

**Ocean County Agricultural Development Board
Minutes of August 10, 2022
Plumsted Courtroom, Plumsted Township**

Attendance: Doug Hallock, Chairman; Casey Hunter, Vice Chair; Martin Lynch (OCADB); Glenn Riccardi (OCADB); Jeff Vogel (OCADB); Mark Villinger (OCPLD); Timothy Gleason (OCPLD); Thomas Thorsen (OCPLD); Mat Thompson (County Counsel); Dr. Stephen Yergeau (OC Ag Ext); Charles Roohr (SADC); Jessica Pinto (OCSCD). Public Attendees: Amanda Lanuto, Thomas Lanuto, Diane Vogel, Katie Mazzella (SADC), Robert Bowen (Mayor of Plumsted)

- I. Call to order and Compliance with Open Public Meetings Act-** Doug Hallock (Chair) called the meeting to order at 8:08 pm by declaring a quorum and stating the Open Public Meetings Act requirements had been met.

- II. Flag Salute**

- III. Roll Call**

- IV. Approval of Minutes**

A **MOTION** was made by Mr. Hunter to approve the July 13, 2022 minutes. Mr. Lynch seconded. Roll Call. Mr. Riccardi and Mr. Vogel abstained. All in favor, motion carried.

V. Public Hearing

- Lanuto Site Specific Agriculture Management Practice – Mr. Thorsen informed the room the hearing was properly noticed. Notice was given to Plumsted Township, a 200-ft certified mailing list, Ocean County Planning Board, Ocean County Engineering Department, and was also published in the Asbury Park Press. Mr. Thorsen then went on to state that the Board had previously determined that Mr. Lanuto’s operation is a commercial farm which is the first step in a request for Site Specific Agriculture Management Practice (SSAMP). Now the Board will review the farms SSAMP application and determine if it is consistent with the On Farm Direct Marketing Agriculture Management Practice.

Mr. Thorsen read the public notice to the room in order to inform everyone on what exactly the applicant is applying for. Mr. Thompson swore in both Tom and Amanda Lanuto and affirmed that the testimony they give before the Board would be truthful.

Mr. Villinger informed Mr. Lanuto to stay at the podium and to begin presenting exhibits that go along with the application. Mr. Lanuto presented:

- Exhibit 1 – Site Plan
- Exhibit 2 – Photos
- Exhibit 3 – Architechural drawing and additional photos

Mr. Villinger asked the Board if they had any questions regarding the site plan or any of the exhibits Mr. Lanuto brought. The Board had no questions. Mr. Lanuto then went on to inform the Board that he will have a maximum of 30 people at the brewery at one time and the operation will be open from May to the end of October. The brewery will be producing all year and you will be able to stop and buy a 4 pack to go. Mr. Lanuto’s main focus is to sell

his product to liquor stores and farm markets. Mr. Villinger asks what the exact hours of operation will be when the brewery is open and Mr. Lanuto informs that they will be from 4PM-6PM on Friday and 12PM-6PM on Saturdays and Sundays. There will be 4 to 6 staff members working at the brewery.

Mr. Villinger asks the applicant about lighting on the property and Mr. Lanuto states that no additional lighting will be added to the property as no events will be taking place at night.

Mr. Lanuto informed that a waste hauler will be coming to the property approximately once a month to dispose the wastewater. Their truck is the size of a UPS or FedEx truck and these trucks have no problem fitting down the driveway and turning around. The brewery will have a hand washing station on site. The company supplying the portable restroom will service and clean it.

Mr. Villinger states that the next item that needs to be addressed is safety and there is no questions or statements regarding this topic.

Mr. Villinger and Mr. Thompson inform the applicant that any signage for the brewery has to abide the regulations provided by the administrative code.

Mr. Villinger states that the next standard that needs to be addressed is parking and if the parking on site will be permanent or temporary. Mr. Lanuto states that the parking area will be temporary and grass will be growing when parking spaces are not in use. Mr. Villinger informed that the standard states that parking specifically utilized while the facility is open is considered permanent.

Mr. Hunter questions the applicant on access for the portable restroom pumping truck. The applicant informed that there is a path for the truck to access even if there was a few days of rain. Mr. Villinger asked the applicant if he anticipates any buses on site and Mr. Lanuto states there will be none. Mr. Lanuto then goes on to state that there will be no food trucks or live music such as bands at the brewery.

Mr. Villinger states another on farm direct marketing standard that needs to be addressed which is buffers. The applicant informs that the brewery will be taking place at the back of the property surrounded by buffers and also fulfilling all the setback standards.

Mr. Villinger informed the Board that there is no screening proposed and it would be up to them if they wanted to see some kind of screening. Mr. Hallock states that he thinks the brewery is far enough away from everything with the woods and fields surrounding it. Mr. Villinger informed the Board that there is no more on farm direct marketing standards that go along with the applicant's request.

Other rules and regulations that the applicant needs to be consistent with are the Soil Erosion and Sediment Control Act, New Jersey Uniform Construction Code, New Jersey Uniform Fire Code, storm water management rules, sanitation, the Pinelands Comprehensive Management Plan, and regulations from the Division of Alcoholic Beverage Control.

Mr. Thompson asks Mr. Lanuto if he has anymore testimony he wishes to present and the

applicant states there is no more. Mr. Villinger asks the Board if they have any questions or if they want to open to public comment.

VI. Public Comment

Pedro Lescaille of 234 E Colliers Mills Road is concerned about the traffic on East Colliers Mills Road. He states that he doesn't think the applicant's driveway is wide enough and it could potentially bring additional traffic. He is also concerned about people who are not part of the community consuming alcohol and being disrespectful and unsafe in the community. Another concern he has is if the applicant was to sell the property the next owner can come in and use the protections of the AMP to a larger scale.

Mr. Villinger reminds the Board that the applicant is testifying for an on farm brewery in operation from May to October open on Fridays from 4PM-6PM and Saturday and Sundays from 12PM-6PM. This is what the Board is deciding on and what the applicant would get right to farm protection for. An expansion or any other such thing will not be protected under right to farm protection and the applicant would have to come back to the Board if he wishes to seek protection for anything outside of what he is applying for.

Veronica Murray of 390 Hawkin Road lives on property that touches the applicants. There first concern is a brewery right in the middle of a residential neighborhood and how it will impact the neighborhood. The next concern they have is the location of the portable restroom and the potential for them being able to see it from there property. They are also questioning how the 30 occupant limit will be regulated within the brewery and why is there 32 parking spaces.

Ann Nobles of 233 E Colliers Mills Road lives right in front of the applicants. She is concerned about the amount of water it will take to run the brewery and how much it will pull from the system. Another concern is more noise, more traffic, and more air pollution dropping their property value down. She is also concerned about headlights from cars shining on to her property and into her house. One last concern she has is people attending the brewery walking over to see their animals.

Mr. Hallock closed all public comment.

VII. Public Hearing – Continued

Mr. Thompson allows for Mr. Lanuto to address the concerns from the public. The applicant informed that his driveway is 20 feet wide and there is no problems regarding two-way traffic. The trees along the driveway will also be trimmed back. Gates will be added in front of the brewery not allowing for people to walk around the property. Beverages will not be consumed outside of the building and there will be "bouncers" standing at each door. Customers will be able to buy 4-packs because of the brewery tour that takes place. The applicant informs that there is no mechanical exhaust system and brewery building is naturally vented. The surrounding area will not be able to smell or hear anything coming from the brewing process.

Mr. Villinger informed the applicant that the County Engineer reviewed the site plan and requested that AASHTO standards for sight triangle be used. Site lines need to be measured 14.5 feet behind the edge of pavement and behind the stop bar for distance defined by AASHTO based on the posted speed limit to the center lane of opposing traffic.

Mr. Hunter requested the applicant to point out the location of the portable restroom on the site plan in order to please the public attendee.

Mr. Lynch requested the applicant to address how the occupancy limit will be regulated. Mr. Lanuto again states that there will be “bouncers” at the doors and it is up to him to follow the 30 person occupancy limit as he will not be protected over that number.

Mr. Hunter asks how much water he will be using on a weekly basis and the applicant states approximately 100 gallons. Mr. Hallock reassures that this amount will have minimal effect.

The Board states that they have no more questions regarding the application. Mr. Villinger informed the Board that everything the applicant has testified is exactly what he is seeking protection for. Mr. Thompson asked the Board for direction on whether or not they will approve or deny the applicants SSAMP request. By consensus, the Board directed staff to draft a resolution approving the SSAMP request contingent upon the conditions. Mr. Thompson states that any party going against this decision has the right to appeal to the SADC.

VIII. Adjournment

A **MOTION** to adjourn at 9:36 pm was made by Mr. Hunter and seconded by Mr. Lynch. Roll Call. All in favor, motion passed.

**Next Meeting: September 14, 2022 at 8PM
Plumsted Town Hall, Plumsted Township**

Respectfully Submitted,



Tim Gleason
Planner Trainee