

**Ocean County Agriculture Development Board
Minutes of May 8, 2025
New Egypt Town Hall**

Attendance: Doug Hallock, Chair; Kathleen Sucharski, Vice Chair; Jeff Vogel (OCADB); Glenn Riccardi (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, Mayor Robert Bowen (Plumsted Twp.), Charles Roohr (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 - Dawn Corbett-Nivison was sworn in as Board Member.

V. Approval of Minutes from January 23, 2025

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

VI. New Business

- **Annual Farmland Inspections** - Mr. Gleason informed the Board that annual farm inspections have begun and will continue through May.
- **2025 Special Occasion Event Applications** – Mr. Gleason informed the Board that Staff has received two applications to hold special occasion events, Laurita Winery and Delicias Del Campo. In the past, Delicias Del Campo has received noise and traffic complaints, but the property owner continues to work with the Staff and Plumsted Township toward mitigating these occurrences. A permanent stage has been constructed and will have to be made so it can be moved after each event. A temporary stage would be compliant with the easement and special occasion event legislation. It is also suggested for the property owner to provide notice to the township when expecting a large amount of attendees. Mr. Gleason informed the Board that nothing has changed in the Laurita Winery application from years past. The Board agreed on the applications and to allow the events to occur in 2025 as long as the above mentioned suggestions were made.

VII. Right to Farm (RTF) Determination – Dover Road Farms, Bayville, NJ – Mr. Gleason informed the Board on a two-farm operation in Galloway and Berkeley

Townships. The two farms are owned and managed by the same family, but the property deeds are under different names. The Berkeley operation has a roadside far stand that received a citation from Berkeley Police Department for operating a business without a license or permit. The town is requiring the farmer to go before the Berkeley Planning Board. The farmer is interested in RTF protections as the property in Berkeley is zoned Agriculture and they believe the RTF Act protects the production, processing, and marketing activities conducted on the farm. It is undetermined if the two geographically separate farms under different ownership names can meet the standards for RTF protection. Supporting documents have yet to be submitted by the farmer.

VIII. Old Business

- **SADC Statewide Farmland Preservation Formula** – The new appraisal formula is in effect and under way at the state. Mr. Roohr added that the new applications were reaching about 25% closer to the full value of the land.
- **Update On Current Farmland Preservation Applications** – Mr. Gleason informed the Board that the Riccardi farmland preservation application has been closed on. The Board is reminded that this is a direct County easement. The Cier-Denson and Cameron applications are making progress toward closings.

IX. Public Comment

Mayor Bowen spoke about the events being held at Delicias Del Campo and their willingness to comply with regulations.

Charles Roohr provided updates from the SADC about legislation, policy changes, and farming grants.

Mrs. Pinto updated the Board on the recent local working group meeting.

X. Adjournment

A **MOTION** to adjourn at 8:23 pm was made by Mr. Riccardi and Mrs. Sucharski seconded. All in favor, motion passed.

Next Meeting: June 12th, 2025 at 7:30pm
New Egypt Town Hall

Respectfully Submitted,



Thomas Thorsen
GIS Specialist