

MONMOUTH COUNTY
AGRICULTURE DEVELOPMENT BOARD

Joseph McCarthy
Chairman



Hall of Records Annex
2nd Floor
One East Main Street
Freehold, New Jersey 07728
732-431-7460

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

Wednesday, May 1, 2013, 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, Buscaglia, Butch, Clayton, DeFelice, Foster, Giambrone, Holmes,
McCarthy, Potter, Sciarappa, Stuart
Staff: Beekman, Brockwell, Honigfeld
Representatives: John Jacoby (Colts Neck), Tom Chenal (Marlboro)
Public: Hope Gruzlovic, George Dittmar

MINUTES:

Ms. Butch requested a change be made to the minutes. Mr. DeFelice made a motion to approve the Regular Session minutes of the April 2013 meeting with the requested change. The motion was seconded by Mr. Clayton and approved by voice vote.

Mr. Giambrone made a motion to approve the Executive Session minutes of the April 2013 meeting. Mr. Bullock seconded the motion that was approved by voice vote.

CORRESPONDENCE AND OTHER DOCUMENTS

Staff brought the following document to the attention of the board:

- A copy of Susan Payne's RTF presentation from the April meeting.

REGULAR REPORTS:

- A. Chairman: No report.
- B. State: Ms. Gruzlovic noted the Open Houses that SADC has been hosting across the state in order to solicit applications for farmland preservation. Additionally, SADC is giving presentations to any CADB, municipality, or interested group regarding the On-Farm Direct Marketing AMP.
- C. Staff: Ms. Honigfeld described the SADC Open House event held in Monmouth on April 24th that was well attended. She also announced that on June 17th at 7 PM the Monmouth County Library Headquarters will host a panel discussion on the standardbred horse industry.
- D. Rutgers Cooperative Extension: Dr. Sciarappa provided additional information regarding the



June 17th Standardbred horse discussion. He also noted that this Spring has started off with cool weather in Central Jersey, but that the office has been receiving a lot of soil samples from farmers and landowners. Damage from Superstorm Sandy is still emerging as many trees and shrubs continue to die as a result of the shock they sustained during the storm. He also noted that a clear plan has been developed and approved for addressing the staffing issues that the office is experiencing. Lastly, Dr. Sciarappa noted the FFA held a state contest for ag experiments that was truly impressive.

E. Municipal Representatives: No reports.

NEW BUSINESS:

- **Violation of Deed of Easement (Block 32, Lot 1, Upper Freehold Township):**
Staff provided background information about the violation that included a pool, pool house and garage that were installed on the restricted area approximately 20 years ago. This was the second agricultural easement purchased by Monmouth County and some of the language differs from more current deeds. For example, the severable exception area was not listed on a separate Schedule C. Staff did not detect that the pool and buildings were installed outside the exception area. The landowner, who is preparing the property for sale, brought the matter to the staff's attention.

The garage is used to house farm equipment and therefore no change is necessary. However, an apartment was built on the 2nd story of the garage that was never approved. The landowner proposed to deactivate it as a living space and return the entire building to farm use.

The landowner proposes to fill-in the pool and turn it into a garden area.

Staff drafted a resolution that contained a plan to bring the property back into compliance with the deed of easement in preparation for sale of the property.

Mr. Stuart made a motion to approve the draft resolution to bring the property back into compliance with the Deed of Easement. Mr. Giambrone seconded the motion that was approved by roll call vote. Mr. Bullock abstained from the vote and discussion since he currently farms the property.

RIGHT TO FARM ISSUES:

- **Resolution Memorialization, Right to Farm Complaint Hearing (Block 884, Lot 1.02, Middletown):**

Staff provided a draft resolution for review by the board.

Mr. Bullock made a motion to approve the resolution. Mr. DeFelice seconded the motion that was approved by roll call vote.

- **Status Reports:**
Seven Bridges Winery – The applicant has requested that the matter be adjourned until the July 10th MCADB meeting.

EXECUTIVE SESSION:

Closed Open Session at 8:03 PM

Entered Executive Session

Returned back into Open Session at 8:20 PM and took roll call attendance

PUBLIC COMMENT:

None

Additional Comments:

Mr. DeFelice noted that SADC will be presenting at the Monmouth County Board of Agriculture meeting this month regarding the On-Farm Direct Marketing AMP.

Staff noted that the new Fusco 8-year agreement was finalized and is now in effect.

ADJOURNMENT:

Mr. Potter made a motion to close the meeting. Mr. Giambrone seconded the motion that was approved by voice vote. The meeting adjourned at 8:23 PM.