

Monmouth County Agriculture Development Board
Division of Planning



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

June 2, 2026, 7:30 PM

Hybrid Meeting at One East Main Street, Freehold, NJ or Audio and Video Conference via WebEx

CALL TO ORDER:

Mr. Bullock called the meeting to order at 7:32 PM.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE

Mr. Bullock read the "Open Public Meetings Act" Compliance Statement.

ATTENDANCE:

Present: Bullock, Clayton, DeFelice, Errickson, Giambrone, Holmes, Incatasciato, Mosley, Pettyjohn, Van Mater
Staff: Barris, Beekman, Bezahler, Honigfeld, Kiley
Representatives: Pat Butch, Jack McNaboe, Sean Pizzio, Alina Robinson, Betty Velez-Gimbel
Public: John Aguiar, Sara Avelancio, Faigy Berger, Ryan Broadwater, Fraida Brogna, Nechama Brogna, Yosef Dorfman, Baile England, Yehud Feve, Michael Fox, John Glynn, Joseph Incorvaia, Aryeh Kaplan, Maheen Khan, Brian Laue, Rachel Laue, Leah Lowerstein, Yosef Lowenstein, Tilly Messinger, Geovanell Morenoaguir, Phyllis Murath, Toby Notis, Boruch Perlowitz, Melissa Pizzella, Abigail Rosenfeld, Aryeh Rosenfeld, David Rosenfeld, Mordechai Rosenfeld, Rochel Rosenfeld, Shimon Rosenfeld, various minors and unidentified individuals

ADOPTION OF MINUTES

Mr. Pettyjohn motioned to adopt the May 2026 Regular Session minutes. Mr. DeFelice seconded the motion which passed by voice vote.

CORRESPONDENCE AND OTHER DOCUMENTS

Ms. Kiley directed the board to a letter from Brian Wilson of the SADC indicating that Mr. Bullock had questioned whether any action from the Board was being requested. Mr. Pizzio, SADC, clarified that there was no action required by the board. Ms. Kiley pointed out a letter to a Howell landowner that will be addressed during the Right to Farm hearing.

REGULAR REPORTS

- A. *Chairman:* Mr. Bullock reported that the subcommittee has been working on the bylaws and the SSAMP policy.

- B. *State*: Mr. Pizzio went through the SADC April meetings notes which are attached. Mr. Pizzio also introduced Alina Robinson, a new SADC employee covering Monmouth County acquisitions.
- C. *Staff*: Ms. Kiley reported on the subcommittee meetings. The subcommittee started meeting on April 29th. On April 30th Ms. Kiley and Mr. Bullock met with SADC legal counsel for some clarification on bylaws requirements. There were two subsequent meetings on May 11th and 28th, and on May 30th staff met with County Counsel to go over the status of the SSAMP and bylaws.
- D. *Municipal Representatives*: Ms. Butch reported that Millstone has received three banners from NJ Farm Bureau geared towards increasing safety of farmers using farm vehicles on public roads. Millstone is moving forward with one preservation application. Ms. Butch referenced a letter that was sent to PlanningDivision@co.monmouth.nj.us earlier that evening.
- E. *County Board of Agriculture*: Mr. DeFelice mentioned the Board of Agriculture awarded six scholarships during the May meeting. Summer break begins, and the next board meeting will be in September.
- F. *Rutgers Cooperative Extension*: Dr. Errickson reported presenting at the New Jersey Association of Counties Conference in Atlantic City on several collaborative programs. He also mentioned a survey conducted through the Rutgers (fruit section) website to collect data from growers who experienced damage from the April frost. Dr. Errickson reported damage to winter ornamentals as well. Nursery IPM webinars continue twice monthly and feature guest speakers from other universities. An ornamental pest scouting event is scheduled for June 30 at Deep Cut [Gardens]. At the research farm, Master Gardeners and Monmouth County Parks are partnering to propagate native plants for installation in Monmouth County parks.

OLD BUSINESS

None

NEW BUSINESS

None

RIGHT-TO-FARM AND STEWARDSHIP ISSUES

Status Reports

Mr. Beekman reported the following updates on Right to Farm matters:

Samrock: The revised plan has been submitted to Howell Township for review of the site plan elements previously discussed by the Board. Once the Township's review is received, Mr. Beekman will present the matter to the Board for further consideration, likely at the July or August meeting.

Maple Leaf: The matter remains ongoing. There are no significant updates to report at this time, although several meetings are scheduled in the coming weeks.

Winding Brook Farm, LLC: The matter is currently under appeal. A conference call with the judge is scheduled for the end of this week. A hearing date is expected to be set by the end of the month; however, the hearing itself will likely not take place until next year.

Conflict Resolution Request – Howell Township vs. David Rosenfeld, 184 Kent Road, Howell

Mr. Beekman spoke to the audience and explained that the current hearing was solely to determine whether the MCADB has jurisdiction. Mr. Beekman referred to the State's (N.J.S.A 4:1C-1 *et seq*) criteria for commercial farm determination.

Mr. Beekman explained that typically a landowner is given time to submit evidence to support commercial farm eligibility. Mr. Beekman indicated that to date the landowner has not submitted any documentation but is present and will be given the opportunity to testify. Mr. Beekman further explained that if the MCADB determined that the farm is not a commercial farm, jurisdiction would revert back to Howell Township.

David Rosenfeld advised he would testify and Mr. Beekman swore him in. David Rosenfeld explained he is the owner of 184 Kent Road in Howell Township. Mr. Rosenfeld stated that he wanted to share why he has allowed his son, Shimon Rosenfeld (in audience), to operate The Rosenfeld Ranch. Mr. Rosenfeld mentioned his goal to keep a productive farm and maintain its agricultural use and then spoke of what his son, Shimon, has been doing on the farm. Mr. Rosenfeld spoke about the impact of the farm on the community and the types of visitors that have been coming to the property.

Mr. Beekman introduced the complainant's counsel, John Glynn, who did not have any cross examination for the landowner.

Mr. Beekman asked if any Board members and subsequently the public have questions regarding the landowner's statements.

Mr. Beekman gave Mr. Glynn the floor. Mr. Glynn stated that the Township's focus at this point was on the commercial farm determination.

Mr. Beekman asked if any Board members, and subsequently the public, had questions for the complainant or landowner. Mr. Beekman opened deliberations. Mr. Van Mater asked staff if any documentation had been received. Ms. Kiley responded, "No". Mr. Van Mater asked if the property was farmland assessed. Ms. Kiley responded that the property was not farmland assessed and that the property is under five acres.

Mr. Beekman explained that there is a distinction between a farm and a commercial farm, as defined by New Jersey statute.

Shimon Rosenfeld directed a question to Mr. Beekman and suggested that he had a response form to submit. Mr. Beekman looked at the materials and allowed Mr. Glynn to look at the packet. Mr. Beekman stated for the Board's edification what Shimon Rosenfeld submitted was solely just a form with no income proofs or other supporting documentation.

Mr. Holmes moved to dismiss the matter, and Mr. Giambrone second the motion which was unanimously approved.

PUBLIC COMMENT:

Mr. Glynn asked about the procedure going forward. Mr. Beekman and Mr. Glynn had an exchange which emphasized that Howell Township now maintains jurisdiction.

Mr. Rosenfeld asked if the MCADB's decision can be appealed to which Mr. Beekman said "yes".

NEXT MEETING

The next meeting will be held on **Tuesday, July 7, 2026, at 7:00 PM.**

ADJOURNMENT

On a motion from Mr. Giambrone seconded by Mr. Pettyjohn, the meeting adjourned at 8:09 PM, which was approved by voice vote.



NJ Farmland Preservation Monthly Summary Report

Latest News from the SADC's April 2026 Public Meeting

- **Auction of Preserved Farmland - Patricelli Farm, Hopewell Twp., Mercer County:** The SADC held a successful public auction on April 17, 2026, for a 27-acre portion of the former Patricelli Farm. There were five registered bidders who participated in the auction. The winning bidder comes from a farming family in India and plans to start an organic fruit-and-vegetable operation on the farm.
- **Appraisal Handbook Updates:** The SADC's annual appraisal conference will be held on Wednesday, June 3, 2026, in the board room at 200 Riverview Plaza, Trenton, from 9 a.m. to noon. Any appraiser on the SADC-approved appraiser list is required to attend this conference at least once every two years, among other requirements, to remain on the approved appraiser list. The program includes a review of appraisal handbook updates, any changes, new programs, or rules. There are two substantive amendments to the 2026 appraisal handbook, addressing house-size limits and the valuation of cranberry and blueberry farms in the Pinelands. At the April 30, 2026, SADC meeting, the Committee approved the handbook amendments. CADB, AAC, and Nonprofit Partners are welcome to attend the conference remotely. Those partners who respond to the email invitation will receive a link to attend that will be sent in the last week of May.
- **Acquisition Update:** The Statewide Formula continues to be very popular with farmland owners as it is generally yielding higher valuations compared to traditional offers. At this time, there are more than 225 applications in process at the SADC, including 70 County, 1 Donation, 29 Municipal, 12 Nonprofit, 3 Fee Simple, and 111 SADC Direct Easement applications.
- **Woodland Easement Purchase Program:** The SADC is drafting the rules for the new Woodland Preservation Program and beginning outreach to CADB, AAC, Local, and Nonprofit partners. The SADC is seeking input on identifying woodland characteristics important to our stakeholders. This input will help guide targeting, ranking, and formula value criteria, and also help create a new Deed of Easement for this program.

Basic eligibility criteria are as follows: The property must have 20 acres of contiguous woodland with at least 10% canopy cover, the landowner will be required to obtain and implement a Woodland Management Plan or Forest Stewardship Plan and be devoted, at least in part, to ag production or the production of tree or forest products. If you have any questions or would like more information, please reach out to Brian Wilson, SADC Deputy Executive Director at Brian.Wilson@ag.nj.gov.

We encourage all partners to attend the public SADC meetings! The next regular public SADC meeting will be held on **Thursday, May 28, 2026, at 9:00 am, in person**, at 200 Riverview Plaza, Trenton, NJ. Remote attendance is also available. For meeting details, visit www.nj.gov/agriculture/sadc/

