

Township of Franklin Agricultural Advisory Committee  
Meeting of January 12, 2026 minutes

In attendance (6) Tom Harrell, Harry Lucas, Anthony Fabrizzio, Ralph Travaglione, Joe Bilinsky, Ken Atkinson (SJLWT).

The meeting was called to order by Acting Chairperson Ken Atkinson at 7:05 PM after the Flag Salute. OPMAC guidelines were adhered to.

Anthony Fabrizzio, a farm owner in Forest Grove was introduced as our newest member. Re-Organization for 2026 took place. Tom Harrell was elected Chairman for 2026 and chaired the meeting. Ralph Travaglione was elected Secretary.

The minutes of the last meeting (November 10, 2025) were approved.

#### FARM PRESERVATION STATUS : Local

Farms That Have Talked To Our Facilitator To Start Preservation w/o Application Submitted.

Jeff Faubell Farm. 76 acres. Block 702 lots 14 & 15 on Malaga Rd in the Janvier Project Area. Zoned PRR. This farm qualifies as a Direct Easement with the SADC. We met with Mr. Faubell on April 9<sup>th</sup> and in early June, Mr. Faubell informed Ken that he is no longer considering an application at this time. We will follow up with the applicant in the future. Last contact July 1, 2025.

Frattaroli Farm. 32 acres Block 5702 lots 70, 71, Marshall Mill & Dutch Mill Rds, mostly in the Central Project Area. Ken and Ralph last met with the applicants on July 15<sup>th</sup>. The land owners have since provided us with additional properties that are not Q Assessed and they have contacted the County Tax Assessor's Office to include these 4 parcels for Preservation. Ken has mapped out all of their properties (including one that is already Preserved) to determine the best way to submit an application and has forwarded the map to Heather at the SADC. We will update Mr. Frattaroli on his best plan over the next 2-3 years while waiting for Q status on the 4 wooded lots. Last contact November 18, 2025.

Bilinsky Farm 250 or more acres in the Northern Project Area. The future applicant has been considering Preservation for many years and he attended both

the September 2025 meeting and this meeting for questions on the New Formula process.

We asked him to list all of his parcels so that we can advise him on how many and what type of applications to proceed with. He will call us in a couple of weeks for a review of his farm tracts that he owns.

Chon Farm. 9.7 acres Block 5602 lot 2, Dutch Mill Rd, Central Project Area. Ken and Ralph met with the applicant April 17<sup>th</sup> and last contact was mid June 2025. Information was requested by the applicant and Ken told her that we are ready to assist her with her application, Contact was last made in early September 2025 by Ken that we are ready to assist.

Cloak Farm, 33 acres Block 2703 lots 15, 16, 17, Garisson Rd. Northern Project Area in Franklin. Their farm straddles two Counties, in Pittsgrove Twp. is Block 4 lot 11 & 12 containing 11 acres for a total of 44 acres. At our July 2025 meeting, we directed the Cloaks to try to submit a Direct Easement (DE) with the SADC since their properties are in two counties. Since then, we have learned that they do not meet the minimum eligibility requirements for a DE Application, their wooded portion of their land exceeds the formula and Ken will contact the Cloaks with other possibilities. Ken will send the Cloaks a map of their 5 parcels and their tillable/forested ratios that he shared with the AAC. They last looked at Preservation in July of 2018.

#### FARMS WITH APPLICATION ONLY

Carlino Farm, 19 net acres Block 6804 lots 27&29. Forest Grove Rd, Forest Grove Project Area. RA. We met with Mr. & Mrs. Carlino on December 18<sup>th</sup> and they signed their application. Ken has filled out all of the necessary documentation and submitted the application package to the SADC on January 6, 2026. We are now awaiting Green Light Approval.

#### FARMS THAT HAVE GREEN LIGHT APPROVAL ONLY

McCann Farm, 37.8 net acres Block 2402 lots 17 & 18 zoned RA in the Northern Project Area. 2.5 acre Non Severable Exception area. Green Light approval date September 9, 2025. Mr. Sheehan and Mr. Molinari finished their appraisals in early December and we are waiting for the CMV which should be Thursday, January 22<sup>nd</sup>. This farm has earned 15 extra points to their standard appraisal and could be our highest appraisal ever.

## FARMS THAT HAVE BEEN APPRAISED AND CERTIFIED

None

## FARMS THAT HAVE BEEN SURVEYED

None.

## FARMS THAT HAVE JUST BEEN PRESERVED

Martorana Farm. 135.2 acres, 38 acres clear. Block 5901-Lots 8, 90, 92, 94, 96, 79.01. Farm is located both on Tuckahoe and Main Roads in our Main/Piney Hollow PIG area. Ken has requested 50% reimbursement from the SADC for all appraisal, survey, and title work expenses expected to be \$13,700. Reimbursement Request Forms and cancelled checks have been sent to the SADC. Once the SADC releases the payment, the funds will be deposited in our Open Space Dedicated Account.

## OTHER WORK

Ken is working with The Land Conservancy of NJ (TLCNJ) and South Jersey Land and Water Trust (SJLWT) to do a Pinelands Preservation Program with targeted farms now in the Shamong area of Burlington and the Winslow area of Camden Counties. In Franklin, we have farms that are zoned Pinelands Rural Residential (3.4 acre minimum lot size) and farms that are zoned Pinelands Agricultural Production (40 acres minimum lot size). With this new initiative, facilitating fees will be covered by TLCNJ as well as Preservation monies to the landowners. This will save Franklin taxpayers if our Pinelands farmers participate. Our November '24 outreach brochure was sent to 5 Pinelands Farm owners.

2025 2026 PIG Compliance Report was submitted November 13, 2025. As a part of the process, Ken also drafted and submitted Resolution-159-25 that was approved at the November 12<sup>th</sup>, 2025 Township Committee Meeting to support our Municipal Farmland Preservation efforts. We also have requested to update our Central Project Area to include the Chon Farm on Dutch Mill Rd. The Chon Farm is identified as a targeted farm in the Municipal Farmland Preservation Plan. Also an expansion in the Central Project area to include all of the Frattaroli lots. This report is now under review at the SADC.

Ken has had numerous correspondences with representatives of the Township's Administrative and Finance Offices, the Township's Municipal Solicitor, representatives from the Township Planning Board, and the Secretary from the Township's AAC on the projects and other items indicated in his Activity

Report. He continues to have frequent contact with representatives of the SADC and the Gloucester County Office of Land Preservation to ensure that all of the projects being administered through Franklin Township's Municipal Farmland Preservation Program meet all requirements and protocols. Ken's contract has been extended to yearend 2026.

## SADC REPORT

Heather Siessel was ill and unable to attend our meeting.

## NEW BUSINESS

Ralph reported that the NJ Farmland Assessment Act is considering raising the minimum gross sales from \$1,000 to \$1,900 in three years on the farm's first five acres.

The next meeting will be held March 9, 2026 at 7:00pm.

Meeting adjourned 8:30pm.

Respectfully submitted,  
Ralph Travaglione, secretary