

# 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, June 1, 2011, 7:30 PM**

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

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Chairman McCarthy called the meeting to order at 7:33 PM.

#### **ATTENDANCE:**

Present: Bullock, Buscaglia, Butch, Clayton, DeFelice, Geran, Giambrone, Halka, McCarthy, Potter, Stuart  
Staff: Honigfeld, May  
Representatives: Costigan (Howell), Gruzlovic (SADC), Holland (Manalapan)  
Public: Lillian Burry, Rhoda Chodosh, Wanda Holland, Andrew Lucas, Brie Lucas, Steve McEnery, Mary Ann Musich, Samantha Negraval, Marlys Potter, Alesha Williams

Mr. McCarthy opened the meeting.

#### **REVIEW OF MINUTES**

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

#### **CORRESPONDENCE AND OTHER DOCUMENTS**

Mr. McCarthy noted that Becker/Pomanowski filed an appeal to the Board's April Right to Farm decision.

#### **REGULAR REPORTS:**

- A. Chairman: No report.
- B. State: Hope Gruzlovic stated that the SADC adopted its solar AMP. The SADC still needs to adopt separate standards for solar installations on preserved farms. Right now it can only accept applications for rooftop systems. New ground arrays will not be an option until next year. The SADC revised its document on interpreting the deed of easement. In response to public feedback, the SADC intends to propose the document as an actual rule. It also revised text to try to clarify Paragraph 2 of the deed rather than introduce new language. The GSPT appropriation bills are moving forward.
- C. Staff: Ms. Honigfeld has discovered some new solar rooftop arrays on preserved farms. Preserved farm owners must obtain SADC approval before installing these panels. She stressed the need to better educate preserved farm owners about the new rules.



- D. Rutgers Cooperative Extension: Mr. Obal reported that stink bugs continue to be a big problem. Monmouth County is trying black light traps.
- E. Municipal Representatives: Mr. Holland noted that the township is developing an application for a 23-acre farm on Iron Ore Road.

**NEW BUSINESS:**

- **Final Approval Resolution (Block 69, Lots 9 and 8.01 Manalapan) – County PIG:**  
Mr. McCarthy asked to reorder the agenda. Mr. Stuart recused himself.

Ms. Honigfeld stated some facts about the farm and the application. Mr. McCarthy spoke about the Farmland Preservation Program and how it works. He discussed some of the objective criteria used to evaluate a property and the more subjective appraisal process in which the SADC reviews the 2 reports and determines the value.

The Chairman opened the floor for public comments. Freeholder Burry made a statement and had some kind words for the program and staff. Rhoda Chodosh stated that land deals are with land not with people.

Andrew Lucas, one of the landowners, presented the Board with determinations from the SADC Counsel and the Local Finance Board regarding ethics laws and a letter from the DEP dated June 1, 2011 acknowledging that the Notice of Violation for the property has been resolved. He noted that the farm is adjacent to a 100-acre piece he has been renting since he was a teenager and addressed the recent press coverage about the project, including the DEP violation related to leaves in modified agricultural wetlands. He decided it was easier to move the leaves than to fight about the wetlands line.

John Costigan expressed concerns about losing farmland to industrial solar projects. Mr. McCarthy read an email from Freeholder Amy Mallet expressing concerns about the DEP violation and the project. Members noted that most of the Freeholder's questions had been answered by Mr. Lucas and then followed up on a few remaining points. Mr. Potter asked a question about the status of the subdivision approval. Ms. Honigfeld answered his question.

Mr. Geran made a motion to approve the draft resolution. Mr. Bullock seconded. The motion was approved by roll call vote.

**OLD BUSINESS**

- **Fertilizer Law**  
Members thanked Ms. Gruzlovic for passing along the requested information.
- **Appraisal Handbook and Order Checklist Changes**  
Mr. McCarthy noted that most of the edits pertained to the Highlands Region.

**NEW BUSINESS (con't)**

- **Proposed Bill A 3992**

The SADC has taken a strong stand against this proposed bill. Ms. Gruzlovic outlined the main concerns – a lack of state review, no public notice, utility scale energy on preserved farms that

changes the primary use of the land, the potential to undermine public support for the Farmland Preservation Program. Although wind turbines are better suited to North and South Jersey than Central Jersey, the issues are still relevant. Discussion ensued. One member considered that a large-scale energy project might be palatable if the energy generated could be counted towards the energy needs of an entire farming operation rather than an individual parcel. Another expressed reservations about limiting economic viability of farmland. The consensus was that members share the SADC's concerns about A 3992.

**PUBLIC COMMENT:**

Before the Board entertained public comments, Ms. Butch shared that the new rule on Sunday use of motor vehicles should be in the Register on August 1<sup>st</sup>.

Mr. Obal announced his retirement. He is the last original member of the CADB, serving for 30 years! Bill Schiarappa will be taking over as Department Head on July 1<sup>st</sup>.

John Costigan thinks that farming should be considered "inherently beneficial." He also commented on the relationship between lobbyists and legislation.

**ADJOURNMENT:**

Mr. Potter made a motion to adjourn. Mr. Geran seconded the motion, and the meeting adjourned at 8:48 PM.