

**Ocean County Agriculture Development Board
Minutes of November 13, 2025
Manchester Township Council Meeting Room**

Attendance: Doug Hallock, Chair; Kathleen Sucharski, Vice Chair; Jeff Vogel (OCADB); Martin Lynch (OCADB); Dawn Corbett-Nivison (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, Tom Nivison

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. Approval of Minutes from August 14, 2025

A **MOTION** was made by Mr. Lynch to approve August 14, 2025 minutes. Mr. Vogel seconded. Roll call. All in favor, Ms. Sucharski and Ms. Nivison abstained. Motion carried

V. 2026 Meeting Schedule- Meetings are scheduled for 7:30 pm on the second Thursday of every month.

VI. New Business

- **Fleischer Farm** – A general discussion was had noting concerns about this farm located on New Hampshire Ave. in Toms River. This farm property was purchased in fee in 2020 by Ocean County. A farmland preservation easement was then recorded on the property and County auctioned it off as preserved farmland to the public. There has been no agricultural operations that have occurred on the property since it was auctioned. Since the fields remain cut and available for farming, there is no apparent easement violation.

VII. Old Business

- **Huie Farms Auction Update** – Mr. Gleason informed the Board that these preserved farms located in Plumsted Township are scheduled to be auctioned at 10AM on February 12th, 2026 at the Ocean County Administration Building.

VIII. Public Comment

Mr. Yurgeau provided updates from the Ag Extension about new staff and resources.

Mr. Nivison inquired about a potential farmland preservation application in Toms River, and encouraged planning staff to keep in contact with the owner.

A **MOTION** was made by Ms. Sucharski to move into closed session at 7:57 pm. Mr. Vogel seconded. Roll call. All in favor, motion carried.

A **MOTION** was made by Mr. Vogel to move into open session at 8:04 pm. Kathleen Sucharski seconded. Roll call. All in favor, motion carried.

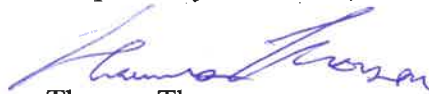
There will be no formal action taken on the farmland preservation application discussed in closed session.

IX. Adjournment

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

Next Meeting: December 11th, 2025 at 7:30pm
Manchester Township Council Meeting Room

Respectfully Submitted,



Thomas Thorsen
GIS Specialist