

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Martin Bullock
Chairman



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

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

Wednesday, August 5, 7:00 PM

Hybrid Meeting via WebEx or In Person at Address on Letterhead

Meeting Link: <https://bit.ly/Aug5MCADB>

Meeting Number/Access Code: 2339 935 4288

General Attendee Password: 7w2VM

Telephone Option: 1-408-418-9388

General Attendee Telephone Password: 79286

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1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. STATEMENT OF COMPLIANCE
 4. ROLL CALL – ATTENDANCE
 5. ADOPTION OF MINUTES – July 2026 Regular Session
 6. CORRESPONDENCE AND OTHER DOCUMENTS
 7. REGULAR REPORTS:
 - A. Chairman
 - B. State Agriculture Development Committee
 - C. Staff
 - D. Municipal Representatives
 - E. County Board of Agriculture
 - F. Rutgers Cooperative Extension
 - G. Freehold Soil Conservation District
 - H. Monmouth County Board of Health
 8. OLD BUSINESS
 - Soil Scoring Update and Opportunity to Comment on NRCS Proposal
 9. NEW BUSINESS
 - Potential Modification of 2026 Calendar for Special Meetings
 - Monitoring Summary July 1, 2025 - June 30, 2026
 - Special Occasion Event Permit (Block 164 Lots 8.01, 15.01, 16 & Block 168 Lot 38, Howell Twp)
 - Resolution honoring Charles Buscaglia's Contributions to MCADB
 10. RIGHT-TO-FARM AND STEWARDSHIP ISSUES
 - Status Reports
 - SSAMP Hearing (Block 43, Lots 16.01 & 16.02, Millstone Twp)*
 11. PUBLIC COMMENT – Limited to 5 minutes per speaker
 12. NEXT MEETING: Tuesday, September 1, 2026, 7:30 PM
 13. ADJOURNMENT

*See Page 2 for more details



The purpose of a Site-Specific Agricultural Management Practice (SSAMP) recommendation is to establish whether a particular agricultural operation or practice on a specific commercial farm is generally accepted in the agricultural industry. Under state law, a commercial farm may proactively request this determination from the County Agriculture Development Board. Lazy Rooster Farm & Cidery seeks a SSAMP determination for a cidery which will process, market, and sell its agricultural products.

The SSAMP determination consists of two parts. Part one – the commercial farm eligibility portion- which took place on July 7, 2026. The Board determined that Lazy Rooster Farm & Cidery qualifies as a commercial farm. Part two will focus on the evaluation of the operations, the proposed facility, the proposed practices, the applicability of the On-Farm Direct Marketing AMP (N.J.A.C. 2:76-2A.13), and the municipal ordinances for which the applicant is seeking relief.

The Applicant will first present its case. The Municipality will be allowed to present and respond to the Applicant's testimony and any exhibits included in the applicant's submission. The Board will have the opportunity to seek clarifications and ask questions of each presenter and witness. Subsequently, the public will be permitted to question each presenter and witness about the specific testimony given. After the completion of presentations and witness testimony by both the Applicant and the Municipality, the public will have the opportunity to comment on the agricultural management practices that take place on the property but will be limited to five minutes each. Lastly, the Board will deliberate and adopt a resolution.