

West Windsor Township Agricultural Advisory Committee

Minutes

April 27, 2026

Date: April 27, 2026

Location: Township Meeting Room B

Start Time: 3:03 PM

1. Call to Order

The meeting was called to order following the required public notice statement. Notice of the time, date, location, and agenda was properly posted and filed with the Township Clerk on April 22, 2026.

2. Roll Call

Present: Charles Appelget
Rodger Jany
Doug Tindall

Francis Guzik, Director Community Development /Township Engineer

MINUTES: February 17, 2022 minutes were approved unanimously with no corrections.

CHAIRMAN'S COMMENTS: No comments.

CORRESPONDENCE: None

PUBLIC COMMENT: No members of the public were present. Public comment portion closed.

3. Discussion Items

a. Sanders Property Update

- Information regarding the Sanders property was previously forwarded to the Mayor.
- No new updates were available at this time.

Action Item: Township staff to follow up with SADC and the Sanders family regarding updated appraisal procedures and potential funding options.

b. Schenck Farm Property Conditions

- Concerns were raised regarding the quality of recently placed topsoil and lack of crop growth.
- Soil testing indicated acceptable nutrient levels and pH; however, concerns remain about lack of organic matter and soil health.
- It was noted that restoring productive soil conditions may take several years.

Discussion Points:

- The property is currently not considered viable for productive farming.
- Continued maintenance (e.g., mowing, weed control) is ongoing.
- Consideration of lease adjustments due to unproductive conditions was discussed.

Action Item:

- A recommendation letter from Rodger Jany the leasing Farmer will be drafted to the Mayor outlining proposed lease considerations, including:
 - Potential rent adjustments
 - Maintenance expectations
 - Periodic reevaluation of the property's productivity

Motion:

A motion was made to follow up with formal recommendations to the Mayor regarding the Schenck Farm property.

Vote: All in favor. Motion carried.

c. 2027–2031 Farm Leases

- Committee reviewed proposed updates and structure for upcoming lease agreements.
- Discussion included:
 - Parcel grouping vs. individual parcel leasing
 - Bid process (sealed bid vs. public auction)
 - Timeline for bid release (recommended by September)
 - Legal considerations for bidder qualifications

Key Considerations:

- Potential limitations on bidder proximity to reduce road congestion and improve safety
- Financial stability of bidders to prevent overbidding risks
- Use of standard lease templates with modifications as needed

Action Items:

- Township staff to prepare a redlined lease agreement for committee review
 - Township attorney to evaluate:
 - Auction vs. sealed bid process
 - Legal implications of bidder restrictions
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d. Lease Language & Requirements

- Clarification on pesticide applicator requirements Section J:
 - Recommendation to allow either holding a license or using a licensed applicator
 - Would need to show proof of license at the begin of each year
 - Discussion on use of organic fertilizers (e.g., chicken manure) Section I:
 - Permitted with Township awareness/approval
 - Need to manage potential public complaints
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4. Additional Discussion

- General discussion on deer population management and agricultural impacts
 - Brief update on township staffing and hiring process
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5. Adjournment

A motion was made and seconded to adjourn the meeting.

Vote: All in favor. Meeting adjourned at 3:38 PM.

Respectfully submitted,

Kerielle Sollecito

Secretary