

THE MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD



Minutes for a Regular Meeting of the MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Wednesday, February 1, 2012, 7:30 PM

Planning Board Conference Room, Hall of Records Annex, 2nd Floor
One East Main Street, Freehold, New Jersey

Chairman McCarthy called the meeting to order at 7:35 PM.

ATTENDANCE:

Present: Bullock, Butch, Clayton, DeFelice, Geran, Giambrone, Halka, McCarthy, Potter, Sciarappa, Stuart
Staff: Beekman, Brockwell, Honigfeld, May
Representatives: Costigan (Howell), Jacoby (Colts Neck), Holland (Manalapan), Rajan (Marlboro)
Public: Tim Anfuso, Lillian Burry, Don Holland, Nancy Holm, Susan Payne, Mark Levinson, Nyna McKittrick

REORGANIZATION:

Ms. Honigfeld, current Secretary, presided over the reorganization of the MCADB.

- **Chairman:** Mr. Geran nominated Mr. McCarthy for Chairman of the MCADB. The nomination was seconded by Mr. Halka and approved.
- **Vice Chairman:** Mr. Bullock nominated Mr. Potter for Vice Chairman of the MCADB. The nomination was seconded by Mr. Geran and approved.
- **Secretary:** Mr. Stuart nominated Dr. Sciarappa for Secretary of the MCADB. The nomination was seconded by Mr. Geran and approved.
- **2012 Meeting Schedule:** Mr. Geran made a motion to accept the meeting schedule as drafted. Mr. Halka seconded the motion that was approved by voice vote.

Mr. McCarthy resumed presiding over the meeting.

MINUTES:

Mr. Geran offered a motion to approve the Regular Session minutes of the December 2011 meeting. The motion was seconded by Mr. Clayton and approved by voice vote.

Mr. DeFelice offered a motion to approve the Executive Session minutes of the December 2011 meeting. The motion was seconded by Mr. Giambrone and approved by voice vote.



CORRESPONDENCE AND OTHER DOCUMENTS

Chairman McCarthy brought the board's attention to the working draft of the On-Farm Direct Marketing AMP included in their packets. Chairman McCarthy recommended modifying the agenda to allow Susan Payne, SADC Executive Director, to address the board regarding the working draft. Ms. Payne presented detailed background information regarding the working draft of the AMP and took questions from the board. Questions were also taken from the public regarding the AMP.

REGULAR REPORTS:

- A. Chairman: No report.
- B. State: In addition to the informal comment period for the draft AMP, Susan Payne reported on the approved notice to submit nonprofit grant applications, the beginning farmer lease program, Governor Christie's veto of the wind energy bill that would have allowed wind turbines on preserved farms in Gloucester & Salem counties, and the medical marijuana bill drafted by Declan O'Scanlon to grant right-to-farm protection to growing of marijuana. Ms. Payne also provided an overview of the SADC's position regarding medical marijuana on preserved farms.
- C. Staff: Staff reported on the approval of the Daum/Four Seasons Nursery solar application by SADC, closing on 3 easements (Howell, Millstone & Manalapan) bringing the total preserved farm acres to +/-13,391, the NJ Land Rally being held at Brookdale Community College on March 10th, upcoming preserved farm auctions in Burlington county, educational materials available regarding agritourism, and the Park System's closing on the Ullrich farm in Upper Freehold. The board will be placing its own agricultural easement over a portion of the Ullrich property.
- D. Rutgers Cooperative Extension: Dr. Sciarappa reported on the outcome of various agriculture events that commenced recently, an upcoming Open Space Committee event scheduled to take place at Freehold Raceway to provide charitable money towards increasing purses, and the status of the roll out of the Animal Waste Management rules & training.
- E. Municipal Representatives:
Colts Neck: Mr. Jacoby reported on the event held at Delicious Orchards to celebrate the venue's 100-year anniversary. The event was attended by Secretary Fischer along with several other local elected officials.
Howell: Mr. Costigan reported on the preparation of a preservation application in Howell and the potential revival of a past preservation project.

NEW BUSINESS:

- **Proposed New PIG Policy 6:** Ms. Honigfeld explained about the need to revise aspects of the existing PIG policy due to changes in program rules. The board posed several clarifying questions regarding the working of the proposed draft and ultimately requested that staff reword the draft and bring it back on next month's agenda.
- **Discussion on House Size Limitations:** Ms. Honigfeld provided background information and the need to explore ways to ensure that preserved farms remain affordable and agriculturally viable for farmers. There is a concern that preserved farms

with extremely large residences will no longer be affordable to farmers. Since ensuring the viability of farming for current & future farmers is a goal of the Farmland Preservation Program, staff is requesting that the board consider some type of measure to limit the scope of residences that can be built on preserved farms. Board and staff made it very clear that nothing would apply retroactively on already preserved farms.

Board and staff reviewed some examples of house size limitation from Mercer County and SADC deeds of easement. The need for flexibility and site-specific considerations were emphasized. The board requested that staff conduct further research and report back.

RIGHT TO FARM ISSUES:

- **Status Reports:** Mrs. Brockwell updated the board on the status of the Becker Tree Service appeal to the OAL and notified the board of a new request for SSAMP in Upper Freehold that has been received.

PUBLIC COMMENT:

Mr. Levinson requested guidance from the board regarding the proposed sale of a portion of the Cross/Harding farm in Holmdel Township.

EXECUTIVE SESSION:

A motion was made to move into Executive Session. The motion was seconded & approved and open session closed at 9:25 PM.

ADJOURNMENT:

Mr. Geran made a motion to go back in to open session and adjourn. The motion was seconded by Mr. Giambrone and approved by voice vote. The meeting adjourned at 9:48 PM.