

**MINUTES**  
**MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**November 18, 2025**  
(Held virtually via Webex)

The meeting was called to order by Chairman Davis at 7:35 p.m. Members present:

Aimee Ashley Myers  
Frank Carrajat  
Thomas Galfo (left at 7:41 p.m.)  
Harvey Ort  
Tom Schnipp  
Jay Thomson

Also in attendance:

Christian Bench, MCSCD

Staff in attendance:

Staci Santucci, Esq.  
Katherine Coyle  
Emily Lescano

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**COMPLIANCE WITH THE OPEN PUBLIC MEETINGS LAW**

Chairman Davis announced that in compliance with the Open Public Meetings Act, adequate notice of the meeting had been provided and filed with the Town of Morristown, the Morris County Clerk, the Clerk of the Morris County Board of County Commissioners, the Daily Record and the Star Ledger and posted on the Morris County website.

Ms. Coyle announced that the meeting was being held remotely via WebEx and was being recorded. Ms. Coyle provided instructions for the public to provide comments during the meeting.

**APPROVAL OF MINUTES**

On motion of member Ashley Myers, seconded by member Carrajat, the Board members approved the October 2, 2025 Open Session meeting minutes. A roll call vote was taken.  
Aye: Ashley Myers, Carrajat, Ort, Schnipp, Thomson and Davis  
Nay: None      Abstain: None

Due to technical issues, member Galfo was unable to cast a vote and subsequently left the meeting at 7:41 p.m.

On motion of member Carrajat, seconded by member Schnipp, the Board members approved the October 2, 2025 Closed Session meeting minutes. A roll call vote was taken.

Aye: Ashley Myers, Carrajat, Ort, Schnipp, Thomson and Davis

Nay: None Abstain: None

## **OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS**

There were no comments from the public.

## **NEW BUSINESS**

**PUBLIC HEARING:** *Modification of Agricultural Development Area to include Block 6, Lot 1 in the Township of Harding.*

Ms. Coyle stated for the record that a “Legal Notice of Public Hearing” was published pursuant to N.J.A.C. 2:76-1 et seq.

Ms. Coyle stated that the ADA identifies “...lands that are currently in agricultural production or have a strong potential for production and in which agriculture is permitted under the current municipal zoning ordinance...” She explained the need for inclusion of the above listed lots in the ADA - to be eligible for a farmland preservation cost-share grant from the SADC, a farm must be part of the county’s ADA. Block 6, Lot 1 in the Township of Harding is part of an application for permanent preservation.

Ms. Coyle stated that no comments (written or verbal) had been submitted prior to the Public Hearing. No comments (written or verbal) were submitted during the Public Hearing.

*Resolution 2025-04: Modification of Agricultural Development Area.* On motion of member Ashley Myers, seconded by member Carrajat, the Board adopted Resolution 2025-04, Modification of Agricultural Development Area to include Block 6, Lot 1 in the Township of Harding. A roll call vote was taken.

Aye: Ashley Myers, Carrajat, Ort, Schnipp, Thomson and Davis

Nay: None Abstain: None

*Resolution 2025-05: Morris Farm, Harding Township – Preliminary Approval.* On motion of member Schnipp, seconded by member Ashley Myers, the Board adopted Resolution 2025-05, Modification of Agricultural Development Area to include Block 6, Lot 1 in the Township of Harding. A roll call vote was taken.

Aye: Ashley Myers, Carrajat, Ort, Schnipp, Thomson and Davis

Nay: None Abstain: None

The Fricke Farm preliminary approval resolution was tabled due to lack of quorum. The Board may hold a special meeting to vote on this matter.

## **CLOSED SESSION**

Pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, Chairman Davis announced that in compliance with the Open Public Meetings Act, the Morris CADB considered closing the open portion of the meeting in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation in Closed Session. On motion of member Ort, seconded by member Galfo, the Board voted to conduct a Closed Session. A roll call vote was taken.

Aye: Ashley Myers, Carrajat, Ort, Schnipp, Thomson and Davis

Nay: None Abstain: None

## **RETURN TO MEETING**

The meeting reopened to the public at 8:14 pm.

## **ACTIONS RESULTING FROM CLOSED SESSION**

No actions were taken.

## **REPORT OF DIRECTOR & ATTORNEY**

*Annual Monitoring.* Ms. Coyle informed the Board that monitoring of the Western Region was in progress.

*PIG Application.* Ms. Coyle informed the Board that she had submitted the annual SADC PIG application.

*CADB liaison to Open Space Committee.* Ms. Coyle stated that the Board should appoint a new liaison to the Open Space Committee. Member Galfo's term will expire on December 31, 2025. Member Thomson provided an overview of the time commitment and the responsibilities of a member of the Open Space Committee.

## **RIGHT TO FARM**

There were no Right to Farm matters.

## **CORRESPONDENCE**

There was no correspondence.

## **OLD BUSINESS**

There was no old business.

## **OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS**

There were no comments from the public.

## **ADJOURNMENT**

There being no further business, on motion of member Ashley Myers, seconded by member Thomson, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "K. Coyle". The letters are cursive and fluid, with a large "K" and a stylized "Coyle".

Katherine Coyle  
Director