

# PLEASE BE ADVISED

THE SADC MEETING WILL BE HELD IN PERSON AT  
200 RIVERVIEW PLAZA, TRENTON NJ

FOR THE CONVENIENCE OF THE PUBLIC, THE MEETING WILL BE  
TELEVISED VIA THE “TEAMS” PLATFORM

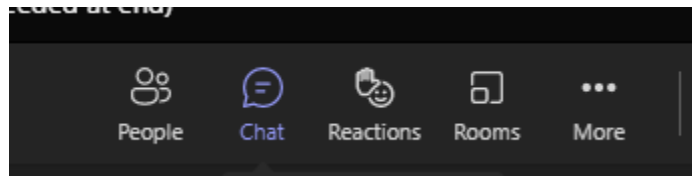
THE SADC CAN ACCEPT PUBLIC COMMENTS IN THE  
FOLLOWING MANNER:

## ORAL COMMENTS

CAN BE PROVIDED BY THOSE ATTENDING THE MEETING  
IN PERSON, ON “TEAMS” OR ON THE PHONE

## WRITTEN COMMENTS

CAN BE SUBMITTED BY USING THE “TEAMS” CHAT OPTION



**CLICK ON THE CHAT ICON AT THE TOP OF YOUR SCREEN WHILE IN THE MEETING  
AND THEN TYPE YOUR MESSAGE IN THE BOX AT THE BOTTOM RIGHT OF YOUR  
SCREEN.**

Please email Jessica Uttal, [Jessica.uttal@ag.nj.gov](mailto:Jessica.uttal@ag.nj.gov), or call 609-984-2504, if you  
need further instructions.

State Agriculture Development Committee  
200 Riverview Plaza, Trenton NJ

REGULAR MEETING

FEBRUARY 27, 2025

9:00 A.M.

**PLEASE USE THE FOLLOWING LINK:**

**[Join the meeting now](#)**

**OR CALL-IN INFORMATION (AUDIO ONLY):**  
**1 (856) 338-7074 CONFERENCE ID: 510 544 889#**

**AGENDA**

- I. Call to Order
  - Flag Salute
  - Reading of the "Open Public Meetings Act" notice
- II. Roll Call
- III. Approval of Minutes
  - A. Open and Closed Session Minutes of January 16, 2025, January 23, 2025 and February 12, 2025 **TAB 1**
- IV. Report of the Chairman
- V. Report of the Executive Director **TAB 2**
  - A. Monthly Certified Market Value Report
  - B. Litigation Spreadsheet
- VI. Communications **TAB 3**
- VII. Public Comment
- VIII. Old Business
  - A. Discussion: Direct Easement confirmation of exception areas **TAB 4**  
Pustizzi, Al (Main Rd), Franklin and Newfield Twp., Gloucester Co
  - B. Stewardship
    - 1. Resolution: Review of Activities **TAB 5**
      - a. Donegal Farm, LLC, Mansfield Twp, Warren Co.
    - 2. Discussion: Next Generation Farmer Program **TAB 6**
      - a. Ideas and Recommendations
  - C. Statewide Formula Valuation Regulations - adoption **TAB 7**

D. Right to Farm – Resolution **TAB 8**  
Monroe Township v. Smentkowski Farms and Slammin’ Canz, Inc.

IX. New Business

A. Stewardship

1. Resolution: Special Occasion Events – Renewal **TAB 9**
  - a. Saddlehill Cellars, LLC, Voorhees Twp., Camden County

B. Resolutions: Preliminary Approval - Direct Easement Purchase Program **TAB 10**

1. Cohansey Meadows LLC & Zander, John G., Fairfield Twp. Cumberland Co.
2. Ladner, Herbert H. Jr., Quinton Twp. Salem Co.
3. Winkels, Lawrence Sr. and Frances, Quinton Twp. Salem Co.
4. Reidenbaker, John K., III, Moorestown and Cinnaminson Twps. Burlington Co.
5. Sytsema, H. William & Holly Lynne (Lot 7.01), Wantage Twp. Sussex Co.

C. Resolutions: Final Approval - Direct Easement Purchase Program **TAB 11**

1. Van Sciver, Mark K. & Suzanne A. Quinton Twp. Salem Co.

D. County PIG ancillary cost reimbursement

X. Public Comment

XI. Time and Place of Next Meeting: March 27, 2025 9 a.m.  
200 Riverview Plaza, Trenton NJ

XII. Closed Session

A. Real Estate Matters **TAB 12**

1. Certification of Value – Easement purchase negotiations
2. Certification process in relation to Statewide Formula Value

B. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation

XIII. Action as a Result of Closed Session

A. Real Estate Matters

1. Certification of Value – Easement purchase negotiations
2. Certification process in relation to Statewide Formula Value

B. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation – Any Matter Discussed in Closed Session

XIV. Adjourn