

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

Tuesday, September 1, 7:00 PM

Hybrid Meeting via WebEx or In Person at Address on Letterhead

Meeting Link: <https://bit.ly/Sept1MCADB>

Meeting Number/Access Code: 2341 120 1933

General Attendee Password: UxwEe

Telephone Option: 1-408-418-9388

General Attendee Telephone Password: 89933

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. STATEMENT OF COMPLIANCE
4. ROLL CALL – ATTENDANCE
5. RIGHT-TO-FARM AND STEWARDSHIP ISSUES
 - Status Reports
 - SSAMP Determination Hearing Continuation (Block 43, Lots 16.01 & 16.02, Millstone Twp)*
 - Commercial Farm Certification Hearing (Block 243, Lot 7 Wall Twp)*
 - SSAMP Determination Hearing (Block 243, Lot 7 Wall Twp)*
6. ADOPTION OF MINUTES – August 2026 Regular Session
7. CORRESPONDENCE AND OTHER DOCUMENTS
8. REGULAR REPORTS:

A. Chairman	E. County Board of Agriculture
B. State Agriculture Development Committee	F. Rutgers Cooperative Extension
C. Staff	G. Freehold Soil Conservation District
D. Municipal Representatives	H. Monmouth County Board of Health
8. OLD BUSINESS
 - Potential Special Meeting Dates: September 28 (7 PM), November 18 (7 PM), December 9 (2 PM)
 - Farm Summit Subcommittee
9. NEW BUSINESS
10. PUBLIC COMMENT – Limited to 5 minutes per speaker
11. NEXT MEETING: Tuesday, October 6, 7:30 PM
12. ADJOURNMENT

*See Page 2 for more details



Right to Farm SSAMP Determination Hearings

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. The SSAMP determination consists of two parts. First, the MCADB reviews whether the farm meets the eligibility criteria for the definition of a “commercial farm” as defined in the Right to Farm Act. Second, the MCADB determines whether the commercial farm’s operations or practices conform to generally accepted practices.

Hearing Components

- The Applicant and associated witnesses present testimony.
- The Municipality and/or Objectors may next present testimony and call witnesses.
- The Board members have the opportunity to seek clarifications and ask questions of each presenter and witness.
- The Municipality and/or Objectors are given the chance to cross-examine the Applicant and witnesses.
- Members of the public may be permitted to ask technical questions of each presenter and witness about the specific testimony given. Keep in mind that the opportunity for the public to provide general comments and statements comes later in the hearing.
- After the completion of presentations and witness testimony as well as cross examination, the public will have the opportunity to provide comments but will be limited to five minutes each.
- Lastly, the Board will deliberate and adopt a resolution.

Block 43, Lots 16.01 & 16.02, Millstone Twp. seeks an SSAMP determination for a cidery which will process, market, and sell its agricultural products. The commercial farm eligibility hearing took place on July 7, 2026. The Board determined that Lazy Rooster Farm & Cidery qualifies as a commercial farm. Part two began at the August 5, 2026 meeting and is continuing, with a focus is 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.

Block 243, Lot 7, Wall Twp. seeks an SSAMP determination to authorize the construction of agricultural accessory structures in support of the existing and proposed agricultural use of the property and applicability of the On-farm Direct Marketing AMP (N.J.A.C. 2:76-2A.13). The Board will first review if the farm management unit meets the commercial farm eligibility criteria of the New Jersey Right to Farm Act codified at N.J.S.A. 4:1C-1 and whether the activities fall under N.J.S.A. 4:1C-9. If these criteria are met, the next phase of the hearing will evaluate the agricultural operation on the site, including but not limited to the production of agricultural crops, pest and plant disease control, and on-site disposal of organic agricultural wastes.

The Applicant will be given the opportunity to present evidence and and/or testimony to support the following Right to Farm Act’s threshold criteria for commercial farm eligibility:

1. What is the Farm Management Unit as defined by N.J.S.A. 4:1C-3? If the Farm Management Unit consists of multiple parcels, which parcels are the focus of the complaint? What is the size of the entire Farm Management Unit?
2. Who is the Applicant? If there are disparate individual and business interests or ownerships, do they operate as a single enterprise per N.J.S.A. 4:1C-3?
3. Is there sufficient proof of agricultural or horticultural production exceeding the minimum threshold? Do the documents clearly tie back to the respondent and single enterprise?
4. Is the property farmland assessed or eligible for farmland assessment?
5. Does the property lie in a zone in which agriculture is a permitted use, or was the farm in operation before July 2, 1998?
6. Do the operation’s practices to be covered by the SSAMP match permissible activities listed in N.J.S.A. 4:1C-9, and do the commodities associated with N.J.S.A. 4:1C-9 (a) match with a North American Industry Classification System (NAICS) code(s) or Standard Industrial Classification code(s)?
7. Is the farm in compliance with other relevant state and/or federal laws?

Should these stipulations of the above criteria be met, the Board will move to next phase of the SSAMP hearing to evaluate the agricultural operation and the Applicant’s request. **Depending on time, the proceedings may need to continue at a subsequent meeting.**