

**Ocean County Agricultural Development Board
Minutes of July 13, 2022
Plumsted Courtroom, Plumsted Township**

Attendance: Doug Hallock, Chairman; Martin Lynch (OCADB); Casey Hunter (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

Prior to the start of the meeting Mr. Thompson swore in new Board members Glenn Riccardi of New Egypt and Jeff Vogel of Jackson.

- I. Call to order and Compliance with Open Public Meetings Act-** Doug Hallock (Chair) called the meeting to order at 8:06 pm by declaring a quorum and stating the Open Public Meetings Act requirements had been met.
- II. Flag Salute**
- III. Approval of Minutes**

A **MOTION** was made by Mr. Lynch to approve the June 8, 2022 minutes. Mr. Hunter seconded. Roll Call. Mr. Riccardi and Mr. Vogel abstained. All in favor, motion carried.

IV. Program Updates

- Senate Bill S-757, Special Occasion Events for Preserved Farms – Mr. Thorsen informed the Board that the Bill has passed the Senate and Assembly and is awaiting the Governor’s signature. While staff have not had enough time to review, Mr. Villinger noted that the Bill has significant changes including reduce the municipal application fee from \$200 to \$50, provide guidance on the application of the State Uniform Construction Code regarding the use of tents or other temporary structures, and limit the permitted area associated with a special occasion to no more than the lesser of 10 acres or 10 percent of the preserved farmland. It is unsure how much authority a municipality will have over special occasions on farms if this Bill was to be passed. Mr. Villinger informed the Board that this is a developing situation and there is no resolution yet. The Board will continue to be updated.
- Senate Bill S-428, Extending RTF Protection for Aquaculture – Mr. Villinger informed the Board that the Bill has been passed by the Senate and received by the Assembly. The Bill is before the Agricultural and Food Security Committee. Under the Bill, an aquaculture operation would not need to qualify for a farmland assessment in order to receive Right to Farm Act protections. This Bill is important to keep track of as it will apply to the Parsons Aquaculture SSAMP request which is coming before the Board for the first time at the August meeting.

V. Old Business

- SSAMP Request – Lanuto/Filippone Farm Site Inspection – Mr. Villinger informed the Board that a site inspection of the farm was conducted. Mr. Lanuto then informed the Board that since the last meeting he has reduced the occupant load to 30 people and the Brewery will only be open to the public May through October. The Board was asked if there was any questions or comments regarding Mr. Lanuto’s draft public notice and the SSAMP Checklist. Mr. Hallock questioned if the application would be stuck with 30 people or if it could vary and he was informed that the SSAMP would only protect for the amount that is stated when passed. Mr. Hunter commented that the applicant should provide a site plan of the property when presenting at the public hearing taking place at the August meeting. The Board agreed that an informal copy of the site plan will be accepted as long as it is labeled correctly with where specific activities are taking place such as cropland, parking, horse track, brewery, etc.

Mr. Lanuto was informed that his public notice was sufficient and he will be sent a copy of the Resolution stating that his farm is a certified commercial farm. A public hearing will be held at the August 10th CADB meeting.

- Laurita Winery – Mr. Thompson reminds the Board that the most recent site inspection raised certain issues regarding the deed of easement in particular the pizza kitchen that is not a temporary structure and electrical components that are found throughout the property. The Winery provided a permit that was from 2016 that just stated outside electrical work. More information regarding the 2016 permit and other permit issues is being pursued because the winery stated everything is covered under this permit. The winery approval states a catering kitchen is allowed, but not a permanent kitchen. They also cannot add permanent structures that are not agriculturally related. A reinspection of the property is needed and Staff will continue to update the Board.

VI. New Business

- Murray Farm – Site Inspection 51 Drake Road, Lakewood Twp., 12.45 acres – Mr. Thorsen informed the Board that a site inspection of the farm was conducted at the end of June. He also informed that Jeff Adams used to farm the land and the home owner is applying to get the farm preserved. In the past the farm did not rank high enough to get State funding most likely because it is surrounded by development. Mr. Hallock questions if the County could preserve the property as a farm without state funding. Mr. Villinger responded that the county does have funding, but it will be up to the Board to decide if a viable farm. The Board is also informed that the farm is currently farmland assessed, but since no one is now farming the land it is going to be hard to keep that. Mr. Vogel noted he may be interested in farming the property and will be connected with the property owner. An appraisal on the property will also be done.

A **MOTION** was made by Mr. Lynch to order appraisals on the Murray Farm. Mr. Hunter seconded. Roll Call. All in favor, motion carried.

VII. Public Comment

Ms. Roohr informed the Board that the Soil Protection Standards rule was not moved forward at the last SADC meeting and it will not be on the next meeting's agenda as there is a lot of public opposition. SADC attorneys will provide a formal answer regarding the retroactivity question that is getting the most opposition.

Mr. Roohr informed the Board that there was a Bill drafted to extend the special occasion events pilot program law for preserved winery's, but the last he heard it did not have a Senate sponsor.

VIII. Adjournment

A **MOTION** to adjourn at 9:31 pm was made by Mr. Hallock and seconded by Mr. Hunter. All in favor, motion passed.

**Next Meeting: August 10, 2022 at 8PM
Plumsted Town Hall, Plumsted Township
Public Hearing Regarding Lanuto Site Specific Agriculture Management Practice**

Respectfully Submitted,



Tim Gleason
Planner Trainee