Act as follows:

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*, and the Emergency Remote Meeting Protocol for Local Public Bodies N.J.A.C. 5:39-1.1 through 1.7, adequate notice of this meeting has been provided. The date, time and virtual meeting information for this meeting were published in The Star~Ledger and the Courier News. The agenda and the virtual meeting information were also posted on the County Planning Board website.

**Roll Call**

Roll call was taken. There was a quorum.

**Members in Attendance:**

Mark W. Kirby, Chairman  
W. Peter Staats, Vice Chairman  
Sandra D. Rhue, Secretary/Treasurer  
Christopher Carnevale  
Robert Schultz  
Kenneth Osterman  
Matt D'Alessandro, Soil Conservation District  
County Commissioner Paul Drake, Liaison

**Members Not in Attendance:**

Laura DePrado

**Somerset County Staff:**

Walter C. Lane, Director, Office of Planning, Policy and Economic Development  
Kate Katzer, Principal Planner, Office of Planning, Policy and Economic Development  
Thomas Boccino, Supervising Planner – Preservation, Office of Planning, Policy and Economic Development  
Patrice Brown, Administrative Assistant, Office of Planning, Policy and Economic Development  
Sarah Fitzpatrick, Deputy County Counsel

**Public Members Present:**

Amy Mandelbaum, SADC  
Dave Clapp, SADC Staff  
Joe Perrone, Bedminster Farmer  
Vanessa Meads

### **Approval of Minutes:**

A motion to approve the February 28, 2022 SCADB Meeting minutes was made by Vice Chairman Peter Staats and was seconded by Sandra Rhue. A roll call vote was taken, and the motion passed.

### **PUBLIC COMMENT & PRESENTATIONS:**

Albert Galdi of Franklin Township was not present; his presentation was given to the board by Principal Planner Kate Katzer. Mr. Galdi is seeking to ascertain the approvals for grading of approximately 50 feet on the property. There is a steep drop off and the grading would allow for easier access for his equipment. The grading would go the width of the exception area.

Joe Perrone of Bedminster came before the Board seeking an extension of the Board's previous approval for his Ag Labor Housing project which was not completed due to a halt during the pandemic, he is seeking the Board's concurrence to not have to start over but for the Board affirm his prior approval.

### **INFORMATIONAL ITEMS:**

#### **Somerset County Preservation Plan**

Principal Planner Kate Katzer informed the board that the special Planning Board Meeting will be held on March 30, 2022, at 4:45p.m. The Preservation Plan will be introduced to the Planning Board and the Public Comment Period will begin. During the meeting, there will be examination of each plan's changes made from the public comment period a couple months back. For the Ag Plan, numerous changes have been made to the Ag maps. Assistance was provided by the SADC to ensure future changes to the maps were more manageable. Planning, Policy and Economic Development Director, Walter Lane reported that the Planning Board will be asked to adopt the Plan at their scheduled May 17<sup>th</sup> meeting. The comment period will remain open until May 2, 2022.

#### **SADC Meeting-Update**

Amy Mandelbaum and Dave Clapp of the SADC reported that they are working closely with Kate Katzer on advancing applications. The SADC meetings are now in-person, but they are exploring hybrid options for the future. Ms. Mandelbaum shared with the board that there are Farmland Preservation signs being posted all around the state. The Soil Protection Standards Subcommittee is still reviewing the draft rule language. Once out of the subcommittee it will be presented to the full SADC at its next meeting. There is still plenty of time for comment. The SADC presented its monitoring report for last year and Amy Mandelbaum thanked the County for continuing to monitor its Farms.

#### **County /State Boards of Agriculture – Update**

No updates were provided by the Board members.

#### **Staff Comments**

Principal Planner Kate Katzer introduced the new Deputy Director of Planning, Policy and Economic Development, Ms. Angela Knowles. Deputy Director Knowles and the Board each introduced themselves. Principal Planner Kate Katzer showed the Board a statue that was awarded to the Board by the DEP for the Governor's Environmental Excellence award. The award will be on display in the front of the Planning, Policy and Economic Development office.

Principal Planner Katzer recapped with the Board that the Ag Day was virtual this year and as a wrap up for Ag Day, there was a drop off event with the Eastern Star home in Bridgewater. This event which was in partnership with Board Member, Laura DePrado and Rutgers Students who put together gift bags and plants for the residents. Commissioners Drake and Marano were present and participated. There will be a full version of the video that documents the process of the entire event released on Earth Day. There has been public feedback from all over the world. Ms. Katzer sent the Board packages with printed material from the Event which included coloring books and this year's cards. The Board commended Principal Planner Katzer on a great job facilitating the event.

### **DISCUSSION AND ACTION ITEMS:**

#### **Galdi (Franklin Township)**

To be discussed during closed session.

#### **Perrone (Bedminster Township)**

To be discussed during closed session

#### **Quick Farm (Montgomery Township)**

Principal Planner Kate Katzer explained that she was contacted by Mr. Quick about an alleged illegal dumping on this property. This is to be discussed during closed session.

#### **Osterman Farm (Hillsborough)**

The Deed of Easement violation which occurred between Osterman and Mueller will be addressed in closed session.

### **CLOSED SESSION:**

At 8:31 a.m., a motion to go into closed session was moved by Peter Staats and seconded by Sandra Rhue. A roll call vote was taken, and the motion passed. At 9:04 a.m., the Board came out of closed session.

### **RESULTS AND ACTIONS FROM CLOSED SESSION:**

\*Director Lane noted for the record that Board Member, Kenneth Osterman was not present during the closed session discussion for the portion pertaining to the Osterman property easement.

#### **Osterman (Hillsborough)**

There is no action required at this time.

#### **Mueller Property (Hillsborough)**

Preparations for a site visit are being made to assess what needs to be acted on.

**Quick Farm (Montgomery)**

There is no action required at this time.

**Somogyi (Franklin)**

Staff and County Counsel are working on an Site Specific Agriculture Management Plan for the farm.

**Perrone Farm (Bedminster)**

There was a motion made for advancing Mr. Perrone's application to the SADC since the Board's resolution is unchanged. A resolution was passed reinforcing the original resolution from 2017. This motion was made by Sandra Rhue and seconded by Ken Osterman. A roll call vote was taken, and the motion passed.

**Galdi Farm (Franklin Township)**

A motion was made for approval of grading on preserved land to avoid a cliff-like area forming near the detention basin on the property. The motion was made by Peter Staats and seconded by Christopher Carnevale. A roll call vote was taken, and the motion was passed.

Chairman Mark Kirby briefly mentioned for the Board to consider returning to monthly meetings in person.

At 9:14 a.m. motion to Adjourn was made by Sandra Rhue and seconded by Christopher Carnevale. A unanimous vote was taken, and the motion passed.

The next meeting will be held on April 25, 2022, via Zoom at 8:00a.m.

Respectfully Submitted by,

*Sandra Rhue*

Sandra Rhue  
Secretary/Treasurer