



Board of Chosen Freeholders County of Burlington New Jersey



Department of: RESOURCE CONSERVATION

MARY PAT ROBBIE
Director of Resource Conservation

Phone: (856) 642-3850
Fax: (609) 726-7333

BURLINGTON CADB RESOLUTION # 2017-17

Recommendation of a Site-Specific Agricultural Management Practice Under The New Jersey Right to Farm Act

Block 700, Lots 21.01 & 21.05 Chesterfield Township
September 14, 2017

Physical Address:

624 Pemberton Browns Mills Rd
Pemberton, New Jersey 08068

Mailing Address:

P.O. Box 6000
Mount Holly, New Jersey 08060

WHEREAS, Paradise Organic Farms LLC ("Applicant") has applied to the Burlington County Agricultural Development Board ("CADB") pursuant to the NJ Right to Farm Act N.J.A.C. 2:76-2.3 ("Act") requesting a Site Specific Agricultural Management Practice ("SSAMP") determination as to whether or not certain proposed activities on the above referenced property are consistent with the protected activities as detailed in the On Farm Direct Marketing Agricultural Management Practice ("AMP") (N.J.A.C. 2:76-2A.13); and

WHEREAS, on May 11, 2017 the CADB adopted resolution #2017-2, finding that the applicant does meet the eligibility criteria detailed in the Act; and

WHEREAS, the applicant has submitted proof of written notice as required in N.J.A.C. 2:76-2.8; and

WHEREAS, the CADB conducted its regularly scheduled monthly meeting on July 13, 2017, due notice of said meeting was given in accordance with New Jersey Statutes and the Open Public Meetings Act and a quorum of the CADB being present at the meeting; the SSAMP request was heard; and

WHEREAS, the Applicant was represented by Lothar Ehrich, Managing Member of Paradise Organic Farms, LLC and Steven Griegel Esq.; and

WHEREAS, Chesterfield Township was represented by Douglas Heinold, Esq.; and

WHEREAS, Ms. Geraldine Milano, " " also provided comment; and



WHEREAS, the CADB considered the following:

Submitted by CADB staff:

Exhibit A – Right to Farm certification form

Exhibit B - Receipt of sales of Agricultural / Horticultural products in excess of \$2,500

Exhibit C – CADB Resolution 2017-2

Exhibit D - List of proposed activities for which the SSAMP determination is being requested

Exhibit E - On Farm Direct Marketing AMP (N.J.A.C. 2:76-2A.13)

Exhibit F – Paradise Organic Farms, LLC letter dated 6-16-17

Exhibit G – Evidence of service of written notice

Exhibit H – Various renderings of building and site improvement concepts

Exhibit I – List of proposed activities submitted by applicant with corresponding Right to Farm notations

Comments provided by the Applicant, Douglas Heinold, Esq. and Ms. Geraldine Milano

WHEREAS the CADB has considered the application, the Applicant's certification, the exhibits presented and testimony presented by all parties; and

WHEREAS, pursuant to N.J.S.A. 4:1C-9, the commercial farm must be in compliance with all relevant federal or State statutes or rules and regulations adopted pursuant thereto and not pose a direct threat to public health and safety; and

NOW, THEREFORE BE IT RESOLVED that the CADB makes the following findings:

The CADB's Consideration of the Eligibility of the Application under the Right to Farm Act

1. Per CADB resolution 2017-2, the CADB affirms that the Applicant meets the eligibility criteria under the Right to Farm Act.
2. The CADB is unaware of any violations with regard to the municipal Transfer of Development Rights restrictions as detailed in Deed Book 6308 Page 597 & Deed Book 6307 Page 664

3. The commercial farm does not pose a direct threat to public health and safety

The CADB's consideration of the SSAMP request regarding the proposed activities

4. The Board recognizes that all of the activities considered are proposed activities and as such the following determinations are based solely on representation of staff and the Applicant.
5. The CADB has considered the comments provided by the Applicant, Ms. Geraldine Milano and Douglas Heinold, Esq.
6. Based on the exhibits entered and presentation by staff, not all of proposed activities listed in Exhibit D are protected activities in the Act or in the On Farm Direct Marketing AMP.
7. Only those activities referenced in the Act or in the AMP as detailed in Exhibit I are afforded Right to Farm protection, with the following conditions:
 - Commercial Farm shall be required to submit an annual attestation report from a certified public accountant, in accordance with the Statement on Standards for Attestation Engagements issued by the American Institute of Certified Public Accountants. This report shall serve to confirm that 51% or more of the farm market's annual gross sales came from the farm's agricultural output. This report shall be submitted by March 31st, or any date as mutually agreed upon by the CADB Administrator and the Township Clerk, for the prior calendar year. The report shall be submitted to the Burlington CADB and the Chesterfield Township Clerk.
8. In accordance with N.J.S.A. 4:1C-10 activities that conform to agricultural management practices do not "...constitute a public or private nuisance" nor shall "be deemed to otherwise invade or interfere with the use and enjoyment of any other land or property."
9. The proposed activities which are afforded RTF protection do not pose a direct threat to public health and safety.
10. The review of the subsequent Site Plan shall be submitted to Chesterfield Twp in accordance with the procedures set forth in Chesterfield Township's requirement for Major Site Plan review including public notice as required by the applicant.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this CADB determination does not offer any further Right to Farm protection for these activities other than the protection afforded in the On Farm Direct Marketing AMP; and

NOW, THEREFORE, BE IT FURTHER RESOLVED activities must be fully compliant with the provisions of the AMP including, but not limited to, coordination with the municipality for on-site events as detailed in section (m) of the AMP; and

NOW, THEREFORE, BE IT FURTHER RESOLVED pursuant to 2:76-2.3(m) any person aggrieved by the decision of the CADB shall appeal the decision to the Committee within 45 days of the CADB's decision.

NOW, THEREFORE, BE IT FURTHER RESOLVED that copies of this resolution shall be provided to the SADC, Chesterfield Township and the Applicant.

Member	Yes	No	Abstain	Absent
Chairman Phillip Prickett	✓			
Vice Chair John J. Logue	✓			
Louis DeLorenzo	✓			
Robert T. Eckert	✓			
John M. Hlubik	✓			
Peter Johnson	✓			
Lawrence Kuser				✓
Timothy Lutz				✓
Lisa Post				✓
Paul Shinn	✓			
D. Todd Wilkinson	✓			

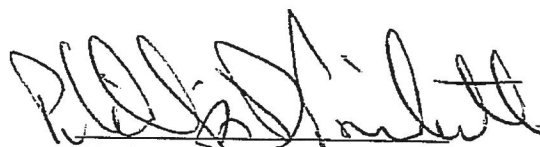

Chairman Phillip Prickett 9/14/17
Date

Exhibit A

REQUEST TO BURLINGTON COUNTY AGRICULTURE DEVELOPMENT BOARD FOR SITE SPECIFIC AGRICULTURE MANAGEMENT PRACTICE RECOMMENDATION

CERTIFICATION OF Rotha + Kathleen Chish
(NAME OF COMMERCIAL FARM OWNER/OPERATOR & PHONE NUMBER)

Paradise Organic Farms
(NAME OF COMMERCIAL FARM)

Chesterfield
(ADDRESS OF COMMERCIAL FARM)

I, Rotha Chish, hereby certify the following:

1. I am (one of) the owner(s)/operator(s) of Paradise Organic Farms
(NAME OF COMMERCIAL FARM)
2. I am hereby requesting the Burlington County Agriculture Development Board (CADB) to determine if my operation constitutes a generally accepted agricultural operation or practice. The nature of my operation or practice is as follows:
Certified organic vegetables production for our CSA Express is the primary farm function. Future plans will include a small winery and poultry production. A visitor center (existing on site) will be used for agricultural related activities, educational events, wine & farm to table tastings. Our CSA customers target is the Gloucester HS. A large portion of our products and products from other N.J. farms will be shipped via Fed Ex making it possible for people to experience "N.J. Fresh" by way of our internet driven CSA Express. Families, schools, and small groups will be invited to visit to experience a N.J. farm.
3. I certify that Paradise Organic Farms
(NAME OF COMMERCIAL FARM) is five acres or more, produces agricultural and/or horticultural products worth \$2,500 or more annually, and is eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964. A list of agricultural/horticultural commodities produced on the commercial farm is attached. If land is farmland assessed, a copy of the filed farmland assessment form(s) is (are) attached. If land is not farmland assessed, a copy of the tax map representing the farm acreage is attached.

OR

I certify that _____ is less than five acres, produces
(NAME OF COMMERCIAL FARM)
agricultural and/or horticultural products worth \$50,000 or more annually and otherwise satisfies eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964. A list of agricultural/horticultural commodities produced on the commercial farm is attached. A copy of the tax map representing the farm acreage is attached.

Exhibit B

Paradise Organic Farms, LLC
Sales by Customer Detail
January through December 2016

2:32 PM
03/30/17
Accrual Basis

Type	Date	Num	Name	Item	Qty	Sales Price	Amount
Riviera Produce							
Invoice	06/21/2016	12003	Riviera Produce	Produce:Kale- Gr Siberian (Kale- Green Siberian 12 ct/case Field Packed)	20	20.00	400.00
Invoice	06/21/2016	12003	Riviera Produce	Produce:Kale- Red Russian (Kale- Red Russian 12 ct/case Field Packed)	5	20.00	100.00
Invoice	06/21/2016	12003	Riviera Produce	Produce:Zucchini-FANCY (Zucchini- Green, FANCY, 1/2 Bushel, Field Packed)	6	15.00	90.00
Invoice	06/21/2016	12003	Riviera Produce	Produce:Squash (Yellow Squash -FANCY 1/2 Bushel, Field Packed)	13	15.00	195.00
Invoice	07/13/2016	12020	Riviera Produce	Produce:Mixed Squash (Mixed Specialty Squash- 1/2 Bushel, Field Packed (Patty Pan, Segev...	2	20.00	40.00
Invoice	07/13/2016	12020	Riviera Produce	Produce:Cucumbers-Pickling- 20 (Cucumbers- Kirby Pickling: 1/2 Bushel Box, 20lbs, Field Pac...	5	15.00	75.00
Invoice	07/13/2016	12020	Riviera Produce	Produce:Kale- Red Russian (Kale- Red Russian 12 ct/case Field Packed)	10	15.00	150.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Tomatoes-LG (Slicing Tomatoes, LARGE, RED, 25lbs/ Bushel Box, Field Packed)	10	20.00	200.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Tomatoes-MED (Slicing Tomatoes, MEDIUM, RED, 25lbs/ Bushel Box, Field Packed)	40	25.00	1,000.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	10	25.00	250.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	30	25.00	750.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	5	25.00	125.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Squash- Yellow (Yellow squash / Medium- 1/2 Bushel, Field Packed)	5	25.00	125.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:Mixed Squash (Mixed Specialty Squash- 1/2 Bushel, Field Packed (Patty Pan, Segev...	20	15.00	300.00
Invoice	08/10/2016	12052	Riviera Produce	Produce:TOMATOES-PLUM (PLUM, 25 lbs, Field Packed)	1	15.00	15.00
Invoice	08/15/2016	12054	Riviera Produce	Produce:Tomatoes-LG (Slicing Tomatoes, LARGE, RED, 25lbs/ Bushel Box, Field Packed)	10	25.00	250.00
Invoice	08/15/2016	12054	Riviera Produce	Produce:TOMATOES-PLUM (PLUM, 25 lbs, Field Packed)	14	25.00	350.00
Invoice	08/15/2016	12054	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	10	25.00	250.00
Invoice	08/15/2016	12054	Riviera Produce	Produce:Tomatoes-MED (Slicing Tomatoes, MEDIUM, RED, 25lbs/ Bushel Box, Field Packed)	20	25.00	500.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Cucumbers- Slicing (Cucumbers- Slicing:SELECT, Bushel Box, 40lbs, Field Packed)	6	20.00	120.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	7	25.00	175.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	1	25.00	25.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Watermelon-YL case (Watermelon- Seeded Yellow, Baby Doll 4ct case)	20	25.00	500.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Watermelon-YL case (Watermelon- Seeded Yellow, Baby Doll 4ct case)	10	25.00	250.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Watermelon-YL case (Watermelon- Seeded Yellow, Baby Doll 4ct case)	1	225.00	225.00
Invoice	08/25/2016	12097	Riviera Produce	Produce:Tomatoes-MED (Slicing Tomatoes, MEDIUM, RED, 25lbs/ Bushel Box, Field Packed)	1	0.00	0.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Husk Cherries- 5lbs (Husk Cherries, Goldie, loose, 5 lb box, Field Packed)	1	15.00	15.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Cucumbers- Slicing (Cucumbers- Slicing:SELECT, Bushel Box, 40lbs, Field Packed)	10	15.00	150.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Cucumbers-Yellow 20 (Cucumbers- Salt & Pepper Pale Yellow, 1/2 Bushel Box, 20l...	3	25.00	75.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Green Bell (Green Bell Pepper, Bushel Box, Field Packed)	5	17.50	87.50
Invoice	09/09/2016	12106	Riviera Produce	Produce:Cherry Tomatoes (Mixed Cherry Tomatoes, 12 ct pints, Field Packed)	5	13.00	65.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Tomatoes-LG (Slicing Tomatoes, LARGE, RED, 25lbs/ Bushel Box, Field Packed)	5	20.00	100.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Watermelon-Y 60 ct BIN (Watermelon- Seeded Yellow, Baby Doll, 60 ct Bin)	5	26.00	130.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Watermelon-TC BIN (Watermelon- Seedless RED Triple Crown, 60ct Bin)	10	21.00	210.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Watermelon-TC BIN (Watermelon- Seedless RED Triple Crown, 60ct Bin)	1	150.00	150.00
Invoice	09/09/2016	12106	Riviera Produce	Produce:Watermelon-TC BIN (Watermelon- Seedless RED Triple Crown, 60ct Bin)	1	150.00	150.00
Total Riviera Produce					343		7,917.50
TOTAL					343		7,917.50



Board of Chosen Freeholders County of Burlington New Jersey



Department of: RESOURCE CONSERVATION

MARY PAT ROBBIE
Director of Resource Conservation

Phone: (856) 642-3850
Fax: (609) 726-7333

Physical Address:
624 Pemberton Browns Mills R
Pemberton, New Jersey 08068

Mailing Address:
P.O. Box 6000
Mount Holly, New Jersey 08061

BURLINGTON CADB RESOLUTION # 2017 - 2

Eligibility Determination Under The New Jersey Right to Farm Act Paradise Organic Farms, LLC

Chesterfield Township Block 700, Lot 21.01 & 21.05
May 11, 2017

WHEREAS, a commercial farm owner or operator that meets the eligibility criteria pursuant to N.J.S.A. 4:1C-3 and 9 may submit an application to the board to determine if his or her operation constitutes a generally accepted agricultural operation or practice included in any of the permitted activities set forth in N.J.S.A. 4:1C-9; and

WHEREAS, Lothar Ehrich on behalf of Paradise Organic Farms LLC, the current owner and operator of the above-referenced farm ("Applicant"), has applied to the Burlington County Agricultural Development Board ("CADB") pursuant to the NJ Right to Farm Act ("Act") detailed in N.J.A.C. 2:76-2.3 requesting a Site Specific Agricultural Management Practice ("SSAMP") determination as to whether or not certain proposed activities on the above referenced property are consistent with the permissible activities detailed in N.J.S.A. 4:1C-9 et al.; and

WHEREAS, the CADB shall first, determine commercial farm eligibility and whether the operation or practice is included in one or more of the permitted activities set forth in N.J.S.A. 4:1C-9; and

WHEREAS, the Applicant proposes to establish a Community Supported Agriculture market & distribution center (the "Market") for direct marketing purposes on the property; and

WHEREAS, the operation of a farm market, including the construction of building and parking areas in conformance with municipal standards is a permitted activity pursuant to N.J.S.A. 4:1C-9;

WHEREAS, the CADB received into evidence the following Exhibits to satisfy the eligibility criteria pursuant to N.J.S.A.4:1C-3:



Submitted by the Applicant:

Exhibit A – Right to Farm certification form

Exhibit B – Paradise Organic Farms Site Specific Agricultural Management Practice request /proposal

Exhibit C – 2016 Farmland Assessment Form

Exhibit D – Records of sales of agricultural Products in excess of \$2,500

WHEREAS the Board has considered the Exhibits; and

NOW, THEREFORE BE IT RESOLVED that the Board makes the following findings:

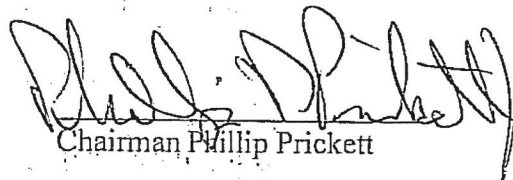
The Board's Consideration of the Eligibility of the Application under the Right to Farm Act

1. There are credible exhibits to establish that the commercial farm is no less than five (5) acres
2. The commercial farm produces agricultural / horticultural products worth at least \$2,500 per year.
3. The subject farm is eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964.
4. The subject farm is located in an area in which, as of December 31, 1997 or thereafter, agriculture has been a permitted use under the municipal zoning ordinance.
5. Paradise Organic Farms, LLC is the current operator of the commercial farm comprised of a Chesterfield Township Block 700, lot 21.01 & 21.05; and
6. With all of the criteria above having been satisfied, the Board finds that Applicant meets the eligibility criteria under the Right to Farm Act.

NOW, THEREFORE, BE IT FURTHER RESOLVED that in order proceed with the SSAMP, the applicant shall make notice of a public hearing in accordance with N.J.A.C. 2:76-2.8 to be scheduled for July 13, 2017 or any CADB meeting thereafter; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that copies of this resolution shall be provided to the SADC, Chesterfield Township and the Applicant.

Member	Yes	No	Abstain	Absent
Chairman Phillip Prickett	X			
Vice Chair John J. Logue	X			
Louis DeLorenzo	X			
Robert T. Eckert				X
John M. Hlubik	X			
Peter Johnson	X			
Lawrence Kuser			X	
Timothy Lutz	X			
Lisa Post	X			
Paul Shinn	X			
D. Todd Wilkinson				X


 Chairman Phillip Prickett

5/11/17

Date

Exhibit D

Paradise Organic Farms

A New Jersey LLC

June 30, 2017

PUBLIC NOTICE

PLEASE TAKE NOTICE that Lothar & Herbert Ehrich on behalf of Paradise Organic Farms, LLC have submitted a request seeking a "Site Specific Agriculture Management Practice" determination from the Burlington County Agriculture Development Board (CADB) on whether or not certain proposed activities on the farm would constitute a "generally accepted agricultural operation or practice" (NJAC 2:76-2.1) and /or whether or not the proposed activities are consistent with the recently adopted NJ Right to Farm Agricultural Management Practice (AMP) for *on-farm direct marketing facilities, activities and events* (NJAC 2:76-2A.13). A determination by the CADB that the operation constitutes such a practice or that the proposed activities are consistent with the AMP would afford protection to the farm as outlined in the Right to Farm Act, N.J.S.A. 4:1C-1, et seq., amended by P.L. 1998, c.48.

The subject property is generally known as Paradise Organic Farms, 139 Bordentown-Georgetown Road, Chesterfield, NJ and is specifically known on the Chesterfield Township Tax maps as Block 700, Lot 21.05 & Lot 21.01. The specific activities include the following Proposed On Farm Direct Marketing Facilities:

1. Daily CSA Order Distribution: CSA Sales Area, Drive-Thru for customers picking up orders
2. Packing Area: CSA boxes are assembled for pick-up or delivery
3. Kitchen: In-House Chef prepare weekly recipes
4. Dry Storage Area: Non-perishable food items, warehousing of boxes, and packaging materials
5. Prep Room: Preparation of farm products into containers for clients. Vegetables are cleaned, weighed, sliced or diced and packaged.
6. Refrigerator Storage: Vegetables and processed products destined for CSA pick-up or shipping.
7. Butcher: Poultry Processing
8. Mechanical Area: Irrigation Well for entire Farm, Electrical and HVAC
9. Freezer Area: Meat storage used for boxes.
10. Winery: Wine production, storage and tasting
11. Learning & Apprenticeship Center: Environmental Education, Community programs for children & adults will be offered, class trips, Hands-on activities, Apprentice training in all farm disciplines
12. Employee Locker Room
13. Human Resource Manager
14. Vineyard: For onsite grape production to supply wine making operation
15. IT Department: Core of CSA Express, house for company computer systems (customer order processing, sales and marketing of farm products).
16. Roof Top Greenhouses
17. Parking: Employee Area & Visitor Area
18. Temporary Field Parking: Fields will be used for crops when not in use for parking
19. Pond: Catch & Release Fishing Pond- open to Farm Visitors
20. Hampton Court Maze: 1- acre Evergreen Maze- open to Farm Visitors
21. Visitor Center: Wine Tasting, Environmental Education, Special Events, Farm to Table Dinners
22. Picnic Area: Near Visitor Center- for Farm Visitors
23. Spring, Summer & Fall Festivals: Offered Semi-Annual for Farm Visitors to experience the farm.
 - a. Family Fun activities may include: Pumpkin Picking, Hay rides- to seasonal crops growing, Corn Maze, Flower Maze, Food- cider, donuts

A hearing will be held by the CADB on this request on July 13, 2017 at 7:30 p.m. at Cooperative Extension of Burlington County 2 Academy Drive, Westampton, NJ 08060. Prior to the hearing, the materials submitted in support of this request by Lothar & Herbert Ehrich will be available for review at the CADB office, 624 Pemberton-Browns Mills Road, Pemberton, NJ 08068 during business hours of 8:30 AM and 4:30 PM. The CADB will accept public comments at and/or prior to the hearing. Prior written comments on the request and supporting materials should be directed to Brian Wilson at bwilson@co.burlington.nj.us or Burlington County Dept. of Resource Conservation, ATTN: Brian Wilson, P.O. Box 6000, Mount Holly, NJ 08060.

Lothar Ehrich

Exhibit E
(1st page only)

UNOFFICIAL COPY

THE AMP BELOW HAS BEEN REFORMATTED FROM ITS ORIGINAL VERSION TO
MAKE IT EASIER TO READ.

N.J.A.C. 2:76-2A.13

NEW JERSEY ADMINISTRATIVE CODE
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*** This file includes all Regulations adopted and published through the ***
*** New Jersey Register, Vol. 46, No. 12, June 16, 2014 ***

TITLE 2. AGRICULTURE
CHAPTER 76. STATE AGRICULTURE DEVELOPMENT COMMITTEE
SUBCHAPTER 2A. AGRICULTURAL MANAGEMENT PRACTICES: GENERALLY ACCEPTED
OPERATIONS AND PRACTICES

N.J.A.C. 2:76-2A.13 (2014)

§ 2:76-2A.13 Agricultural management practice for on-farm direct marketing facilities,
activities, and events s

(a) This section, which is an agricultural management practice, sets forth the standards for on-farm direct marketing facilities, activities, and events that commercial farms must comply with to receive the protections of the Right to Farm Act (Act), N.J.S.A. 4:1C-1 et seq. This section is designed to support and protect on-farm direct marketing operations by identifying safe, effective, and economically viable agricultural management practices for commercial farms seeking the protections of the Act.

(b) As used in this section, the following words and terms shall have the following meanings:

"Agricultural output of a commercial farm" means the items specified in N.J.S.A. 4:1C-9.a that a commercial farm produces and the value-added or processed products produced from those items, provided that the primary and predominant ingredients used to produce such products are grown or raised by the commercial farm. Examples of unprocessed agricultural output include, but are not limited to: fruits, vegetables, nursery stock, bedding plants, cut flowers, Christmas trees, and forest and livestock products. Examples of value-added or processed agricultural output include, but are not limited to: meat products, dairy products, cider, canned goods, baked goods, prepared foods, cut firewood, and wreaths.

"Agriculture-related educational activities" means on-farm educational offerings that have an agricultural focus and are related to marketing the agricultural or horticultural output of the commercial farm. Such activities are accessory to, and serve to increase, the direct-market sales of the agricultural output of a commercial farm by enhancing the experience of purchasing agricultural products for the purpose of attracting customers to the commercial farm. Examples of agriculture-related educational activities may include, but are not limited to: school trips, hands-on farming activities, educational displays, farm tours, farm task

Exhibit F

Paradise Organic Farms A New Jersey LLC

June 16, 2017

Dear Mr. Wilson:

As requested in your May 22, 2017 letter, further details of our proposed activities are as follows:

1. Items K 1 & U 2 - Environmental Education

The primary purpose of creating and offering Environmental Education Programs at Paradise Organic Farms is to provide young children access to a sustainable organic vegetable farm throughout the growing season. Connecting children to their food and the farmers who grow it by bringing them to the fields to see, taste, smell, and touch new and familiar flavors. Teaching children about farming and healthy eating, encouraging exploration and creativity while engaging in farm activities and discussions.

Offerings may include lessons in: Permaculture and Natural Ecosystems, Food and Nutrition, Basics of Caring for Plants, Seed to Plant, Learning where your food comes from, Gardening.

Proposed session times include 1 hour to 1.5 hours, morning and afternoon, depending on age group (Toddlers- School-Age).

All sessions are to take place around the farm and in the Education Center.

2. Item K 2 - Community Programs for Children & Adults

Incorporating the community into Paradise Organic Farms by offering workshops, seminars and demonstrations for both adults and children. Bringing people together to learn new skills, build relationships and connect with local resources.

Offering workshops and seminars with experts in the field to educate young farmers, gardeners, consumers on growing organic, starting their own garden, Creating Farm to Table meals, Nutrition, Natural, Holistic Living, Cooking with whole foods.

Programs are to be offered on farm grounds. Depending on workshop, they can be located at Education Center, in farm fields, greenhouses, Visitor Center or Kitchen. Proposed times range from 1-2 hours, morning, afternoon or evening.

139 Bordentown- Georgetown Road • Chesterfield, NJ 08515

732.329.0999 p • info@paradiseorganicfarms.com

www.paradiseorganicfarms.com

Paradise Organic Farms

A New Jersey LLC

3. Item K 3 – Hands On Activities

By offering Hands on Activities, children can learn about planting and growing various produce, for example, how a seed becomes a vegetable with hands on gardening. Connecting children to the nature in their backyards by offering outdoor experiences for farm exploration. Provide opportunities for children to make and try healthful, farm fresh snacks using vegetables they harvest in the fields.

4. Item K 4 – Future Apprenticeship Programs

To help young people develop knowledge and skill sets over a period of years, which will serve them in developing life-long careers. Future Apprenticeship Programs may be offered in the following disciplines:

1. Field Vegetable Production
2. Greenhouse Production
3. Vegetable Processing & Handling
4. Poultry Production
5. Warehousing- Shipping- Receiving
6. Sales & Marketing
7. Professional Development courses

5. Item U 3 – Special Events

Proposed Special Events include: Farm to Table Luncheons or Dinners, Workshops and Seminars, Meetings, Small Gatherings and Seasonal Festivals all utilizing farm produce, wine produced, etc.

Proposed times of operation range from 2-6 hours, morning, afternoon or evening. Events to take place on farm premises, at the Visitor Center, Education Center, Greenhouse, Outdoors, Tented Areas.

6. Item W 1 – Spring, Summer & Fall Festivals Offered Semi- Annual to CSA Members

Seasonal festivals open to CSA Members will offer activities that may include: corn maze, hay maze, flower maze, hay rides to vegetable crops, pumpkin fields, farm market containing our fresh produce, herbs and flowers for sale, 1-acre existing tree maze, existing 2-acre catch & release fishing pond, seasonal activities, food & drink for sale.

7. Farm Truck Rally - No longer offering

Please contact me with any questions or concerns.

Regards,



Lothar Ehrich
732.991.3865

139 Bordentown- Georgetown Road • Chestertfield, NJ 08515

732.329.0999 p • info@paradiseorganicfarms.com

www.paradiseorganicfarms.com

Exhibit G

Paradise Organic Farms

A New Jersey LLC

June 30, 2017

PUBLIC NOTICE

PLEASE TAKE NOTICE that Lothar & Herbert Ehrich on behalf of Paradise Organic Farms, LLC have submitted a request seeking a "Site Specific Agriculture Management Practice" determination from the Burlington County Agriculture Development Board (CADB) on whether or not certain proposed activities on the farm would constitute a "generally accepted agricultural operation or practice" (NJAC 2:76-2.1) and /or whether or not the proposed activities are consistent with the recently adopted NJ Right to Farm Agricultural Management Practice (AMP) for *on-farm direct marketing facilities, activities and events* (NJAC 2:76-2A.13). A determination by the CADB that the operation constitutes such a practice or that the proposed activities are consistent with the AMP would afford protection to the farm as outlined in the Right to Farm Act, N.J.S.A. 4:1C-1, et.seq., amended by P.L.1998, c.48.

The subject property is generally known as Paradise Organic Farms, 139 Bordentown-Georgetown Road, Chesterfield, NJ and is specifically known on the Chesterfield Township Tax maps as Block 700, Lot 21.05 & Lot 21.01. The specific activities include the following Proposed On Farm Direct Marketing Facilities:

1. Daily CSA Order Distribution: CSA Sales Area, Drive-Thru for customers picking up orders
2. Packing Area: CSA boxes are assembled for pick-up or delivery
3. Kitchen: In-House Chef prepare weekly recipes
4. Dry Storage Area: Non-perishable food items, warehousing of boxes, and packaging materials
5. Prep Room: Preparation of farm products into containers for clients. Vegetables are cleaned, weighed, sliced or diced and packaged.
6. Refrigerator Storage: Vegetables and processed products destined for CSA pick-up or shipping.
7. Butcher: Poultry Processing
8. Mechanical Area: Irrigation Well for entire Farm, Electrical and HVAC
9. Freezer Area: Meat storage used for boxes.
10. Winery: Wine production, storage and tasting
11. Learning & Apprenticeship Center: Environmental Education, Community programs for children & adults will be offered, class trips, Hands-on activities, Apprentice training in all farm disciplines
12. Employee Locker Room
13. Human Resource Manager
14. Vineyard: For onsite grape production to supply wine making operation
15. IT Department: Core of CSA Express, house for company computer systems (customer order processing, sales and marketing of farm products).
16. Roof Top Greenhouses
17. Parking: Employee Area & Visitor Area
18. Temporary Field Parking: Fields will be used for crops when not in use for parking
19. Pond: Catch & Release Fishing Pond- open to Farm Visitors
20. Hampton Court Maze: 1- acre Evergreen Maze- open to Farm Visitors
21. Visitor Center: Wine Tasting, Environmental Education, Special Events, Farm to Table Dinners
22. Picnic Area: Near Visitor Center- for Farm Visitors
23. Spring, Summer & Fall Festivals: Offered Semi-Annual for Farm Visitors to experience the farm.
 - a. Family Fun activities may include: Pumpkin Picking, Hay rides- to seasonal crops growing, Corn Maze, Flower Maze, Food- cider, donuts

A hearing will be held by the CADB on this request on July 13, 2017 at 7:30 p.m. at Cooperative Extension of Burlington County 2 Academy Drive, Westampton, NJ 08060. Prior to the hearing, the materials submitted in support of this request by Lothar & Herbert Ehrich will be available for review at the CADB office, 624 Pemberton-Browns Mills Road, Pemberton, NJ 08068 during business hours of 8:30 AM and 4:30 PM. The CADB will accept public comments at and/or prior to the hearing. Prior written comments on the request and supporting materials should be directed to Brian Wilson at bwilson@co.burlington.nj.us or Burlington County Dept. of Resource Conservation, ATTN: Brian Wilson, P.O. Box 6000, Mount Holly, NJ 08060.

Lothar Ehrich

139 Bordentown- Georgetown Road • Chesterfield, NJ 08515
732.329.0999 p • info@paradiseorganicfarms.com www.paradiseorganicfarms.com

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.45

Total Postage and Fees \$6.59

Sent To Joseph + Ramlin Sahat

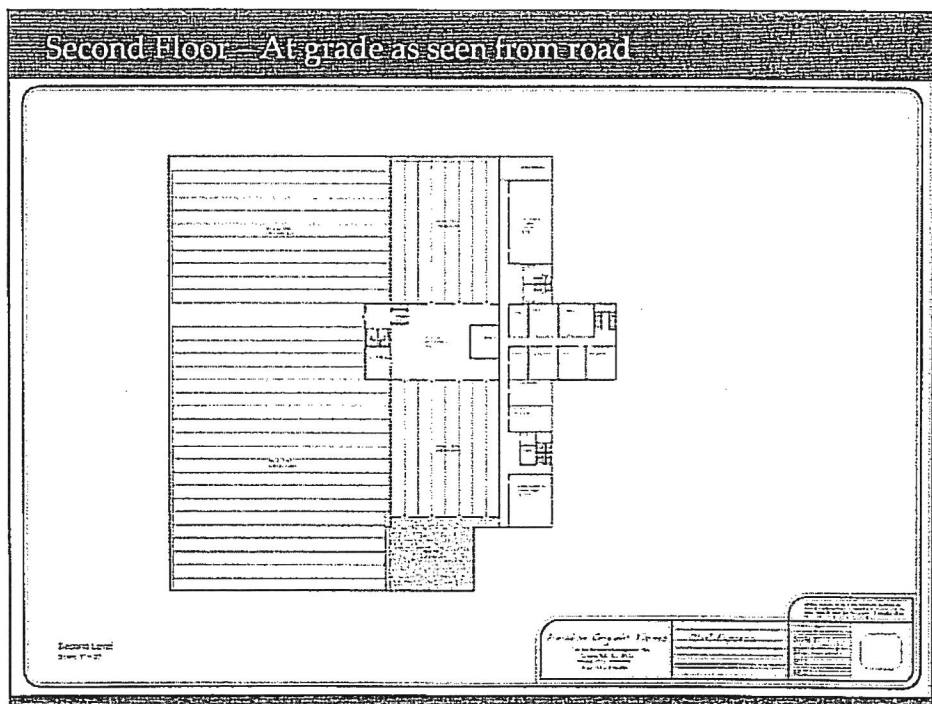
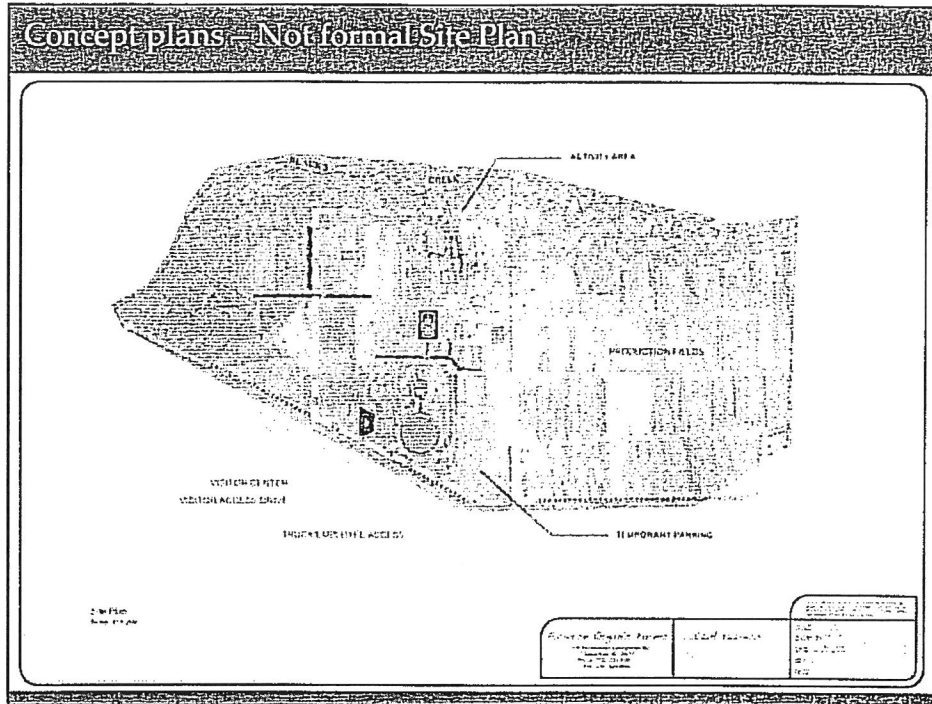
Street and Apt. No., or PO Box No. 101 W

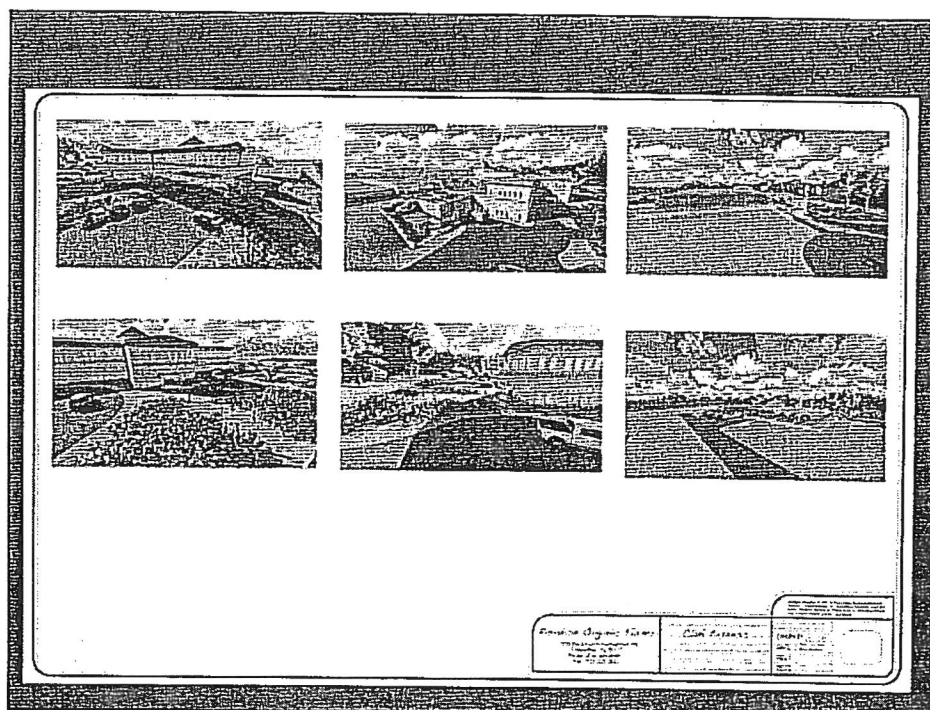
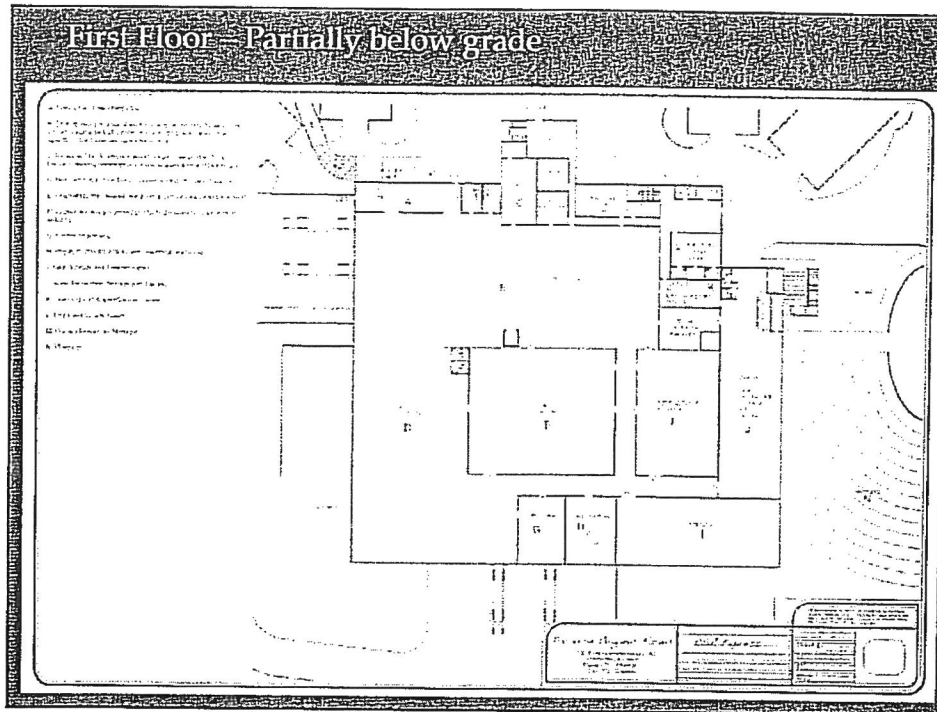
City, State, ZIP+4[®] Chesterfield NJ 08515

PS Form 3800, April 2015 PSN 7530-02-000-9000 See Reverse for instructions

Exhibit H

9/14/2017





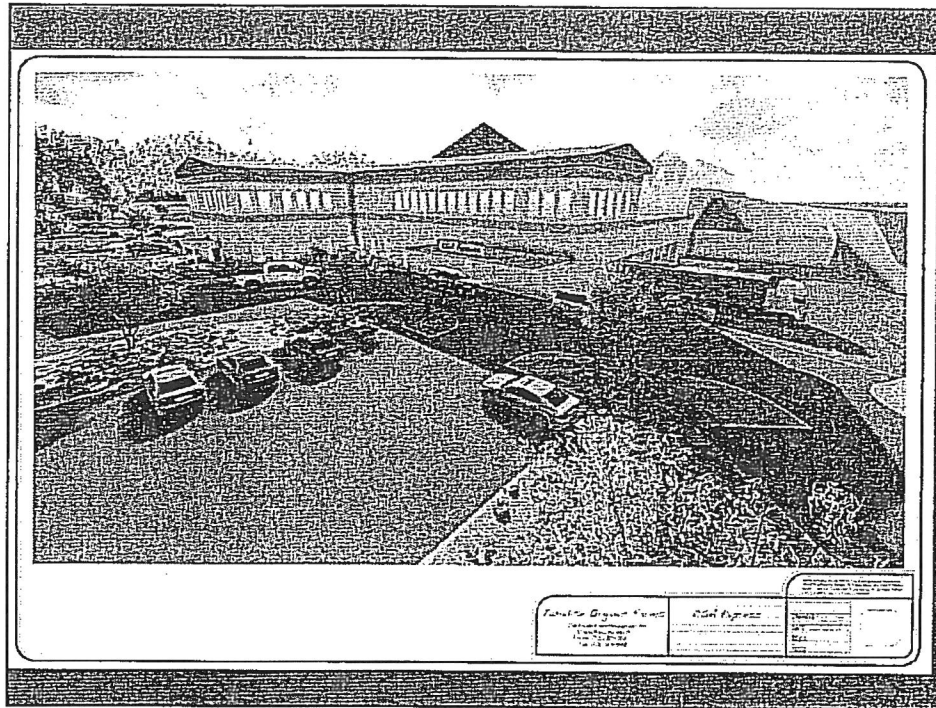


Exhibit I

9/14/2017

Paradise Organic Farms seeks an SSAMP that finds the following are protected activities under the RTF Act:

From the applicant's public notice -

1. Daily CSA order distribution - (Included in the AMP definitions section)
2. Packing Area - "Packaging" (Included in NJSA 4:1C-9)
3. Kitchen to prepare weekly recipes, sauces, herbal flavorings and baked goods - "Processing" (Included in NJSA 4:1C-9)
4. Dry Storage Area - part of "Processing" (Included in NJSA 4:1C-9)
5. Prep Room for processing produce and the packaging into individual orders - "Packaging" & "Processing" (Included in NJSA 4:1C-9)
6. Refrigerator storage - part of "Processing" (Included in NJSA 4:1C-9)

Continued...

7. Butcher for poultry processing - "Processing" (Included in NJSA 4:1C-9)
8. Mechanical Area - Irrigation well for farm, Electrical and HVAC - part of a Farm Market (Included in NJSA 4:1C-9)
9. Freezer Area - meat storage - part of "Processing" (Included in NJSA 4:1C-9)
10. Winery -
 - wine production, storage - "Processing" & "Production" (Included in NJSA 4:1C-9)
 - tasting - "Agriculture-related educational activities" as defined in the AMP
11. Learning and Apprenticeship Center -
 - environmental education, community programs, class trips, hands-on activities, tasting - "Agriculture-related educational activities" as defined in the AMP
 - apprenticeship training for farm employees - Not a protected activity under the RTF Act

Continued...

12. Employee locker room - Not a protected activity under the RTF Act
13. Human Resources Manager - Not a protected activity under the RTF Act
14. Vineyard - for on-site grape production - "Production" (Included in NJSA 4:1C-9)
15. Information Technology Dept. - for online orders "Farm Market" (Included in NJSA 4:1C-9)
16. Roof Top Greenhouses - Agricultural Production - "Production" (Included in NJSA 4:1C-9)
17. Parking - Employees and visitors -AMP section (h) - however municipal standards supersede the AMP
18. Temporary Field Parking - AMP section (h) 4 - however municipal standards supersede the AMP
19. Pond - Catch and Release for CSA customers - "Farm-based recreational activities" as defined in the AMP

Continued...

20. Hampton Court Maze - for CSA customers - "Farm-based recreational activities" as defined in the AMP
21. Visitor Center -
 - wine tasting - "Agriculture-related educational activities" as defined in the AMP
 - environmental education - "Agriculture-related educational activities" as defined in the AMP
 - farm-to-table dinners - "On Farm Direct Marketing Event" as defined in the AMP
 - Special events - "On farm direct marketing event" as defined in the AMP
22. Picnic Area - near visitor center for CSA members - "Ancillary entertainment based activities" as defined in the AMP
23. Spring, Summer & Fall Festivals - Semi-Annual for CSA members, pumpkin picking, hay rides, food (cider, donuts) - "On farm direct marketing event" as defined in the AMP