

# MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Joseph McCarthy  
Chairman



Hall of Records Annex  
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## Minutes for a Regular Meeting of the MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

**Tuesday, April 1, 2014, 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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### **ATTENDANCE:**

Present: Bullock, Buscaglia, Butch, Clayton, DeFelice, Giambrone, Grbelja, Holmes, McCarthy, Potter, Sciarappa  
Staff: Beekman, Brockwell, Honigfeld  
Representatives: John Jacoby (Colts Neck), Jack McNaboe (Manalapan)  
Public: Brad Daniels, Peter Daniels, Brett Bullock, Stephen M. Deady

### **MINUTES:**

Approval of March 2014 Regular Minutes: Mr. Bullock made a motion to approve the draft minutes. Mr. Giambrone seconded the motion that was approved by voice vote.

### **CORRESPONDENCE AND OTHER DOCUMENTS**

Staff noted correspondence received from Dilworth Paxson regarding the Seven Bridges Winery LLC resolution memorialization that was received after the board packet submission deadline and could not be included in the packet for review.

### **REGULAR REPORTS:**

- A. Chairman: No Report.
- B. State: No Report.
- C. Staff: Ms. Honigfeld reported on the press release from the Cicalese easement closing that was featured in the Star Ledger. Correspondence provided by Vice-chairman Potter was distributed to the board. The correspondence addressed concerns about the use of spent brewers grains and the Food Safety Act.
- D. Rutgers Cooperative Extension: Dr. Sciarappa noted that soils remain very cold this Spring, which has stalled planting dates for many farmers. He updated the board on RCE personnel searches to replace and hire new staff. He also noted that classes providing instruction for home gardeners and organic farming are beginning.
- E. Municipal Representatives: Mr. Jacoby of Colts Neck reported on the new chairman and member appointed to the Agriculture Advisory Committee.



**OLD BUSINESS:**

None

**NEW BUSINESS:**

- **Deed of Easement Interpretation Request (Block 20, Lot 7 – Upper Freehold):** Mr. Bullock recused himself and left the board table since the request deals with activities on his family’s preserved farm. Mr. Holmes also recused himself from the discussion due to a business conflict with the farm.

Brett Bullock provided details to the board regarding his proposal to use grains grown on the farm to brew beer. Mr. Bullock plans to brew beer in a building located on the preserved area of the farm. Beer will be marketed primarily to the existing customer base that visits the farm in the Fall during pumpkin season and Winter during Christmas tree season. Therefore, seasonal beers such as pumpkin and Christmas brews will be available for sale. Tours of the brewery will be available and will conclude with an opportunity to sample the beer. The goal is to begin the operation in early 2015.

The board asked about licensing with the ABC. Mr. Bullock explained that he is still in the process of obtaining a license from the ABC and is still working out the details related to the license. It is unclear at this time if sale of bottled beer will be permitted under the license, but if the license does allow retail sales of bottled beer, the retail store hours would be limited. Additionally, he noted that the license he is seeking would classify the operation as a small brewery that limits the amount of barrels that can be produced annually.

The board inquired as to if any neighboring property owners had been consulted on the proposed brewery. Mr. Bullock responded that the neighbors have been consulted and do not have any concerns regarding it.

The board also asked about potential waste created from the brewing processes, specifically waste water and grain waste. Mr. Bullock explained that only limited waste water would be generated and that any grain wastes would be used by other local farmers for pig or other appropriate livestock feed.

The board questioned Mr. Bullock regarding any foreseen conflicts with the Deed of Easement that this could cause or any other negative impact to the land. Mr. Bullock did not foresee any conflict with the deed of easement or see any threat to the land. Additionally, he is working closely with the Township of Upper Freehold to ensure that all local ordinances are being followed.

Staff provided a draft resolution. The board, counsel, and staff had a discussion regarding proposed language in the resolution. The discussion concluded with an agreement to omit certain proposed language.

Mr. Giambrone made a motion to approve the amended resolution. The motion was seconded by Ms. Grbelja. The board held additional discussion before having a roll call vote that included recusals by Mr. Martin Bullock & Mr. Holmes. The motion carried.

**RIGHT TO FARM ISSUES:**

- **Status Reports:** Staff provided the board with an update regarding the upcoming RTF subcommittee meeting. The LaRue SSAMP application will be heard at the May meeting.
- **Memorialization of 148 South Main Street LLC Resolutions:** The first resolution approving the operation as a commercial farm was discussed by the board. Ms. Butch made a motion to accept the resolution and Mr. Holmes seconded the motion. The chairman called for any discussion before taking a roll call vote. A roll call vote was taken with abstentions from Mr. Potter, Ms. Greblja, Mr. DeFelice, and Mr. Buscaglia.

The second resolution granting Right to Farm protection for the commercial farm was discussed by the board. Mr. Bullock made a motion to approve the resolution. Mr. Giambrone seconded the motion and a roll call vote was taken. Mr. Potter, Ms. Greblja, Mr. DeFelice, and Mr. Buscaglia abstained from the vote.

- **Memorialization of Seven Bridges Winery, LLC SSAMP Resolutions:**  
Resolution 10-2: Ms. Butch noted a correction and made a motion to approve the resolution as amended. Mr. DeFelice seconded the motion that was approved by roll call vote with Ms. Greblja abstaining.

Resolution 10-3: Mr. Bullock made a motion to approve the resolution. The motion was seconded by Mr. Giambrone and approved by roll call vote with Greblja abstaining.

Resolution 10-4: The board discussed the resolution. Mr. DeFelice made a motion to approve the resolution. Ms. Butch seconded the motion that was approved by roll call vote with Greblja abstaining.

**PUBLIC COMMENT:**

Mr. Jacoby inquired as to any news on the status of open space and farmland funding through the Garden State Trust Fund. Staff shared the status of recent efforts, however noted that no significant status updates are available.

Mr. Dedy introduced himself to the board and inquired as to the process for applying for Right to Farm protection. Staff will follow up with Mr. Dedy.

Mr. Potter made a motion to close public session at 8:37 PM and Mr. Buscaglia seconded the motion. The regular meeting closed at 8:37 PM and the board went into Executive Session to discuss real estate acquisition matters.

**ADJOURNMENT:**

The board came out of Executive session at 9:17 PM and went back into regular session only to close the regular meeting at 9:17 PM.