

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**Regular Meeting**

**April 30, 2026**

Secretary Wengryn called the meeting to order at 9:12 am.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

**Members Present**

Secretary Wengryn, Chairman  
Martin Bullock  
Scott Ellis  
Jess Niederer  
Richard Norz  
Gina Fischetti (arrived at 9:17)  
Ryan Feeney  
Brian Schilling  
Lauren Procida

**Members Absent**

Tiffany Bohlin  
Charles Rosen

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Charles Roohr, SADC Executive Director  
Jay Stypinski, Esq., Deputy Attorney General

**Minutes**

Approval of SADC Open and Closed Session Minutes of March 26, 2026.

It was moved by Dr. Schilling and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of March 26, 2026. Ms. Procida abstained. The motion was unanimously approved.

**Report of the Chairman**

Secretary Wengryn attended two budget hearings for the department which included discussion on the farmland preservation program. He also attended a

summit with Sussex and Warren County which focused on the New Jersey beef industry. Warren County transferred land to its community college in the hopes of opening a food processing facility and creating a related agricultural curriculum.

### **Report of the Executive Director**

Mr. Roohr announced that the Patricelli auction was successful and the farm was sold to a new farmer.

Woodland easement regulations are in development and outreach to various interest groups will increase. Staff discussed the program at the quarterly CADB Administrators meeting and received constructive feedback.

The Ag-tourism grant program will announce the recipients soon and SADC staff will work with easement holders and preserved farm owners to discuss deed of easement compliance regarding their planned projects.

Mr. Roohr acknowledged SADC staff is undergoing some changes as Cindy Roberts of Communication & Resources will be retiring in June, Katie Mazzella of Acquisition will be leaving on maternity leave, and staff has welcomed Catie Buck as a Stewardship Specialist.

### **Public Comment**

Ms. Patricia Springwell from Hunterdon County asked the SADC to be aware of the rise of AI data centers and use preservation efforts to halt the development of them. She stressed the importance of farm inspections to reduce deed of easement violations, and the program should focus on food production and preserving fertile soils.

Mr. Marco Ortiz from Gloucester County expressed concern over activities occurring on a neighboring farm and deed of easement compliance regarding SOEs, the location of storage containers and the construction of solar panels.

Ms. Danielle Vallandingham, Mr. Ortiz's wife, from Gloucester County acknowledged the same concerns as Mr. Ortiz and asked the committee to review the SOE and Right to Farm issues of the neighboring farm.

Mr. James Farro, zoning officer from South Harrison, stated his office has received complaints regarding activities occurring on the farm and expressed concern regarding the SOE approval the farm received from the county.

## New Business

### A. Stewardship

#### **1. Resolutions: Special Occasion Events – Princeton Farm Associates, LLC**

**Note: Mr. Norz recused from this discussion.**

Mr. Willmott presented Princeton Farm Associates, LLC's SOE renewal application. In 2024, Princeton Farm Associates was granted a two-year SOE permit and is requesting a two-year SOE renewal permit to hold up to 26 events per year. Mr. Willmott stated there were compliance concerns with the original SOE permit regarding agricultural production and the use of existing infrastructure and land specifically for events. Mr. Willmott noted the landowner has made significant improvements to the farm to increase production. Based on the concerns described during the initial approval, staff recommends granting a one-year renewal.

Mr. Patel and his legal representative, Nicole Voight, Esq., provided details about the farming operations and explanations to address the concerns raised by staff. Ms. Voigt urged the committee to grant a two-year renewal so her client can continue planning for future events with clients.

After extensive discussion, the committee approved a two-year renewal.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to approve resolution FY2026R4(1) granting final approval, as presented, subject to any condition of said resolutions.

1. Princeton Farm Associates, LLC, SADC ID#18-0002-DN, FY2026R4(1), Block 26001, Lot 1.04, Montgomery Township, Somerset County, 87.46 acres.

The motion was unanimously approved. A copy of Resolution FY2026R4(1) is attached to and is a part of these minutes.

#### **2. Resolutions: Special Occasion Events – Fitz Farm, LLC**

Mr. Kimmel presented Fitz Farm, LLC's application for an SOE renewal of one year in preparation for its annual Koi Fest. Staff reviewed the parameters of the SOE law and stated all requirements have been met, the farm is in compliance with the DOE, and staff's recommendation is to grant approval. The committee approved a two-year renewal.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve resolution FY2026R4(2) granting final approval, as presented, subject to any condition of said resolutions.

2. Fitz Farm, LLC, SADC ID#10-0255-DE, FY2026R4(2), Block 5, Lot 1, Alexandria Township, Hunterdon County, 82.678 acres.

The motion was unanimously approved. A copy of Resolution FY2026R4(2) is attached to and is a part of these minutes.

### **B. Resolutions: Final Approval – Municipal Planning Incentive Grant**

Staff referred the committee to two requests for final approval under the Municipal PIG program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions FY2026R4(3) and FY2026R4(4) granting final approval, as presented, subject to any condition of said resolutions.

1. Kenneth J. Hoser, SADC ID#21-0638-PG, FY2026R4(3), Block 20, Lot 22, and Block 26, Lots 29 and 29.01, Greenwich Township, Warren County, 119.26 acres.
2. Hasimenghe, Hasimenghe & Zilong Huang, SADC ID#21-0635-PG, FY2026R4(4), Block 600, Lot 2200, Hope Township, Warren County, 31.98 acres.

The motion was approved. A copy of resolutions FY2026R4(3) and FY2026R4(4) is attached to and part of these minutes.

### **C. Resolutions: Final Approval – County Planning Incentive Grant**

Staff referred the committee to four requests for final approval under the County PIG program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve Resolutions FY2026R4(5) through and FY2026R4(8) granting final approval, as presented, subject to any condition of said resolutions.

1. Theodore A. and Nancy Terhune, SADC ID#21-0636-PG, FY2026R4(5),

Block 1307, Lot 11, Mansfield Township, Warren County, 67.68 acres.

2. Santino J. Jr & Christine M. Santini, SADC ID#21-0639-PG, FY2026R4(6), Block 39, Lot 5, Franklin Township, Warren County, 86.65 acres.
3. Charles E. Hughes (Lot 21), SADC ID#17-0279-PG, FY2026R4(7), Block 801, Lot 21, Pittsgrove Township, Salem County, 28.78 acres.
4. Charles E. Hughes (Lot 46), SADC ID#17-0278-PG, FY2026R4(8), Block 202, Lot 46, Pittsgrove Township, Salem County, 38.24 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(5) through FY2026R4(8) are attached to and part of these minutes.

#### **D. Resolutions: Final Approval- Direct Easement Purchase Program**

Staff referred the committee to eight requests for final approval under the Direct Easement Purchase program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Mr. Ellis and seconded by Ms. Niederer to approve Resolutions FY2026R4(9) through and FY2026R4(15) granting final approval, as presented, subject to any condition of said resolutions.

1. Benjamin P. Patten, SADC ID#17-0363-DE, FY2026R4(9), Block 11, Lot 3, Pilesgrove Township, Salem County, 91.8 acres.
2. Brendan W. Furlong, SADC ID#10-0280-DE, FY2026R4(10), Block 21.04, Lot 19.04, Alexandria Township, Hunterdon County and Block 27, Lot 12, Franklin Township, Hunterdon County, 50.47 acres.
3. Gloria M. Lamborn & Narion M. Messenger, SADC ID#10-0313-DE, FY2026R4(11), Block 46, Lot 3, Franklin Township, Hunterdon County, 55.04 acres.
4. Keith and Maria Delcampe, SADC ID#10-0318-DE, FY2026R4(12), Block 26, Lot 26, Holland Township, Hunterdon County, 14.98 acres.
5. Mecouch Farms 2 LLC (Cook Rd), SADC ID#06-0103-DE, FY2026R4(13), Block 20, Lot 5 and Block 21, Lot 5, Stow Creek Township, Cumberland County, 63.75 acres.

6. Albert Pustizzi (Main Rd), SADC ID#08-0047-DE, FY2026R4(14), Block 7203, Lot 23, Franklin Township, Gloucester County, 32.91 acres.
7. Summit City Farms, LLC (Apple Adams), SADC ID#08-0049-DE, FY2026R4(15), Block 68, Lot 10, Elk Township, Gloucester County, 63.55 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(9) through FY2026R4(15) are attached to and part of these minutes.

**Note: Mr. Norz recused from Township of Hillsborough (Mindel) Approval.**

It was moved by Mr. Bullock and seconded by Dr. Schilling to approve Resolution FY2026R4(16), granting final approval, as presented, subject to any condition of said resolution.

8. Township of Hillsborough (Mindel), SADC ID#18-0038-DE, FY2026R4(16), Block 198, Lot 2: Block 198.01, Lot 1; Block 198.02, Lot 1.01: Block 199.02, Lot 1, Hillsborough Township, Somerset County, 438.81 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(16) are attached to and part of these minutes.

Mr. Norz expressed concern regarding farms receiving delegated certification of values and final approval at the same meeting without prior committee review.

#### **E. Resolutions: Preliminary Approval – Direct Easement Purchase Program**

Staff referred the committee to two requests for preliminary approval under the Direct Easement Purchase program. They reviewed the specifics of the request with the committee and stated the staff recommendation is to grant approval.

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve Resolutions FY2026R4(17) through and FY2026R4(18) granting final approval, as presented, subject to any condition of said resolutions.

1. Jendel Corporation, SADC ID#17-0419-DE, FY2026R4(17), Block 4301, Lots 4, 5, 6, 7, 17, 26, 27, 28, 33, 34, 35, 36, 37, 38, and 39, Pennsville Township, Salem County, 625.19 acres.

2. Inn at M&M Hunting, SADC ID#17-0429-DE, FY2026R4(18), Block 4301, Lot 43.01, Pennsville Township, Salem County, 16.08 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(17) through FY2026R4(18) are attached to and part of these minutes.

#### **F. Memo: Appraisal Handbook 2026 changes**

Mr. Martin reviewed the updates and amendments to the appraisal handbook in anticipation of providing it to the appraisers at the appraiser conference. This year's revisions include instructions on appraising Pinelands cranberry and blueberry farms and measuring existing houses to satisfy Statewide Formula requirements.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve 2026 changes to the Appraisal Handbook as presented.

#### **Public Comment**

Ms. Patricia Springwell encouraged the committee to continue questioning SOE regulations and focus on preservation of farmland.

#### **CLOSED SESSION**

At 12:06 pm Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss: the certification of value for the fee simple or development easement acquisition on property in Upper Freehold Township, Monmouth County under the state acquisition program; the acquisition of real estate, and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Norz and seconded by Mr. Ellis to go into closed session. The motion was unanimously approved.

#### **Action as a Result of Closed Session**

##### **A. Real Estate Matters – Certification of Values**

It was moved by Mr. Ellis and seconded by Ms. Niederer to approve the certification of values as discussed in closed session. The motion was approved.

**ADJOURNMENT**

The meeting was adjourned at 12:51 pm

Respectfully Submitted.

A handwritten signature in cursive script, appearing to read "Charles Roohr".

Charles Roohr, Executive Director  
State Agriculture Development Committee