

**Ocean County Agriculture Development Board
Minutes of March 12, 2026
Manchester Township Council Meeting Room**

Attendance: Doug Hallock, Chair; Kathleen Sucharski, Vice Chair; Jeff Vogel (OCADB); Martin Lynch (OCADB); Dawn Corbett-Nivison (OCADB); Glenn Riccardi (OCADB); Timothy Gleason (OCPLD); Mat Thompson (County Counsel); Dr. Stephen Yergeau (OC Ag Ext); Charles Roohr (SADC)

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 January 8, 2026**

A **MOTION** was made by Mr. Lynch to approve January 8, 2026 minutes. Mr. Vogel seconded. Roll call. All in favor, Ms. Sucharski abstained. Motion carried
- V. New Business-** Mr. Gleason provided details on the following preservation applications
 - **Griffith Farmland Preservation Application** – The Board reviewed the application located at 53 Hopkins Road, Block 46, Lot 22.02, in Plumsted Township. Mr. Gleason informed the Board that the application is for approximately 11.26 total acres, but the property owner is requesting a non-severable exception area. This property has a 10-year Woodland Management Plan that was completed in October of 2020. Due to the size and the state not having regulations for their new woodland management law, the SADC will not be involved. The Board made a recommendation for staff to order appraisals for the development easement on the property.
 - **Forest Edge Farmland Preservation Application** – The Board reviewed the application located at 55 Forest Edge Drive, Block 261, Lot 5, in Little Egg Harbor Township. Mr. Gleason informed the Board that the application is for approximately 18.37 total acres, but the property owner is requesting a non-severable exception area around the residence. This property is adjacent to Bass River State Forest and serves as a full service equestrian facility providing boarding, training, lessons, and horse sales. The Board was informed that the SADC will not be involved due to their Soil Protection Standards and the large amount of compaction equine farms have. The Board made a recommendation for staff to order appraisals for the development easement on the property.

- **Hidden Creek Farmland Preservation Application** – The Board reviewed the application located at 30 Warren Grove Road, Block 81, Lot 1.05, in Barnegat Township. Mr. Gleason informed the Board that the application is for approximately 20.02 total acres, but the property owner is requesting a 1-acre non-severable exception area. This property is located in the Pinelands and zoned Preserved Forest causing there to be little development potential. The use of the property is mainly equine offering boarding, lessons, and trail rides. The Board was informed that the SADC will not be involved due to their Soil Protection Standards and the large amount of compaction equine farms have. The Board made a recommendation for staff to order appraisals for the development easement on the property.
- **Update of Ocean County’s 2008 Comprehensive Farmland Management Plan** Mr. Gleason informed the Board that Ocean County released a Request for Proposals (RFP) on 3/5/2026 requesting proposals to be submitted by qualified firms capable of providing the required services in updating the County’s 2008 Comprehensive Farmland Management Plan. An update will be done to GIS data, Census of Agriculture data, Agriculture Development Areas, Target Farms, New State Regulations, etc. The update will be consistent with SADC guidelines. The awarded vendor will attend CADB meetings. Proposals are due March 31st.

VI. Old Business

- **Huie Farms Auction Update** – Mr. Gleason informed the Board that the farm auction took place on February 12th. The winning bid for the Huie North piece was Doug Hallock for a total of \$750k returning to the County’s Natural Lands Trust Fund. The winning bid for the Huie South piece was Randy & James Johnson for a total of \$725k returning to the County’s Natural Lands Trust Fund. The Board of Commissioners will be authorizing these results at their 3/25 meeting. Transfer of ownership deeds will be drafted and recorded with the Clerk’s Office. Ocean County will remain the easement holder on both properties. Staff will also work with the SADC to get final approval and enter into a cost share agreement where additional funding will be reimbursed to the County.

VII. Public Comment

Mr. Yurgeau provided updates from the Rutgers Agriculture Extension of Ocean County.

Mr. Roohr provided an update on SADC topics.

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. Riccardi to move into open session at 8:04 pm. Kathleen Sucharski seconded. Roll call. All in favor, motion carried.

There was no formal action taken on items discussed in closed session.

VIII. Adjournment

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

Next Meeting: May 14th, 2026 at 7:30pm
New Egypt Town Hall

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Tom Thorsen", is written over the printed name.

Thomas Thorsen
GIS Specialist