

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Joseph McCarthy
Chairman



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

Wednesday, July 10, 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 7:37 PM.

ATTENDANCE:

Present: Bullock, Butch, Clayton, Foster, Giambrone, McCarthy, Potter, Sciarappa, Stuart
Staff: Beekman, Honigfeld
Representatives:
Public:

MINUTES:

Mr. Clayton made a motion to approve the Regular Session minutes of the June 2013 meeting. The motion was seconded by Mr. Foster and approved by voice vote.

Mr. Potter made a motion to approve the Executive Session minutes of the June 2013 meeting. Mr. Clayton seconded the motion that was approved by voice vote.

CORRESPONDENCE AND OTHER DOCUMENTS

Members briefly discussed a Somerset County resolution opposing the New Jersey Rural Microenterprise Act. The MCADB members expressed sympathy for holders of older deeds but didn't think the proposed bill had enough specificity. They noted the dichotomy between preserving farms and farmers.

REGULAR REPORTS:

- A. Chairman: No report
- B. State: Ms. Honigfeld read a report from Hope Gruzlovic touching on the On-Farm Direct Marketing AMP, the Quaker Valley Farms Decision, and Farmland Preservation Funding.
- C. Staff: Ms. Honigfeld gave a summary of the Standardbred Panel held on June 17th. She mentioned that the FY 2013 PIG would provide the county with a \$1 million base grant and the chance to compete for up to \$5 million in competitive funds. Colts Neck Township's farmland plan was approved by the SADC and officially adopted.
- D. Rutgers Cooperative Extension: Central Jersey received 10-14" of rain in June, destroying spinach and leading to moldy clover and hay. The wet weather has delayed corn and prevented



zucchini pollination.

E. Municipal Representatives: No reports.

NEW BUSINESS:

- **Rue Division of Premises Request (B 15 L 17.02; B 15.01, L 17 & 18; B 16 L 12 Upper Freehold)** Rue Brothers Inc. intends to sell the 79-acre parcel at B 15 L 17.02 to Casey Jansen Jr. of Holland Greenhouses. The agricultural purpose for the division would be to expand Holland Greenhouses vegetable, herb and flower production business. The remaining lots would continue to produce soy, spinach, hay and a few steer. Lot 17.02 has no housing opportunities but would be sold with an adjacent unpreserved parcel. The other 3 lots have 4 single family homes. If approved, the divided farms would both be agriculturally viable with soils scores above 55 and a significant percentage of tilled ground. The Board agreed that the division would meet the 2-prong test set forth in the deed of easement.

Mr. Bullock made a motion to approve the division and adopt the draft resolution prepared by staff. Mr. Stuart seconded the motion which was approved by roll call vote.

- **Deed Interpretation Request (Block 15 Lot 17.02 Upper Freehold)** Casey Jansen Jr. of Holland Greenhouses is under contract to purchase one of the preserved Rue Brothers Inc. lots and is conducting due diligence to make sure that his plans do not conflict with the deed of easement. He intends to erect 5 acres of glass, gutter-connected greenhouses on the site to start and may add another 5 acres in the future. Since the recent Quaker Valley Farms court decision found that the soil excavation and earth moving undertaken at a preserved Hunterdon County farm violated the deed of easement, the proposal warrants a closer review. Mr. Jansen's proposal differs from Den Hollander's case in that Rue parcel was previously mined and restored, and the slope is gradual. Any topsoil that is moved will be repositioned and used as the floor and growing medium for the greenhouses. There will be concrete walkways and water capture basins within the structures. The greenhouses will be used to produce vegetables and herbs for wholesale and are expected to help extend the growing season. If the greenhouses are removed, it is anticipated that the soil could be used for a variety of crops. Mr. Jansen intends to use the land outside the greenhouses for growing produce and flowers.

Mr. Stuart made a motion to endorse the proposal. Mr. Potter seconded the motion which was unanimously approved by roll call vote. Staff will prepare a resolution for memorialization at the August meeting.

RIGHT TO FARM ISSUES:

- **Status Reports:** Ms. Honigfeld and Mr. Beekman provided scheduling updates for the Seven Bridges Winery matter and the La Rue matter. Ms. Honigfeld asked for volunteers to join her on an upcoming site visit for Triple C Nursery in Marlboro.

PUBLIC COMMENT:

None

ADJOURNMENT:

Mr. Potter made a motion to close the meeting. Mr. Stuart seconded the motion that was approved by voice vote. The meeting adjourned at 9:06 PM.