

FREEHOLD SOIL CONSERVATION DISTRICT

Regular Meeting
February 11, 2026

4000 Kozloski Road
Freehold, NJ

I. Call to Order

Chairman Charles Buscaglia called the meeting to order at 1:35 pm.

II. Pledge of Allegiance

Chairman Buscaglia led the salute to the flag of the United States of America.

III. Roll Call

Present

Absent

Charles Buscaglia

x

Robert Dreyer

x

Roger Gravatt

x

Wayne Van Hise

x *(via phone)*

Thomas Taylor

x

Staff Present: Timothy Thomas, District Manager, Paul Califano, Assistant District Manager and Andrea Farparan, Board Secretary

Others Present: Matt Ward, 2nd Vice President, NJ Association of Conservation Districts (NJACD), Morgan Devine, United States Department of Agriculture (USDA) -Natural Resources Conservation Service (NRCS) District Conservationist

IV. Compliance Statement

Secretary Farparan confirmed that pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., adequate notice of this meeting was provided at least 48 hours in advance by publishing in the Asbury Park Press and the Home News Tribune, mailing the Monmouth and Middlesex County Clerks and posting at the entrance to the District office, a notice giving the time, date, location and, to the extent known, the agenda of this meeting, and stating whether formal action may or may not be taken.

V. Reports from other Agencies

Morgan Devine, USDA-NRCS District Conservationist reported on the following:

- 51 applications have been received for various programs (soil health, forest management and wildlife, livestock, erosion, high tunnels)
- Information and eligibility criteria was provided for the Regenerative Pilot Program (RPP)
- USDA-NRCS Chief Aubrey J.D. Bettencourt Priorities are as follows:
 - Preserve and Protect Farmland
 - Modernize NRCS Infrastructure and Technology
 - Re center Field Engagement and Technical Assistance
 - Strengthen Partnerships by Streamline Process and Accountability
 - Shift to Outcome-Based Conservation and Farmer Empowerment
- The Mid-Atlantic Monarch and Pollinator Habitat Kit Program opened on January 16th and closes February 17th. Kits are not for residential use or private homes.
- The National Fish and Wildlife Foundation (NFWF) is soliciting proposals that will contribute to the overall health of the Delaware River watershed through the Delaware Watershed Conservation Fund. The grant range is \$100,000 to \$500,000 with a duration of 3 years. The deadline to submit is 3/26/2026.

VI. Approval of Minutes

The Board members reviewed the minutes of the January 14, 2026, regular meeting. Supervisor Gravatt made a motion to approve the minutes of the regular meeting with amendment to include “to approve the action of the committee of purchase for payment of the bills as presented” in Section VIII, Bills for Payment. Supervisor Van Hise seconded the motion. The motion passed unanimously.

VII. Treasurer’s Report

The Board reviewed the Treasurer’s Report. Supervisor Dreyer made a motion to approve the Treasurer’s Report as presented. Supervisor Taylor seconded the motion. The motion passed by the following roll call vote: Supervisor Gravatt - yes, Supervisor Van Hise – yes, Supervisor Taylor – yes, Supervisor Dreyer – yes and Supervisor Buscaglia – yes.

VIII. Bills for Payment

The Board reviewed the bills for payment for February (in the amount of \$226,750.28). Supervisor Van Hise made a motion to approve the action of the committee of purchase for payment of the bills as presented. Supervisor Gravatt seconded the motion. The motion passed by the following roll call vote: Supervisor Gravatt - yes, Supervisor Van Hise – yes, Supervisor Taylor – yes, Supervisor Dreyer – yes and Supervisor Buscaglia – yes.

IX. Correspondence

None to report

X. Committee Report

None to be discussed

XI. District Manager’s Report

1. FY2025 Audit Correction

- The total revenues was incorrectly reported on the Fiscal Year 2025 Report of Audit due to a mistype. The error did not affect the outcome of the audit. Supervisor Dreyer made a motion to approve the corrected Fiscal Year 2025 Report of Audit. Supervisor Gravatt seconded the motion. The motion passed by the following roll call vote: Supervisor Gravatt - yes, Supervisor Van Hise – yes, Supervisor Taylor – yes, Supervisor Dreyer – yes and Supervisor Buscaglia – yes.

2. Staff Update

- A new site inspector was hired and will be starting at the District on February 17, 2026.

3. Local Working Group

- Together with USDA, the District will be hosting a Local Working Group on February 25, 2026 in accordance with the Memorandum of Understanding between NJACD and NRCS.

4. 2026 Middlesex County Farmland Preservation Agreement (attached)

- The District will inspect farm easements owned by Middlesex County. Any violations identified during inspections will be documented and reported to the county. All enforcement will be conducted by Middlesex County. Supervisor Van Hise made a motion to approve the agreement with Middlesex County. Supervisor Taylor seconded the motion. The motion passed unanimously.

5. Shared Services Agreement (attached)

- Supervisor Dreyer made a motion to approve The Shared Services Agreement between the Freehold Soil Conservation District, the Morris County Soil Conservation District and the DeAtlantic Soil Conservation District for the State Agriculture Development Committee (SADC) Contract Number 20251201-1. Supervisor Gravatt seconded the motion. The motion passed unanimously.

XII: Old Business

None to be discussed

XIII: New Business

1. Supervisor Dreyer made a motion to approve the attached list of certified Soil Erosion and Sediment Control plans. Supervisor Gravatt seconded the motion and the motion passed unanimously.
2. There were no denied plans.
3. The Board has acknowledged the list of Authorizations to Discharge permits granted by the NJ DEP.

XIV: Adjournment

Supervisor Dreyer made a motion to adjourn the meeting. Supervisor Gravatt seconded the motion. The motion passed unanimously. The next scheduled meeting is Wednesday, March 11th at 1:30 pm.

Charles Buscaglia
Chairman

Andrea Farparan
Secretary

**COOPERATIVE AGREEMENT FOR
SHARED SERVICES RELATED TO AGRICULTURAL CONSERVATION**

Between the

DelAtlantic Soil Conservation District

Freehold Soil Conservation District

And the

Morris County Soil Conservation District

WHEREAS, the DelAtlantic Soil Conservation District [DelAtlantic], Freehold Soil Conservation District [Freehold], and Morris County Soil Conservation District [Morris], hereinafter referred to collectively as "Districts", have responsibility for conservation of soil and water resources for agricultural purposes (per N.J.S.A. 4:24-1 et seq.) and are eligible to participate in the New Jersey Department of Agriculture (NJDA) Soil and Water Conservation Project Cost-Sharing [Cost-Share Program] (per N.J.S.A.2:76-5 et seq.), and

WHEREAS, the NJDA-State Soil Conservation Committee (SSCC), coordinates and provides assistance to Soil Conservation District programs and has encouraged and provided guidance for this agreement, and

WHEREAS,, the NJDA-State Agriculture Development Committee [SADC] desires to enter into an Cost-Share Program agreement with the Districts for this endeavor, and

WHEREAS, the purpose of this Shared Services Agreement is to provide planning and technical assistance to the agricultural community statewide, and

WHEREAS, to achieve this goal, qualified technical personnel with agricultural experience will be employed by each District, individually, to work in coordination with each other to support the planning and technical needs of agricultural communities throughout the state.

WHEREAS, it is understood that the intent of this agreement is for the provision of an equitable distribution of services between the three districts in participation in the SADC cost share program. It is the intent that SADC funding will be appropriately allocated to each District in support of services rendered during any one quarter. No District shall provide a disproportionate amount of services during any quarter without prior consent of the other two Districts as agreed to in District Manager meetings.

NOW THEREFORE, the Districts agree as follows:

A. All Districts:

Will maintain close coordination with each other to ensure timely completion of the projects and tasks related to this Agreement (see Appendix A).

1. Projects will be assigned by District Managers' [DM] mutual consent based on farm

location and the skillset required. For example:

- a. Forest Management Plan in Morris County would be assigned to the Certified Forester in DelAtlantic, since Morris doesn't have a Forester
- b. Certification/oversight of a Farm Conservation Plan in Freehold would be assigned to Morris or DelAtlantic since Freehold doesn't have a Certified Planner
2. Sharepoint site has been developed to ensure transparency regarding projects, financials, timesheets, process to be followed, training & tools, and templates for contracts, conservation plans, and additional required tools.
3. District Managers' meetings - DMs and any necessary staff will meet initially on a weekly basis, to discuss projects, financials, staffing, and other relevant issues. This will transition to monthly meetings, by unanimous DM agreement, as this endeavor progresses.
4. Oversight of Agricultural Conservation Staff:
 - a. DMs will manage their own senior agricultural staff, i.e. Ag Conservation Program Managers, Certified Conservation Planners, Certified Foresters, Certified Engineers.
 - b. Senior agricultural staff will oversee all junior agricultural staff and/or engineering resources, on a project or training basis, especially regarding technical or field matters. At times, this will involve senior and junior staff from different districts.
 - c. Senior agricultural staff will be in close contact with the District Manager(s) who have staff involved, especially if any issues arise.
 - d. If a situation is not resolved by the DMs (who have staff involved), then there shall be an open discussion at the regular DM meeting, with the decision being put to a DM vote.
 - e. If the matter remains unresolved, it may be taken to the Board level of those districts with staff involved.
 - f. As staff is added and becomes certified, this protocol will be adapted over time.
5. Timesheets will be submitted by all Districts at the end of each month to Freehold's Office Manager for work accomplished in the SADC Cost-Share Program. Freehold will then convey the Timesheets to SADC for their financial planning purposes.
6. SADC will be charged the actual payroll rate of each individual District's staff member for the tasks performed (see Appendix A). Each District will provide Freehold with a chart of their individual staff members' "charge rate".

7. Non-SADC projects utilizing other District's staff – the District *providing* the services will directly bill the District *receiving* the services, via Timesheets, on a monthly basis. The rate charged will be the actual payroll rate of each individual District's staff member for the tasks performed (see Appendix A).
8. This Agreement shall be effective for a 5-year period beginning on the date of its execution by all parties. It may be extended or renewed by mutual agreement and the exchange of correspondence in writing via regular or electronic mail. A good faith effort will be made to renew the agreement 60 days prior to the current agreement's expiration.
9. Agreement modification - this Agreement may be modified or terminated upon mutual agreement of all Districts, or an individual District may withdraw by providing 60-day advance notice to the other Districts.

B. DeIAtlantic District:

1. Work with Morris to develop Farm Conservation Plan template, as well as other template documents and methodologies to create a well-defined and sound infrastructure
2. Certified Conservation Planner (Level 3) will provide supervision and certification of farm conservation plans for the region from Freehold south to DeIAtlantic. If needed, they will certify Farm Conservation Plans in other regions.
3. Certified Forester will provide supervision and certification of Forestry Management Plans.

C. Freehold District:

Manage the financial aspects of this Agreement:

1. Create Quarterly Reports/Reimbursement Requests for SADC based on monthly Timesheets provided by each District Manager for their staff
2. Disburse SADC Quarterly Reimbursement Funds received to each District, based on their Timesheets for that quarter
3. Provide SADC with monthly timesheets submitted by each District so that SADC is prepared for any overage/underage in the funding to be disbursed quarterly
4. Provide Board Reports (if needed) on a district's revenues and expenses from this activity

D. Morris District:

1. Work with DelAtlantic to develop farm conservation plan template, as well as other template documents and methodologies to create a sound infrastructure
2. Create and maintain Sharepoint site to enhance transparency and collaboration.
3. Certified Conservation Planner (Level 3) will provide supervision and certification of farm conservation plans for the region from Freehold north to Morris. If needed, they will certify Farm Conservation Plans in other regions.
4. Will develop the Sharepoint Timesheet structure and methodology, as well as any documentation required for the SADC, SSCC, or this Shared Services agreement.
5. Agricultural Conservation Program Manager will endeavor to train and mentor planning and technical staff in all three Districts – as time allows.

Signature of parties confirming agreement to all conditions herein:

By  2/4/26 Date
Chairman, DelAtlantic SCD

By  2/11/26 Chair 2/11/26 Date
Chairman, Freehold SCD

By  Chair 1/28/26 Date
Chairman, Morris SCD

**AGREEMENT FOR PRESERVED FARMLAND MONITORING
SERVICES BETWEEN THE
COUNTY OF MIDDLESEX
AND THE
FREEHOLD SOIL CONSERVATION DISTRICT
March 5, 2026 THROUGH November 30, 2026**

This Agreement, made this 5th day of March, 2026, by and between the **COUNTY OF MIDDLESEX**, located at 75 Bayard Street, New Brunswick, New Jersey, 08901 and the **FREEHOLD SOIL CONSERVATION DISTRICT**, located at 4000 Kozloski Road, Freehold, New Jersey, 07728 (hereinafter referred to as the "District").

WITNESSETH:

WHEREAS, the County of Middlesex desires to contract for the provision of preserved farmland monitoring by the District, and the District desires to provide such service, in accordance with the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., and agency regulations at N.J.A.C 2:76-1.1, et seq.

NOW THEREFORE, the parties agree to the following:

1. The District agrees to provide preserved farmland monitoring services on behalf of the County of Middlesex. The services shall be inclusive of the services listed on the annexed Schedule A - Easement Monitoring Protocol.
2. The District shall be reimbursed pursuant to the annexed Schedule B - Easement Monitoring Cost Schedule, in an amount not to exceed **\$15,000.00** without prior written approval. Said amount is inclusive of Fiscal Year 2026 inspections (**\$9,033.25**) with **\$5,966.75** in reserve for follow-up inspections as requested by the County of Middlesex or farm acreage discrepancies as determined by the County of Middlesex. The District shall submit an invoice to the County at the end of the term as completed in accordance with the specifications set forth herein for the actual authorized work done under each item scheduled. All contracts are subject to the availability of funds for the current year. Additional funds may be certified upon adoption of the temporary and/or permanent budgets for the next fiscal year.
3. The term of this agreement shall be from March 5, 2026, through November 30, 2026. The services herein include monitoring and reporting with necessary follow-up as detailed in Schedule A, and this agreement shall terminate upon completion of services or the date of termination, whichever is sooner.
4. This agreement represents the full and complete understanding of the parties hereto and said parties warrant that there are no other representations or understandings between same regarding the subject matter hereof.
5. This contract is to be binding upon the County of Middlesex its successors and assigns and upon the District and its successors and assigns. This contract shall not be assigned to a third party without the consent of both parties.
6. The District shall defend, indemnify and otherwise save harmless the County of Middlesex, its agencies, departments, bureaus, boards, officials and employees from any and all claims or actions at law to the fullest extent permitted by law, whether personal injury, property damage or liabilities, including the cost of defense arising out of acts or omissions, whether negligent or not, of the District, its employees, officials, contractors, subcontractors and/or that arise out of

The District's performance of this Contract.

7. The District shall procure and maintain the following types of insurance coverage, duly issued by an insurance company authorized to do business in the State of New Jersey;

A. COMPREHENSIVE GENERAL LIABILITY INSURANCE with a limit of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and property damage.

B. Workers Compensation: As required by the State of New Jersey, covering all employees engaged in performance of the contract pursuant to N.J.S.A. 34:15-12(a) and N.J.A.C. 12:235-1.6, with limits not less than \$1,000,000 per accident for bodily injury or disease.

C. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE coverage for claims arising from owned, hired, or non-owned vehicles with a combined single limit of not less than \$1,000,000 per occurrence for bodily injury and property damage.

The County of Middlesex, its officers, officials, employees, agents, and volunteers shall be named as additional insured on the Comprehensive General Liability Insurance Policy and the Comprehensive Automobile Liability Insurance. The District shall cause its contractors and sub-contractors to name the County of Middlesex as additional insured on all liability insurance policies related to their entry onto property for the purpose of inspections, in accordance with the aforementioned coverage. Evidence of such insurance shall be submitted to the County of Middlesex with the execution of this Agreement and prior to performance of the agreement.

IN WITNESS HEREOF, the undersigned parties have caused this instrument to be executed this 5th day of March 2026. The County may terminate this agreement without cause at any time upon 30 days prior written notice to the District.

FOR THE COUNTY OF MIDDLESEX:

ATTEST:

Signed by: Ronald A. Rios
463A26B394FF496

Date: 2/19/2026 | 4:26 PM EST

Approved as to form and legality

DocuSigned by:
John Antonopoul
5302537CBA7A4A8...

First Deputy County Counsel

FOR THE FREEHOLD SOIL CONSERVATION DISTRICT: 243

ATTEST:

Charles S. Byls

Date: 2/11/2026

SCHEDULE A - EASEMENT MONITORING PROTOCOL

The District shall be responsible for monitoring the preserved farms detailed on annexed Schedule C - Fiscal Year 2026 Easement Monitoring List, to ensure compliance with the provisions of the Deed of Easement. The monitoring shall consist of the following:

1. An onsite inspection of the preserved farms detailed on annexed Schedule C shall be completed by June 30, 2026. Approximately one month prior to the onsite inspections, the District will contact all current landowners by both electronic mail and U.S. Postal Service Certified Mail or comparable private delivery service or by telephone if no response. The County of Middlesex will provide (a) an inspection notice template letter to the District and (b) the Middlesex County's Annual Landowner Questionnaire for the District's use in pre-inspection mailings, upon the execution of this Agreement. District staff shall review Landowner Questionnaire responses and forward same to the County and shall update the County's Annual Monitoring Tracking Spreadsheet. Specific requirements and expectations shall be discussed in the training meeting detailed in Paragraph 4. In no event shall an inspection notice be provided to a landowner later than the requisite 24-hour period specified in the Deed of Easement.
2. All inspection reports will be submitted using the Monitoring Report E-form found on the SADC website below, by July 15, 2026:
<https://www.nj.gov/agriculture/sadc/farmpreserve/postpres/>
<https://www.nj.gov/agriculture/sadc/farmpreserve/postpres/#10>
<https://www.nj.gov/agriculture/sadc/documents/farmpreserve/postpres/monitoringform.pdf>.

To help facilitate the use of the E-form, the County of Middlesex shall provide the District with the PINs for all properties to be monitored on Schedule C.

All submitted E-Forms will be supplemented by the following: digital photographs provided to the County of Middlesex as well as geocoded photographs and related monitoring features uploaded into Middlesex County's 2026 farmland preservation monitoring ArcGIS online map, follow-up non-compliance letters sent to the farms and provided to the County of Middlesex, and a review of any changes to the farm's mapped soil disturbance provided to the County of Middlesex. The District will provide copies of these items to the County of Middlesex by saving them online in the appropriate County of Middlesex SharePoint location, and the District will provide the follow-up letters to the farms by sending them by U.S. Postal Service Certified Mail. The follow-up letters that are saved in County of Middlesex SharePoint must be signed PDFs of the letters and include all attachments as part of the PDFs, and Word document versions shall also be saved in the SharePoint folder.

Each non-compliance follow-up letter will note any compliance issues with the provisions of the Deed of Easement that were observed for which the farm did not appear to be in compliance, and the letter will describe the apparent areas of concern or violations, accompanied by maps detailing related areas of concern/violations. Regarding non-compliance follow-up letters, in addition to saving a PDF of the signed letter, including all attachments, and Word document versions in County of Middlesex SharePoint, the District

will notify the County of Middlesex that it has sent a non-compliance follow-up letter on the same day that the District mails the letter to the landowner; the District will provide this notification by emailing the County of Middlesex either a PDF copy of the letter or a link to where the PDF copy is saved on County of Middlesex SharePoint. The County of Middlesex will advise the District which entities to be copied on non-compliance letters. The County of Middlesex will provide follow-up template letters to the District upon the execution of this Agreement. The District shall update the County's internal landowner database with related information pertaining to changes or concerns with the properties.

3. The District shall submit a complete, end-of-year monitoring report for Fiscal Year 2026, together with its FY 2026 reimbursement request, to the County of Middlesex by July 15, 2026. This written end-of-year monitoring report shall include the following:
 - a. A narrative statement verifying that the entirety of the farms listed on Schedule C were inspected in Fiscal Year 2026 and that the aforesaid inspection reports, digital and geo-coded photographs, ArcGIS online map data and follow-up letters have been submitted, saved, and shared as described in this agreement;
 - b. A copy of the Schedule C list of farms; and
 - c. A narrative summary noting which farms did not appear to be in compliance with the farmland preservation Deed of Easement and the nature of the farms' non-compliance.

4. The District will attend and participate in an in-person or virtual monitoring training provided by the County of Middlesex prior to commencing its FY 2026 monitoring inspections. The training will review and demonstrate the County of Middlesex's established monitoring protocol and general expectations. Items covered will include, but are not limited to, preparing for an inspection (including searching for landowner contact information and reviewing background maps and documents); guidelines for written correspondence to landowners; updating the County's monitoring tracking database based on landowner questionnaire responses and site visit observations; conducting an inspection (including walking the property, taking geocoded photos and utilizing the County's ArcGIS tool to categorize areas in the field, considering soil disturbance, and talking to landowners); and completing the follow-up steps after an inspection (including uploading geocoded photos and related data into the County's ArcGIS online map tool, updating County monitoring spreadsheet, sending non-compliance letters and notifying the County of Middlesex in cases of non-compliance and assisting in rectifying non-compliance issues/violations). As needed, the County of Middlesex will provide District staff with additional technical support and training related to general monitoring technical assistance, using the E-form, ArcGISonline mapping tool, and using the County of Middlesex SharePoint site.

5. The District will inform the County of Middlesex in writing if any of the terms and conditions of the Deed of Easement for any farm are suspected of being violated, or if there are any concerns with a farm, within 30 days of identifying such suspected violations or concerns. In accordance with paragraph #2 above, the District will notify the County of Middlesex that it has sent a non-compliance follow-up letter on the same

day that the District mails the letter to the landowner. The method of informing the County of Middlesex shall be by email.

6. The District will conduct up to 10 follow-up inspections, upon request by the County of Middlesex. Each follow-up inspection will be completed and delivered using the Monitoring Report E- form and will be supplemented by the following: digital and geocoded photographs in the County's ArcGISonline map provided to the County of Middlesex by saving them to the appropriate County of Middlesex SharePoint location and online map; and a written update describing the status of any violations, areas of concern, or other conditions, provided to the County of Middlesex by email.
7. When necessary, the District shall be available, by phone and/or in person, to provide details of site visit findings to the County of Middlesex.

SCHEDULE B – EASEMENT MONITORING COST SCHEDULE

Individual farm monitoring fee – see schedule below

Flat fee to search for landowner information/contact landowners - \$500.00

Fee to send follow-up letters, and upload photos/data and the follow-up letters to the appropriate Middlesex County SharePoint location - \$30 per farm

Fee for follow-up inspections, as requested by Middlesex County - \$100 per follow-up inspection

Farm Size	Inspection Fee	Plus	Per Acre Fee
5-25 acres	\$75.00		\$1/acre
25-50 acres	\$85.00		\$0.75/acre
50-100 acres	\$100.00		\$0.50/acre
over 100 acres	\$125.00		\$0.25/acre

Schedule C - Fiscal Year 2026 Easement Monitoring

PIN	SADC ID #	Name	Company	Block Lot	Municipality	Physical Property Address	Farm Name or Original Owner	Acres	flat fee per acre	inspect	total
10311	12-0078-EP	Mr. Sunit Mehta	Linus Estates II LLC	22/3	Cranbury	87 Cranbury Neck Rd., Cranbury	Zaitz B.	119.221	120	0.25	30 \$ 155.00
10206	12-0004-EP	Mr. Sunit Mehta	Linus Estates LLC	22/24	Cranbury	81 John White Rd., Cranbury	Margaret White	62.353	63	0.5	31.5 \$ 131.50
9466	12-0077-EP	Mr. Kevin White	n/a	23/100	Cranbury	80 Cranbury Neck Rd., Cranbury	Zaitz	44.522	45	0.75	33.75 \$ 118.75
3529	12-0014-EP	Mr. Michael Protnick	Protnick Farms at Monroe LLC	23/3, 3Q	Cranbury	Plainsboro Rd., Cranbury	D. Conrad & G. Jones	182.800	183	0.25	45.75 \$ 170.75
3570	12-0012-EP	Mr. Joseph Bartonek	Ancil Davison Road LLC	22/6	Cranbury	15 Ancil Davison Rd., Cranbury	Asa Davison	113.378	114	0.25	28.5 \$ 153.50
9227	12-0009-EP	Mr. Bob Huchy	Buckelew Associates LLC	25/40	Cranbury	150 Plainsboro Rd., Cranbury	Greenberg/Aaronson	104.129	105	0.25	26.25 \$ 151.25
3527	12-0008-EP	Mr. & Mrs. Stanley Stults	Stults Farm LLC	3502/9	Plainsboro	146 Cranbury Neck Rd., Cranbury	J. Hostetler Estate	106.693	107	0.25	26.75 \$ 151.75
10983	12-0019-PG	Mr. & Mrs. Benjamin Konopacki	Indy's Farm	54/7.01	Monroe	595 Spotswood Englishtown Rd., Monroe Twp.	Indy's Farm (original owner Joseph Indyk)	37.7	38	0.75	28.5 \$ 113.50
10892	12-0015-PG	Mr. Roy K. Reinhardt	n/a	23/8	Cranbury	171 Plainsboro Rd., Cranbury	Reinhardt Farm	37.171	38	0.75	28.5 \$ 113.50
10894	12-0017-PG	Mr. Jesse Voight	Voight Farm	22/17.0111	South Brunswick	255 Davidsons Mill Rd., Jamesburg	Voight Farm	34.0378	35	0.75	26.25 \$ 111.25
3543	12-0082-EP	Mr. Joseph Bartonek	MIKOE, LLC	21/6.01	Cranbury	Old Trenton Rd., Cranbury	Zaitz/Parcel C	206.493	207	0.25	51.75 \$ 176.75
5417	12-0046-EP	Mr. & Mrs. Ejar Ahmed	n/a	31.0/64.1, 65, 70, 72	East Brunswick	129 Fresh Ponds Rd., East Brunswick	William Warren III	47.456	48	0.75	36 \$ 121.00
9203	12-0073-EP	Mr. Hermilio Alves Pereira	Pereira Farm LLC	107/2.07	Monroe Township	113 Old Forge Rd., Monroe Twp.	William D. Farmer	9.392	10	75	10 \$ 85.00
5829	12-0058-EP	Mr. & Mrs. Michael Biraidl, Trustees	n/a	13000.16/15.11	Old Bridge	29A Cymbeline Dr., Old Bridge	Michael & Sharon (Gosperebeck) Biraidl	59.061	60	100	30 \$ 130.00
3500	12-0010-EP	Mr. Maria Oliveira	Oliveira Acres LLC	1/8 & 9.01	South Brunswick	215 Dey Rd., So. Brunswick	Dey Farm LLC	201.639	202	125	50.5 \$ 175.50
3506	12-0015-EP	Mr. & Mrs. Steven Jany / Mr. & Mrs. J. Applegate	Simonsen Farms, LLC	25/3, 4; 25.01/71, 72	Cranbury	256 Dey Rd., Cranbury	E. S. E. R. Simonsen	75.960	76	100	38 \$ 136.00
3575	12-0025-EP	Mr. & Mrs. Peter Gasko	Gasko Ltd Partnership	22/5.05, 9.01-Monroe; 59/13.02, 13.03-Manalapan	Monroe/Manalapan	53 Federal Rd., Monroe Twp.	Gasko Limited Partnership	143.887	144	125	36 \$ 161.00
3555	12-0003-EP	Mr. Sunit Mehta	Linus Estates II LLC	22/2	Cranbury	97 Cranbury Neck Rd., Cranbury	Kevin White	79.061	80	100	40 \$ 140.00
3532	12-0005-EP	Mr. Donald C. Patterson	A. H. Lowe & Son	23/11	Cranbury	153 Plainsboro Rd., Cranbury	D & L Patterson	184.683	185	125	46.25 \$ 171.25
4711	12-0034-EP	Dr. Dennis White	n/a	3701/15	Plainsboro	51 Nostrand Rd., Plainsboro	D. White	24.489	25	75	25 \$ 100.00
5421	12-0049-EP	Mr. Justin and Ms. Wistie Schuster	n/a	10252/23	Old Bridge	247 Cottrell Rd., Matawan	Ann Miller	11.921	12	75	12 \$ 87.00
5414	12-0070-EP	Mr. John Gallczynski	Twin Ponds Nursery, Inc.	19/4; 20/22	Monroe	194 Federal Road, Monroe Twp.	Kovacs Estate	43.144	44	85	33 \$ 118.00
7089	12-0067-EP	Mr. & Mrs. Joseph Budrewicz	n/a	31/13.02	Monroe	56 Gravel Hill-Spotswood Rd., Monroe Twp.	Edward Budrewicz	28.641	29	85	21.75 \$ 106.75
3545	12-0023-EP	Mr. J. Kuttambham & S. Chitta	Pennasani Farm, LLC	23/99	Cranbury	74 Cranbury Neck Rd., Cranbury	Peddie School, et al	78.207	79	85	59.25 \$ 144.25
7087	12-0065-EP	Ms. Allison Gasko	n/a	22/2.04	Monroe	113 Federal Rd., Monroe	John & Evelyn Gasko	36.734	37	85	27.75 \$ 112.75
10406	12-0010-PG	Ms. Saille Toscano	Rejays Farm LLC	25/42.01, 42.02	Cranbury	156 Plainsboro Rd., Cranbury	Saille Toscano	42.00	42	85	31.5 \$ 116.50
3542	12-0028-EP	Mr. William Bunting, Jr.	n/a	23/13	Cranbury	5 Wheatfield Rd., Cranbury	Cranbury/NH Wright, Inc.	24.824	25	75	25 \$ 100.00
3512	12-0002-EP	Mr. Alan Daner	Daner & Bloom	24/1, 9.01	Cranbury	190 Plainsboro Rd., Cranbury	A. Daner	131.116	132	125	33 \$ 156.00
3580	12-0017-EP	Mr. Marilyn Zhou	WHANY LLC	16/4	Cranbury	12 Brick Yard Rd., Cranbury	Indian Mills Associates	64.100	65	100	32.5 \$ 130.50
10153	12-0024-EP	Mr. & Mrs. Seyed Elshakry	Elshakry Farms	22/4	Cranbury	75 Cranbury Neck Rd., Cranbury	Elshakry Farms (Peddie School/South)	58.8	59	100	29.5 \$ 129.50
3320	12-0026-EP	Mr. Kin Lum	107 MacArthur LLC	23/31	Cranbury	328 Plainsboro Rd., Cranbury	NH & Christopher Wright	80.129	81	100	40.5 \$ 140.50
3470	12-0042-EP	Mr. & Mrs. James Giamaresc	Giamaresc Farm	310/74.01, 73.09	East Brunswick	173 & 175 Fresh Pond Rd., East Brunswick	E. Giamaresc/Giamaresc	33.508	34	85	25.5 \$ 110.50
8417	12-0071-EP	Mr. David C. Byrne	Pops Farm Market Real Estate LLC	25/19.04	Monroe	North Main St., Cranbury	Barbara W. Byrne Schaefer	26.986	27	85	20.25 \$ 105.25

3581	12-0027-EP	Mr. William Gasko Jr.	n/a	11/5/14 - Monroe; 69/4 - Manalapan	Monroe/Manalapan	163 Dey Grove Rd., Monroe Twp.	Lanier Tree Farm	77,563	78	100	0.5	39	\$ 139.00
3596	12-0016-EP	Mr. Joseph & Henry De Sandre	DeSandre Bros., Co. Inc.	3501/3	Plainsboro	170 Cranbury Neck Rd., Cranbury	J M & H De Sandre	46,420	47	85	0.75	35.25	\$ 120.25
3552	12-0029-EP	Mr. Daniel Luchansky & Ms. Sherri Andrews	n/a	3601/6	Plainsboro	205 Cranbury Neck Rd., Cranbury	S. Andrews & D. Luchansky	22,900	23	75	1	23	\$ 98.00
3515	12-0001-DN	Mr. James Jeffers	Walker Gordon Laboratory Co.	3401/1, 121; 2001/30; 3601/1; 1902/1, 3	Plainsboro	56 Grovers Mill Rd., Plainsboro	Walker Gordon	234,796	235	125	0.25	58.75	\$ 183.75
3561	12-0006-EP	Mr. Erik Alvarez & Mr. Garrett Woolf	Millstone River Holdings LLC	3701/16, 20	Plainsboro	81 John White Rd., Plainsboro	S. White	91,268	92	100	0.5	46	\$ 146.00
3544	12-0001-EP	Mr. & Mrs. Stanley Stults	Stults Farm LLC	3701/8; 3501/12, 13 - Plainsboro; 22/1; 23/103 - Cranbury	Plainsboro/Cranbury	124 Cranbury Neck Rd., Plainsboro-Cranbury	S & J Stults	90,524	91	100	0.5	45.5	\$ 145.50
7083	12-0064-EP	Mr. Jack Barclay	Orchardside, LLC	1/6,053	South Brunswick	11-23 Orchardside Drive, Cranbury	Barclay Trust	149,274	150	125	0.25	37.5	\$ 162.50
3501	12-0007-EP	Mr. Bob Heichy	Countryside Farm Nursery, LLC	1/1,062	South Brunswick	331-343 Dey Rd., So. Brunswick	E & J Barclay	69,214	70	100	0.5	35	\$ 135.00
5422	12-0050-EP	Mr. & Mrs. Gary Ippoliti	Farrington Farms Inc.	28/8, 7,04	South Brunswick	28 Davidson Mill Rd., North Brunswick	G & S Ippoliti	10,763	11	75	1	11	\$ 86.00
5416	12-0045-EP	Mr. Noah Luk	Wonder Plant LLC	1/16,01	South Brunswick	155-159 Dey Rd., So. Brunswick	Seven Key Associates (Kainer)	52,630	53	100	0.5	26.5	\$ 126.50
5761	12-0047-EP	Mr. & Mrs. Robert Von Thun, Sr.	Von Thun's Country Farm Market	4/7; 41/14,011	South Brunswick	505 Ridge Rd., So. Brunswick	R & S Von Thun	74,907	75	100	0.5	37.5	\$ 137.50
10413	12-0011-PG	Mr. & Mrs. Kin Lum	n/a	22/10	Cranbury	119 John White Rd., Cranbury	K & S Lum	48,00	48	85	0.75	36	\$ 121.00
10471	12-0012-PG	Mr. & Mrs. Robert Balt	R & K Farm	83/6,09	Monroe	215 Rhode Hall Rd., Monroe Twp.	R & K Balt	13,977	14	75	1	14	\$ 89.00
10734	12-0029-PG	Mr. & Mrs. Donald Kurek, Trustees	n/a	14/4,02	Cranbury	1 Wycoff Mills Rd., Cranbury	Kurek	98	98	100	0.5	49	\$ 149.00
9204	12-0074-EP	Mr. & Mrs. Ilja Miladinov	n/a	20/21,08	Monroe	Federal Road, Monroe Twp.	Ilja & Christine Miladinov	45,087.5	46	85	0.75	34.5	\$ 119.50
11418	12-0023-PG	Dr. Melissa Beck Callanan	TK Equestrian	30/8,07	Monroe Township	61 Gravel Hill-Spotswood Rd.	Melissa Beck Callanan	22.6	23	75	1	23	\$ 98.00
7082	12-0060-EP	Mrs. Geraldine Barclay	n/a	1/6,052	South Brunswick	35 Orchardside Dr., So. Brunswick	Berrie & Geraldine Barclay	22,792	23	75	1	23	\$ 98.00
10734	12-0028-PG	Mr. Andrew Zaleski	38 Bickford Road LLC	14/3	Cranbury	38 Bick Yard Rd., Cranbury	Kurek	56	56	100	0.5	28	\$ 128.00
11816	12-0025-PG	Mr. Michael Zimbicki	n/a	20/12,03, 14,03	Monroe	146 Federal Rd, Monroe Twp	Zimbicki	35.04	36	85	0.75	27	\$ 112.00
12338	12-0026-PG	Ms. Ema Diem & Mrs. Mabel Sigle Co-executors	n/a	316.01/22,06	East Brunswick	117 Dutch Rd, East Brunswick	Diem & Mabel	27,684	28	85	0.75	21	\$ 106.00
12509	12-0027-PG	Mr. Thomas Byrs & Mrs. Candice Howard	Duckless Farms	26/5,02, 6	South Brunswick	81-83 Davidson's Mill Road	Duckless Farms	7,028	7	75	1	7	\$ 82.00
												Number of farms	54
												Administrative fees	\$ 500.00
												Photo/Follow-Up	\$ 1,620.00
												Letter fees	\$ 1,620.00
												Total	\$ 9,033.25

File Number: 26-318-R

Authorize Execution Of The Agreement For 2026 Preserved Farmland Monitoring Between The County Of Middlesex And The Freehold Soil Conservation District

WHEREAS, Middlesex County desires to contract with the Freehold Soil Conservation District ("District") to conduct the County's annual preserved farmland monitoring for the 2026 season; and

WHEREAS, The District will provide such service in accordance with the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., and agency regulations at N.J.A.C 2:76-1.1, et seq.; and

WHEREAS, The District agrees to provide preserved farmland monitoring services on behalf of the County of Middlesex and services shall be inclusive of the services listed on the Agreement and annexed Schedule A - Easement Monitoring Protocol; and

WHEREAS, both parties agree that District reimbursement (pursuant to the annexed Schedule B - Easement Monitoring Cost Schedule) will not exceed \$15,000.00 without prior written approval. Said amount is inclusive of Fiscal Year 2026 inspections (\$9,033.25) with \$5,966.75 in reserve for follow-up inspections as requested by the County of Middlesex or farm acreage discrepancies as determined by the County of Middlesex; and

WHEREAS, both parties agree that the term of this agreement shall be from March 5, 2026, through November 30, 2026 and include monitoring and reporting services, with necessary follow-up as detailed in Schedule A of the Agreement. This agreement shall terminate upon completion of services or the date of termination, whichever is sooner; and

WHEREAS, this agreement represents the full and complete understanding of the parties hereto and said parties warrant that there are no other representations or understandings between same regarding the subject matter hereof; and

WHEREAS, this contract is to be binding upon the County of Middlesex its successors and assigns and upon the District and its successors and assigns. This contract shall not be assigned to a third party without the consent of both parties; and

WHEREAS, the District shall defend, indemnify and otherwise save harmless the County of Middlesex, its agencies, departments, bureaus, boards, officials and employees from any and all claims or actions at law to the fullest extent permitted by law, whether personal injury, property damage or liabilities, including the cost of defense arising out of acts or omissions, whether negligent or not, of the District, its employees, officials, contractors, subcontractors and/or that arise out of the District's performance of this Contract; and

WHEREAS, The District shall procure and maintain the required types of insurance coverage as indicated on Agreement, duly issued by an insurance company authorized to do business in the State of New Jersey;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Middlesex that the County shall be and is hereby authorized to execute the agreement for 2026 preserved farmland monitoring between the County of Middlesex and the Freehold Soil Conservation District;

BE IT FURTHER RESOLVED, that the County of Middlesex is authorized to accept and will accept said monitoring services as outlined in the Agreement and Schedule A for 2026 preserved farmland monitoring;

BE IT FURTHER RESOLVED, that the Director of this Board shall be and is hereby authorized to execute and accept said monitoring agreement on behalf of the County of Middlesex;

BE IT FURTHER RESOLVED, that the Clerk of this Board shall forward a certified copy of this resolution to Freehold Soil Conservation District.


Nicholas Jeglinski, CFO 2/13/2026

Approved as to form and legality


Niki Athanasopoulos 2/25/2026


Charles Kenny, County Commissioner 3/6/2026

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Charles E. Tomaro, County Commissioner
SECONDER: Leslie Koppel, County Commissioner
AYES: Claribel Azcona-Barber, Charles Kenny, Leslie Koppel, Chanelle Scott McCullum, Shanti Narra, Charles E. Tomaro, Ronald G. Rios

I, Erica Del Plato, Clerk of the Board of County Commissioners of the County of Middlesex and State of New Jersey, do hereby certify that the above is a true copy of a resolution adopted at a meeting of the Board held on March 5, 2026


Erica Del Plato, Clerk of the Board 3/6/2026

