

**Ocean County Agricultural Development Board
Minutes of June 13, 2018 Meeting
New Egypt Town Hall
Plumsted, NJ**

Attendance: Doug Hallock; Chairman, Jeff Adams; Vice Chairman, Jon Dancer; Secretary, Martin Lynch, Alan Perry, Jenny Mance (OCPD), Stephanie Specht (OCPD), Mark Villinger (OCPD), Mathew Thompson (County Counsel), Dr. Steven Yergeau (OC Ag Ext), Charles Roohr (SADC), Heidi Winzinger (SADC)

Also Present: Stephen Johnson, Laurita Winery

I. Call to Order/Compliance with Open Public Meetings Act: Chairman Adams called the meeting to order at 8:06pm by declaring a quorum and stating the Open Public Meetings Act requirements had been met.

II. Administration of Oath of Office: Mr. Thompson administered the Oath of Office to Mr. Villinger as Program Administrator, a non-voting member.

III. Approval of Minutes from March 1, 2018: A **MOTION** to approve the minutes of the March 1, 2018 meeting was made by Mr. Adams and seconded by Mr. Lynch; Mr. Hallock and Mr. Dancer abstained, all in favor, motion passed.

IV. Old Business:

Contreras Farm, Plumsted Township, 9.4 acres – Final Approval – Mr. Villinger stated that this farm has undergone the whole process and has final approval. The survey has been awarded and will move forward with closing once the final acreage is received.

Special Occasion Events – Legislation Extension: Mr. Villinger informed the Board that the Pilot Program has been extended for two more years. This gives the other Counties the opportunity to submit their progress reports to the Legislature. The Ocean CADB completed the initial progress report and is ahead of the process. Added language to the extension includes that the SADC is not allowed to promulgate any new laws regarding this program.

V. 2018 Annual Site Inspections – Mr. Villinger stated that the 2018 annual site inspections are complete. Ms. Mance presented a PowerPoint presentation displaying photos of the farms including some concerns found. The inspections took place from end of April to beginning of June. The Posner Farm in Jackson built a rehabilitation treadmill for horses. The Good Tree Farm in Jackson continues to have issues with potential unpermitted agriculture labor use of three trailers. The Hlubik Farm has ongoing issues with dozens of vehicles parked on a preserved portion of the farm; the Board recommended writing the farmer a letter to remove the vehicles within 90 days. The Tracy Farm added new sheds located on the old concrete pads and the fields are being maintained.

VI. Public Comment: Mr. Roohr and Ms. Winzinger discussed the final adoption of the Rural Microenterprise Rule was published in the NJ Register last week and SADC can now begin accepting applications. There are two categories of activities: things that are customary in agriculture areas such as bed and breakfasts, bakeries, woodworking shops, craft-based business; or things that are beneficial

to the agricultural community such as tractor repair shops, seed depot area, fertilizer dealer, etc. Professional businesses that are not linked to agriculture are not included in the bill. This bill benefits those who do not have an exception area or preexisting non-ag use, and in which the farm has been preserved prior to 2006. Mr. Hallock questioned if a new building can be constructed for use and Mr. Roohr replied that the building must be at least 5 years old. Mr. Hallock questioned if the former antique shop at Laurita Winery would fall under this rule and Mr. Roohr replied that it would be permissible.

Ms. Winzinger stated that the SADC received many non-profit applications and the ancillary costs do not apply to the counties. Ms. Winzinger asked Mr. Villinger to fill out the Code of Ethics forms to ensure that Board members cannot apply for preservation for their own farms. Ms. Winzinger discussed the SADC Application Snapshot of the progress of the active applications and the base grant balances.

Mr. Hallock addressed the hunting restrictions of the adjacent Natural Lands property and the issues that deer bring to his farm. Mr. Villinger replied that this property is restricted because there are new trails in place for the Plumsted Youth for Nature and Environment (PYNE). This property is becoming the new Ephraim Emson Preserve where PYNE will be maintaining the property and therefore hunting would be a conflicting use. Mr. Villinger stated that the Pinehurst Preservation Area, which is adjacent to Mr. Hallock's farm, could be reevaluated for bow hunting.

Mr. Villinger inquired if the Board would like to make a resolution recognizing Mr. Vodak's resignation and 24 years of service and the Board agreed.

VII. Closed Session: A MOTION to enter into Closed Session was made by Mr. Adams at 8:48pm and seconded by Mr. Perry, all in favor, motion passed.

A MOTION to return to Open Session was made by Mr. Adams at 8:58pm and seconded by Mr. Lynch, all in favor, motion passed. In Closed Session, the Board discussed the Certified Market Value of the Huie North I and North II Farms.

A MOTION to authorize offer letters for the Huie North I and North II Farms was made by Mr. Adams at 8:59pm and seconded by Mr. Perry, Mr. Dancer abstained, all in favor, motion passed.

VIII. Laurita Winery Actions: Mr. Villinger explained that Laurita items could not be discussed due to the lack of a non-conflicted quorum. Mr. Johnson questioned if the proposed gazebos could receive administrative approval. Mr. Thompson replied that if the gazebos are temporary structures and are moved from the preserved property after each special occasion event, it should be permissible. Mr. Villinger instructed Mr. Johnson to include the number and locations of the gazebos for each checklist.

Mr. Johnson inquired about the increase of threshold for events. Mr. Villinger stated that the caterer for seated events determined the number of guests permitted for special occasion events. Mr. Thompson explained that the only time the winery would submit a checklist for the main winery building is for special occasion events held on non-SADC approved days (Monday through Thursdays). Mr. Lynch suggested that the maximum occupancy determined by the fire marshal should be given more weight.

Next Meeting Time and Place: TBD as the Ocean County Fair conflicts with the regularly scheduled meeting. Mr. Villinger mentioned that an effort would be made to fill Mr. Vodak's seat on the Board.

Mr. Adams suggested sending a formal letter to Ms. Sucharski questioning her commitment to the CADB.

IX. Adjournment: A **MOTION** to adjourn at 9:13pm was made by Mr. Adams and seconded by Mr. Perry, all in favor, motion passed.

Respectfully Submitted,



Jenny M. J. Mance
Assistant Planner