

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)**

**Department of Agriculture  
Market and Warren Streets, 1<sup>st</sup> Floor Auditorium  
Trenton, NJ 08625**

**REGULAR MEETING**

**October 24, 2019**

Chairman Fisher called the meeting to order at 9:10 a.m. The flag salute was conducted.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

**Members Present**

Chairman Fisher  
Renee Jones (Rep. NJDEP Commissioner Catherine R. McCabe) (left meeting at 11:52 a.m.)  
Gina Fischetti (Rep. DCA Commissioner Sheila Oliver) (arrived at 9:12 a.m.)  
Brian Schilling  
Jane Brodhecker  
Denis Germano (arrived at 9:14 a.m.)  
Scott Ellis  
Pete Johnson (arrived at 9:18 a.m.)  
Ralph Siegel  
James Waltman

**Members Absent**

Alan Danser

Susan E. Payne, Executive Director  
Jason Stypinski, Esq., Deputy Attorney General

**Others present as recorded on the attendance sheet:** Bob Hornby, Hunterdon County Agriculture Development Board (CADB); Donna Rue, Public; Tony McCracken, Somerset CADB; Jennifer Matthews, Public; Katherine Fullerton, Hunterdon CADB; Katherine Coyle, Morris CADB; Kurt Alstede, Public.

### **Minutes**

#### A. SADC Regular Meeting of September 26, 2019 (Open and Closed Sessions)

It was moved by Mr. Siegel and seconded by Mr. Ellis to approve the Open and Closed Session minutes of the SADC regular meeting of September 26, 2019. Mr. Waltman abstained. The motion was approved.

### **Report of the Chairman**

Chairman Fisher stated that the Governor released funding for events that pertain to agricultural interests. Rutgers University received \$3 million towards the New Jersey Agricultural Experiment Station (NJAES) for research; New Jersey Fresh received \$100,000; and Hunters Helping the Hungry (HHH) received funds to help hunters to donate venison to food banks while addressing the overpopulation of deer in New Jersey.

Mr. Fisher reported that some farmers had a phenomenal growing season while others took a hit towards the end of the season, specifically vegetable and fruit growers. Chairman Fisher noted that Special Occasion Events (SOEs) will be a way for some farmers to augment their income. On a brighter note, southern New Jersey will have some of the best wine produced this year because the brix count, which measures the sweetness of the wine, is at 25, which ranks with some of the best wines in the regions of California.

Chairman Fisher observed that the SADC is dealing with SOEs and soil protection standards, and that staff has met with the CADBs and Farm Bureau on those issues .

### **Report of the Executive Director**

Ms. Payne stated that she and Mr. Everett have made presentations to and had productive discussions with various County Agriculture Development Boards and administrators regarding SOEs and soil protection standards so far. Similar presentations will be made at seven more CADBs in the following months, including Monmouth, Burlington, Gloucester, Cumberland, Morris, Mercer and Passaic. The remaining CADB administrators have been contacted and were asked if they would like to have the Board of Agriculture present for these presentations as well to arrange a joint meeting. Staff also received inquiries to provide both presentations from the Pinelands Commission and the Highlands Council.

Ms. Payne noted that the Appropriation bills for FY2020 funding are being drafted and staff is in communication with the Office of Legislative Services .

### **Public Comment**

No public comment.

### **New Business**

#### **A. Approval of SADC FY2020 Administrative Budgets – Farmland Preservation and Right to Farm**

Mr. Distaulo reviewed the proposed FY20 administrative budgets for both the Farmland Preservation Program and the Right to Farm (RTF) Program. The RTF program budget is unchanged from FY19 at \$85,000 and is reflected in the state budget. However, as discussed at the July 2019 SADC meeting, the SADC's Farmland Preservation Program budget is no longer reflected in the state budget because it is fully funded utilizing dedicated Corporate Business Tax (CBT) revenues. The proposed FY20 budget is virtually unchanged from the FY19 budget (\$3.079M in FY19 vs. \$3.1M in FY20).

Mr. Distaulo noted a few significant differences between the FY20 budget, and the amounts expended in FY19 include fringe costs for SADC Staff to \$250,000 which is new in FY20. This reflects Office of Management and Budget's practice of now requiring a one-quarter agency contribution toward fringe costs.

Professional Services was expended at \$250,419 in FY19 and will now be budgeted to \$3,000 in FY20. A majority of the FY19 expenditure reflects the hiring of an IT consultant to work full time to handle SADC's Oracle database system and for work that was previously performed by an SADC staff member who retired last summer. Mr. DiStaulo noted that staff

intends to discontinue the consultant engagement and hire a new IT staff member as soon as possible. The use of a consultant contributes to the decrease in the budget for salaries from \$2.56M in FY19 to \$2.36 in FY20 because funding for her salary was from FY19 budget expenses. The balance for Professional Services in FY19 also focused on the implementation of SharePoint technology within the office.

In FY20 \$40,000 in stewardship monitoring is projected to be spent under the three separate contracts that SADC has with Warren, Cape/Atlantic and Freehold conservation districts for purposes of monitoring SADC held easements.

It was moved by Mr. Germano and seconded by Ms. Jones to approve the SADC FY2020 Administrative Budgets, as presented. The motion was unanimously approved.

### **B. Resolution of Final Approval: FY 2017 PIG Program**

Ms. Stanley referred the Committee to one request for final approval under the FY2017 County PIG Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Waltman to approve Resolution FY2020R10(1), granting approval to the following application under the FY 2017 County PIG Program Planning Round, presented, subject to any conditions of said resolution.

1. Final Approval of a Municipal PIG Program and Plan – Franklin Township, Somerset County.

The motion was unanimously approved. A copy of Resolution FY2020R10(1) is attached to and is a part of these minutes.

### **C. Resolutions: Final Approval – County PIG Program**

Ms. Miller referred the Committee to one request for final approval under the County PIG Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Ellis to approve Resolution FY2020R10(2), granting approval to the following application under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Carol Beatty (South), SADC ID #21-0615-PG, Resolution FY2020R10(2), Block 34, Lot 11, Greenwich Township, Somerset County, 51.9 acres.

The motion was unanimously approved. A copy of Resolution FY2020R10(2) is attached to and is a part of these minutes.

#### **D. Resolutions: Final Approval- Municipal PIG Program**

Ms. Mazzella referred the Committee to one request for final approval under the Municipal PIG Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Brodhecker to approve Resolution FY2020R10(3), granting approval to the following application under the Municipal PIG Program, as presented, subject to any conditions of said resolution.

1. David & Nancy Ackley, SADC ID #06-0192-PG, Resolution FY2020R10(3), Block 404, Lots 4.01, 4.04, & 5, Upper Deerfield Township, Cumberland County, acres.

The motion was unanimously approved. A copy of Resolution FY2020R10(3) is attached to and is a part of these minutes.

#### **E. Stewardship**

1. **House Replacement**

**JMJ Farm Holdings II  
Block 27, Lot 2  
Hopewell Township, Mercer County  
42.85 Acres**

**Note: Mr. Ellis recused himself in this matter because he is a member of the Mercer CADB.**

Ms. Armstrong referred the Committee to one request for approval under the Stewardship Program. She stated that the existing house was built in 1860 but is uninhabitable because it has lead and asbestos issues and is otherwise in bad shape, so the owner would like to

replace the 1860s home with a new one. She noted that staff reviewed the existing residence and determined that it was not listed on the NJ or National Register of Historic Places.

Members of the Committee had reservations about this house replacement request, stating that the home is eligible to be registered as a historic structure. The Committee recommended that the State Historic Preservation Office (SHPO) be contacted to see what advice they would give to handle a house of this age. The Committee did not act on the house replacement request and asked staff to provide additional information at the next meeting in December.

**2. Special Permit for a Rural Microenterprise Activity on a Preserved Farm  
(Discussion Only)**

**Stone Circle Farm  
Block 163.01, Lot 10.01  
Middle Township, Cape May County  
SADC ID # 05-0069-EP**

**Note: Mr. Schilling recused himself from this matter because of an employment relationship with the applicant, Ms. Matthews.**

Ms. Armstrong referred the Committee to an application for a special permit for a Rural Microenterprise Activity on Preserved Farmland from Ms. Matthews for the holding of farm-to-table-dinners in an existing barn . She stated that staff finds the applicant and the qualifying land as eligible to receive a special permit, as the farm was preserved prior to January 12, 2006 without an exception area, and Ms. Matthews is the owner-operator of the farm. Ms. Armstrong stated that staff is requesting the Committee's input to determine if farm-to-table dinners as described in this proposal meet the criteria found as a Class One activity.

Ms. Matthews, owner of Stone Circle Farm, stated that the farm-to-table dinners are to get different chefs out to the farms to try some specialty crops that they may otherwise not use and to get the public exposure to the restaurants and the chefs. She showed the Committee pictures of her farm, barns, shed and all the areas that will be used for the outdoor dining on the farm. Ms. Matthews stated that she would like 30 people to attend the events to start out and then grow in attendance as she gets further along in the process. Mr. Roohr stated that eventually Special Occasion Events (SOEs) may occur on this farm, but for now, Ms. Matthews will start small to allow for improvements and greater flexibility.

Mr. Roohr stated that if the Committee determines the proposal to be a Class One activity under the RME law, staff requests the Committee consider whether the following parameters are of appropriate measure to ensure future applications with similar requests are consistent with the intent of the program: farm-to-table events would be confined to the barn and 1,000 feet outside the barn; a majority of the vegetables served in the dinners will be sourced from Stone Circle Farm; the majority of items (greater than 50%) served at the dinners will be sourced from NJ farms; the primary activity associated with the farm-to-table dinner is the preparation and consumption of farm-raised products; and seating, shelter, and/or any other infrastructure utilized to accommodate the farm-to-table dinners outside the barn shall be portable in nature and have no impact on the land for agricultural purposes.

The Committee supports the initiative of Stone Circle Farm and gave Ms. Matthew positive feedback regarding this endeavor. Chairman Fisher advised the staff that they are moving in the right direction with this RME activity.

#### **F. Resolutions of Approval: Soil & Water Conservation Project Cost-Sharing**

Mr. Clapp referred the Committee to one request for approval under the Soil and Water Conservation Project Cost Sharing program. He reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Ellis and seconded by Mr. Germano to approve Resolution FY2020R10(4), granting approval to the following application under the Soil and Water Conservation Project Cost Sharing program, as presented, subject to any conditions of said resolution.

1. Highland Farms, Agent for Cynthia Hoagland Nance, SADC ID #10-0024-PG, Resolution FY2020R10(4), East Amwell Township, Hunterdon County, 109.58 acres.

The motion was unanimously approved. A copy of Resolution FY2020R10(4) is attached to and is a part of these minutes.

#### **G. Policy P-53 Amendment- Farmland Stewardship Deer Fencing Program**

Mr. Kimmel stated recent amendments to the Preserve New Jersey Act (PNJA) allow farms preserved through the Highlands and Pinelands development credit programs to automatically qualify for SADC stewardship grants. At its meeting last month, the Committee approved amendments to its soil and water cost-share policy (P-48) to incorporate this statutory directive. For this month's meeting, staff has prepared draft

amendments to the SADC's deer fencing cost-share grant policy (P-53) to similarly incorporate the change to the PNJA.

The draft amendments include updates to P-53's definition and eligibility sections to address the agricultural community's ongoing need for deer fencing. For instance, the amendments would allow the SADC to accept and approve applications on a rolling basis. The amendments also define more clearly what it means to commence a project, which together could help speed the application-approval, project-installation, and grant-reimbursement processes.

Ms. Payne stated that so far there have been two rounds of deer fencing grants, and staff is now comfortable with handling applications on a "rolling" basis, as is done with the soil and water program, and this would allow for a steadier and more streamlined workload throughout the year. If the Committee approves the amendment to this policy today, staff will communicate this to the Agricultural County Boards of Agriculture, the CADBs, and the Farm Bureau so that they know applications for deer fencing will be accepted on a first come, first serve basis..

It was moved by Mr. Schilling and seconded by Ms. Jones to approve the amendment to Policy P-53 for the Farmland Stewardship Deer Fencing Program. The motion was unanimously approved.

#### **H. Neighborhood Opposition Group v. Hionis Greenhouses and Hunterdon CADB – Right to Farm final decision**

Ms. Reynolds stated that this case arises from an application to the Hunterdon CADB by Hionis Greenhouses, Inc. for a site-specific agricultural management practice (SSAMP) determination for the construction of commercial greenhouses on property owned by Hionis Farms, LLC in Clinton Township. Hionis acquired their property in 2005 and at that time, the operation started nursery plants at a different facility and once the plants were mature enough, they would be brought to the Hionis property. Hionis determined in 2010 that in order to make this process more efficient it wanted to do everything onsite, so they constructed green houses to start the plants onsite.

In 2012 Hionis applied to Clinton Township for a permit to construct the greenhouses. Clinton township denied the request stating that commercial green houses were not permitted in that zone, thereafter, Hionis then applied to the CADB seeking an SSAMP to construct the greenhouses. After that, Clinton township rescinded their denial for the zoning application and said that commercial greenhouses are permitted in this zone if they are accessory to a principally permitted agriculture operation. However, the zoning application



was conditioned on Hionis receiving site plan approval, so Hionis continued with the Right to Farm (RTF) proceeding .

In 2012, the CADB approved the SSAMP request conditioned on Hionis obtaining site plan approval. Various neighbors living along Deerfield Lane appeared at the CADB hearing to object to the SSAMP request because they claimed that the greenhouse operation resulted in increased traffic going through this residential street. The CADB recognized that the neighbors had legitimate concerns regarding the traffic, but the board determined that it would be unreasonable to regulate the number and frequency of the vehicles coming in and out of the property, obtain a traffic study, and regulate the times at which the vehicles should enter and exit the property. Hionis later obtained site plan approval from Clinton Township.

Ms. Reynolds noted that the neighborhood group appealed the SSAMP approval and it got forwarded to the Office of Administrative Law (OAL). In 2017, Hionis filed a motion for summary decision in the OAL claiming that there was no RTF jurisdiction over this matter because the CADB didn't preempt the township on the traffic issues. The Administrative Law Judge (ALJ) denied that motion.

In April 2019, after a 2-day hearing, that ALJ affirmed the CADB, and the SADC received exceptions and a motion to reopen the record from the neighborhood group, which motion was not opposed by Hionis. In the final decision, the SADC granted that motion because those two items are relevant to the subject matter and also noted that this motion was not opposed.

Ms. Reynolds stated that the ALJ determined that the township regulated certain matters regarding traffic but that the CADB did as well, and that the OAL's jurisdiction extended only to review the RTF issues dealt with by the CADB .

The SADC agreed with the ALJ and determined that SADC does not have jurisdiction over the site plan elements that were reviewed by the township, but only has jurisdiction under the RTF Act over complaints and SSAMP requests.

Ms. Reynolds noted another issue with the construction project involved the Department of Environmental Protection (DEP) where it claimed that the detention basin for the greenhouses were installed in a regulated wetland area. The DEP required restoration and also required that Hionis record a deed restriction as onsite compensation . SADC confirmed with the DEP that the restoration work had been completed, but the only remaining issue was

that the deed restriction needed to be recorded . Therefore, the final decision conditions RTF protection on the recordation of the deed restriction since compliance with relevant state law is an eligibility requirement under the RTF Act.

Ms. Reynolds stated that the biggest issue is the traffic coming in and out of the Hionis property. The neighborhood group and Hionis had experts in traffic that testified at the hearing. The neighborhood groups traffic expert's analysis found that Hionis had an average of 23 vehicles a day coming in and out of the property and he noted that is more than what would be coming in and out of an average single-family lot, or 9 to 10 vehicles a day. He also noted that over a 7-week period, 14 tractor-trailers came in and out of the Hionis property, which is out of character with a residential neighborhood.

Hionis' expert had similar data with regard to the number of vehicles coming in and out of the property, however, he disagreed with the neighborhood groups expert analysis because he believed the Hionis property should not be viewed as one, single-family lot. The expert stated that, at the time Hionis acquired the property, there was 4 acre zoning available, which means there could be 10 to 12 single family lots on that property. This residential zoning would generate 120 to 140 vehicles a day, which would be well over what was being generated by the activities on the Hionis farm property. He noted that occasional tractor-trailer use was not out of character for that neighborhood as garbage trucks, moving trucks, school buses and other large vehicles occasionally use residential streets. In the decision, SADC agreed with the Hionis expert questioning the neighborhood groups traffic expert as only looking at the Hionis property as one single family lot.

Ms. Reynolds stated that staff looked at a case similar to Hionis, the CLC, LLC case, involving a nursery operation with one access coming in and out of the property in a residential neighborhood. The neighbors there had the same concerns as that of the neighborhood group in Hionis. The difference with CLC is that the Monmouth CADB limited RTF protection with regard to the hours during which vehicles could come in and out of the property. The RTF protection in the CLC case only applied Mondays through Saturdays from 7am to 5pm. Staff did not see the balancing test with the Hunterdon CADBs decision that is required under *Curzi v. Raub*. Hunterdon CADB recognized that the neighbors had legitimate concerns about the traffic and stated that it would be unreasonable to regulate the number and frequency of times with the traffic but didn't provide a reason as to why it was unreasonable.

In order to be consistent with the CLC case, staff proposed that RTF protection for the Hionis greenhouse operation only extend from 7am to 8pm on Mondays through Saturdays and from 9am to 5pm on Sundays based on Hionis' expert's data.

The neighborhood group also presented arguments related to a 1971 subdivision approval granted to Hionis' predecessor in interest in support of their public safety concerns.

However, staff was not persuaded by this argument and finds that the neighborhood group is conflating the condition of one subdivision approval with another. Further, the neighborhood group's argument ignores the current set of facts that commercial greenhouses are permitted in this zone if they are accessory to a principally permitted ag operation.

Ms. Reynolds mentioned that while reviewing the decision to present to the Committee, she noticed that one sentence on page 18 of the final decision needs to be modified. The way and condition of the 1971 approval is mischaracterized. It states that "the 50-foot right-of-way be vacated if the adjoining lands were rezoned residential or if different access to those lands were obtained. Instead, it should read "the 50-foot right-of-way be vacated if different access to those adjoining lands were obtained unless those lands were rezoned residential. Ms. Reynolds asked the Committee to take this modification in consideration in making its final decision today for accuracy purposes.

Ms. Reynolds stated that there was a markup and changes made on page 16 of the original decision after the attorney general's office reviewed this decision. In the initial decision, the ALJ found that the Hionis traffic expert was more credible than the neighborhood groups traffic expert but didn't provide a basis for making that credibility finding. After reviewing with the attorney general's office, staff determined that it wasn't necessary to reject that finding because staff agreed with the Hionis traffic expert.

Gaetano DeSapio, Esq., attorney for Mr. Hionis, stated that after reading the final decision, he disagrees and is requesting that Committee eliminate the provision that says that traffic related to the farm operation is limited to 7am to 8pm Monday through Saturday and a limitation of 9am to 5pm on Sunday. There is no reasonable basis for imposing this restriction especially in view of the fact that the township imposed no restriction, and that's critical in this particular case. The CLC case was a case where the township objected to the operation.

The township site plan resolution said that there was no reason to regulate traffic and the roads could be used for the farming operation, because when the township committee adopted

the zoning ordinance and determined that farming was a permitted use in that area, it made a judgement that any permitted use could use the roadways to get to the property. Hionis' position before the OAL was although the neighbors appealed to the SADC, Hionis didn't need anything from the CADB and were there just to protect the record because the CADB did not exercise any of its rights under Den Hollander to give Hionis an exemption from local zoning.

Ms. Reynolds stated that these time limits are only with regard to RTF protection and not a prohibition on vehicles entering and exiting the property. Ms. Payne stated that she agrees with what Mr. DeSapio represented in terms of RTF protecting the farmer from municipal ordinances, but RTF also protects farmers from nuisance complaints from neighbors.

Mr. Schilling and Mr. Germano expressed the same concerns raised by Mr. DeSapio.

It was moved by Mr. Ellis and seconded by Mr. Germano to approve the Right to Farm Final decision for Hionis Greenhouses.

**The motion was discussed by the committee, and Mr. Ellis noted that he would like to amend his motion to have no time restrictions put on Hionis Greenhouses. It was moved by Mr. Ellis and seconded by Mr. Germano to amend the original motion. A roll call vote was taken amongst the Committee to amend the motion to remove the time restrictions from the final decision. The vote passed with Ms. Jones abstaining.**

**It was moved by Mr. Ellis and seconded by Mr. Germano to approve the Right to Farm Final decision for Hionis Greenhouses as amended. A second roll call vote was taken to adopt the final decision but deleting the time restrictions as discussed above, and making a minor modification to a sentence mentioned by Ms. Reynolds regarding land use board proceedings. The vote passed with Ms. Jones and Mr. Siegel abstaining.**

### **Public Comment**

Mr. Kurt Alstede, owner Alstede Farms in Chester county, commented on Special Occasion Events (SOEs) stating that there seems to be an understanding that wineries should be treated differently from other farms. He suggests, instead, that all agricultural activities should be given equal-footing in regard to SOEs. Mr. Alstede also asked the Committee to define

SOEs as what they are not, rather than what they are, and using the words “meaningful” and “material” in the language to describe SOEs. Mr. Alstede also urged the Committee to create something akin to an AMP so that municipal approvals would not become problematic.

**NOTE: Renee Jones left the meeting after Public Comment.**

#### **TIME AND PLACE OF NEXT MEETING**

**SADC Regular Meeting:** 9 A.M., Thursday December 5, 2019  
Riverview Plaza

#### **CLOSED SESSION**

At 12:07 p.m. Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including the certification of values for property acquisitions under the farmland preservation program, personnel matters, any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege. The certifications of value for each property acquisition shall remain confidential until a closing on that particular acquisition occurs or until the application for that particular acquisition is withdrawn. Otherwise the minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Schilling and seconded by Mr. Ellis to approve the resolution to go into closed session.

#### **ACTION AS A RESULT OF CLOSED SESSION**

##### **A. Real Estate Matters – Certification of Values**

It was moved by Mr. Germano and seconded by Mr. Siegel to approve the Certification of Values for the following applications as discussed in closed session.

##### **1. County Planning Incentive Grant Program**

- a. Clifford W. & Clifford K. Mecouch, SADC ID#06-0208-PG, Block 19, Lot 15, Stow Creek Township, Cumberland County, 66 Net Acres.
- b. Mill Lane Farm I, LLC (Doyle Lot 44), SADC ID#18-0223-PG, Block 12, Lot 44 & 44.04, Hillsborough Township, Somerset County, 80.6 Net Acres.
- c. Mill Lane Farm I, LLC (Doyle Lot 28), SADC ID#18-0222-PG, Block 11, Lot 28, Hillsborough Township, Somerset County, 59 Net Acres.

**2. Municipal Planning Incentive Grant Program**

- a. Timothy & Elizabeth Hosea, SADC ID #18-0228-PG, Block 31010, Lot 10,12 & 13, Montgomery Township, Somerset County, 65.25 Net Acres.
- b. David & Lynn McAlister, SADC ID #08-0216-PG, Block 5702, Lot 81 & 17, Franklin Township, Gloucester County, 60.64 net acres.

**3. Direct Easement Purchase**

- a. Woodward Farm LLC., SADC ID #03-0032-DE, Block 201, Lot 10, North Hanover Township, Burlington County, 101.32 Net Acres.
- b. David & Jane Long, SADC ID #10-0273-DE, Block 39, Lots 1, 5.01 and 1.10, Franklin Township, Hunterdon County, 54.3 Net Acres.
- c. Michael & Janie Catalano (Lot 4), SADC ID #17-0347-DE, Block 40, Lot 4, Montgomery Township, Somerset County, 99.10 Net Acres.
- d. Michael & Janie Catalano (Lot 10), SADC ID #17-0346-DE, Mannington Township, Gloucester County, Block 2, Lot 10, 112.40 Net acres.

**Discussion: Note that Mr. Schilling recused from this matter.**

Mr. Johnson stated that he, Mr. Germano and Mr. Ellis, along with Mr. Clapp and Ms. Payne went to visit the Princeton Show Jumping (PSJ) facility. Mr. Sposaro met them there and they were given a full tour of the site. Mr. Johnson stated that although PSJ lacks production, agriculture and breeding on the site, he is impressed with what Mr. Philbrick has done with the facility. He noted that the drainage issues are not bad and to disturb them

would make matters worse at this point. Mr. Johnson stated that it would be a detriment for the Committee and agriculture in general to shut PSJ down or to cause PSJ to fail and feels the facility needs to be allowed to continue and thrive for the good of the equine business in the state. Mr. Johnson stated that he would want to be able to view these horse shows because they are of international quality and wanted to make the Committee aware of his findings.

Chairman Fisher stated that despite any personal opinions of the Committee, PSJ still has some work to do and they will be back before the Committee to address those issues.

Ms. Payne stated that PSJ is working to remedy the issues that the Committee asked them to address. She noted that she and other staff members have been out to the farm a few times and everyone is working together to get the situation rectified.

#### **ADJOURNMENT**

The meeting was adjourned at 12:46 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Susan E. Payne". The signature is written in a cursive style with a large initial 'S'.

Susan E. Payne, Executive Director  
State Agriculture Development Committee

