

**Ocean County Agriculture Development Board
Minutes of August 14, 2025
New Egypt Town Hall**

Attendance: Doug Hallock, Chair; Jeff Vogel (OCADB); Glenn Riccardi (OCADB); Herbert Marinari(OCADB); Martin Lynch (OCADB); Timothy Gleason (OCPLD); Thomas Thorsen (OCPLD); Mat Thompson (County Counsel); Jessica Pinto (Soil Conservation District); Dr. Stephen Yergeau (OC Ag Ext)

Public Attendees: Diane Vogel, Katie Mazzella (SADC),

I. Flag Salute

II. Call to order and Compliance with Open Public Meetings Act- Mr. Hallock (Chair) called the meeting to order at 7:30 pm by stating the Open Public Meetings Act requirements had been met.

III. Roll Call

IV. Oath of Office – Timothy Gleason was sworn in as Board Member.

V. Approval of Minutes from May 8, 2025

A **MOTION** was made by Mr. Vogel to approve the January 23, 2025 minutes. Mr. Riccardi seconded. Roll call. All in favor, Mr. Lynch Abstained. Motion carried

VI. New Business

- **Nobles Farmland Preservation Application** - The Board reviewed the application submitted by the Nobles family. It should be noted that a 1 acre non-severable exception area has been requested around the single family residence located on the property. Mr. Gleason informed the Board that due to limited development potential, SADC is not believed to have interest. Some additional key points of discussion included the farm's eligibility for preservation, soil quality, and the significance of the property to the township's agricultural landscape. Members also discussed how the application aligns with county farmland preservation priorities. The Board made a recommendation for staff to order appraisals for the development easement on the property.

VII. Old Business

- **Update On Current Farmland Preservation Applications** – Mr. Gleason informed the Board that Ocean County closed on the Cier Denson Farm located on Fischer Road in Plumsted. This was purchased in fee and staff will work with the SADC to get the property preserved and eventually auctioned off as preserved farmland. Preservation documents for the Huie Farms located on W Colliers Mills

Road in Plumsted have been executed and sent to the County Clerk's Office for recording. The Board was informed that dates for the public hearings and auction will be scheduled. The public hearings will be held in Toms River and Plumsted. The auction will be held at the County seat in Toms River.

- **Canka Stables & Farm/GreenCell Holdings, LLC** – Discussion was held regarding recent activities that are occurring on the property. State agencies have taken the lead on this matter.

VIII. Public Comment

Ms. Mazzella provided updates from the SADC about legislation, policy changes, and farming grants.

Dr. Yergeau updated the Board about upcoming agricultural events from the Ag Extension.

IX. Adjournment

A **MOTION** to adjourn at 8:07 pm was made by Mr. Hallock and Mr. Vogel seconded. All in favor, motion passed.

Next Meeting: September 11th, 2025 at 7:30pm
New Egypt Town Hall

Respectfully Submitted,



Thomas Thorsen
GIS Specialist