

**Ocean County Agriculture Development Board
Minutes of August 13, 2026
New Egypt Town Hall**

Attendance: Doug Hallock, Chair; Jeff Vogel (OCADB); Dawn Corbett-Nivison (OCADB); Martin Lynch (OCADB); Glenn Riccardi (OCADB); Timothy Gleason (OCPLD); Mat Thompson (County Counsel); Dr. Stephen Yergeau (OC Ag Ext); Rachel Hammack (OCSCD) Alina Robertson (SADC)

Public Attendees: Diane Vogel, Robert Bowen, Darwin Salazar

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 June 11, 2026

A **MOTION** was made by Mr. Vogel to approve the minutes of June 11, 2026. Mr. Riccardi seconded. Roll call. All in favor, Mrs. Sucharski abstained, motion carried.

V. New Business

- **Plumsted Township Ordinance No. 2026-14 Requiring Application for Special Occasion Events on Preserved Farmland**

Mr. Gleason reported that Plumsted Township is in the process of adopting an ordinance that will require special occasion event applicants to receive approval from the township in addition to the County. The township governing body tabled the ordinance at their July meeting and would like the CADB to review before moving further. Mr. Gleason suggested that traffic coordination be added to the form for with the town. Multiple Board members stated that security should be included if an event is going to have a large number of attendees. Mr. Bowen explained that multiple entities within the township reviewed the form and did not have any input.

VI. Old Business

- **Delicias Del Campo – 50 Fischer Road, New Egypt, NJ 08533**

Mr. Gleason reminded the Board that the annual farm inspection conducted back in May revealed the presence of an RV and small single family room outbuilding containing a bed and sink, the construction of a pond, the importation of soil material, storage of abandoned or inoperable non-ag vehicles including a red jeep, two boats, and an airplane, and also a farm market where it was observed that less

than 51% of the sales appeared to be devoted to the sale of the agricultural output produced on the property.

The Board was informed that a letter from the property owner dated June 26, 2026, stated that the boats and jeep have been removed, but the airplane remains on-site until the Board requests removal. The letter also stated that the RV on-site is utilized strictly for personal use. The property owner informed staff that a total of 6 truckloads totaling 90 cubic yards of soil material was brought on-site. The deliveries occurred on May 5th, but the property owner has informed staff that they do not retain any receipts or trucking documentation beyond the Phase I analytical results that were provided. The property owner has stated that they are prepared to hire a licensed professional to safely remove the soil. Mr. Gleason informed the Board that Plumsted had discussed doing a verification of the yardage of material that was imported as the total provided was close to triggering an application to the Land Use Board under the soil importation requirements in municipal code 15-5.16a.

The Board was informed that NJDEP completed a site inspection on June 24th to see if the pond was potentially in violation. They found no violations within the regulated areas on the property.

Mr. Gleason asked the Board if the soil should be removed or altered, and what changes should be made to the farm market. The Board was reminded that while an analysis of the soil contents was provided, a chain of custody or a bill of lading was not, so there is no proof that the soil tested is the soil that was brought to the farm. The Board agreed that an inspection with experts from SADC is needed before determination could be made. Staff will coordinate an inspection of the premises.

Mrs. Nivison advised that the store appears like a convenience store due to the specialized goods on display that were manufactured off-site. The store should be dedicated to the products produced on the farm to meet the requirement of 51% of sales should be devoted to the agricultural output produced on the property. Mr. Thompson added that the meat sales almost certainly meet the 51% financial threshold, but the store needs to be rearranged so 51% of the products on display are produced on-site.

The Board held a discussion about the relevance of the airplane on the farm. Mr. Salazar stated that the airplane is symbolic, cultural, and relevant to the farm's branding and marketing. The Board agreed that the airplane could remain on the farm.

Mr. Salazar stated that the season to hold special occasion events is coming to an end and he would like to request approval to hold 3 events before the end of the year. The Board determined that the potential outstanding easement concerns

were not related to holding events and granted approval for 3 events. Mr. Salazar will provide staff with the event dates and expected number of attendees.

VII. Public Comment

Alina Robinson informed the Board that the SADC has formed a committee to explore the allowance of filming entertainment on preserved farmland. She reminded the Board that municipalities should be made aware of Special Occasion Events. The SADC is still accepting comments and doing research on the Woodland Preservation Program. The next SADC meeting is September 24th.

Dr. Yergeau announced that the Ocean County Fair was very successful this year and they are hiring a new fair director.

Mr. Bowen announced that Plumsted has a draft model resolution from the film and television committee. Residents can submit their properties to the township for consideration.

Regarding the SADC's Woodland Preservation Program, Mr. Lynch mentioned that he is aware of a woodland property located in the Pinelands that has a conflict between a Pinelands Conservation Easement and following a Forest Stewardship Plan. The Pinelands Easement may not permit following the Forest Stewardship Plan. The issue may have worked itself out, but he asked that the SADC review this scenario.

Mr. Bowen noted that Plumsted Township is currently in the process of updating its Master Plan.

A **Motion** was made by Mr. Vogel to move into closed session at 8:35 pm. Mr. Lynch seconded. Roll call. All in favor, motion carried.

A **Motion** was made by Mrs. Sucharski to move out of closed session at 8:39 pm. Mr. Vogel seconded. Roll Call. All in favor, motion carried.

There will be action taken on the farmland preservation application discussed in closed session:

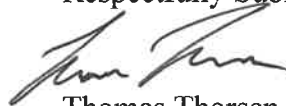
Griffith Farmland Preservation Application, Plumsted Twp. A **MOTION** was made by Mrs. Sucharski to acquire the development easement on the Griffith Farm, totaling approximately 9.97 acres in Plumsted Township for an amount not to exceed \$255,000.00. Mr. Vogel seconded. Roll Call. All in favor, motion passed.

VIII. Adjournment

A **MOTION** to adjourn at 8:44 pm was made by Mr. Lynch, Mr. Riccardi seconded.
All in favor, motion passed.

Next Meeting: September 10th, 2026 at 7:30pm
New Egypt Town Hall

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tom Thorsen', written in a cursive style.

Thomas Thorsen
GIS Specialist