

**RESOLUTION OF THE
SALEM COUNTY AGRICULTURE DEVELOPMENT BOARD
REGARDING SITE SPECIFIC AGRICULTURAL MANAGEMENT
PRACTICE DETERMINATION FOR
BLOCK 65, LOTS 7 AND 8 AND BLOCK 69, LOT 1 IN THE
TOWNSHIP OF PILESGROVE
OPERATED BY TRIPLE C. FARMS, LLC AND TRIPLE C. ANGUS, LLC**

WHEREAS, pursuant to the Right to Farm Act, N.J.S.A. 4:1C-1 et. seq. and the State Agriculture Development Committee regulations N.J.A.C. 2:76-2.3, a commercial farm owner or operator may make a request to the Salem County Agriculture Development Board (hereinafter “SCADB”) to determine if its operation constitutes a generally accepted management practice; and

WHEREAS, TRIPLE C. FARMS, LLC is the current owner of Block 65, Lots 7 and 8 and Block 69, Lot 1 in the Township of Pilesgrove; and

WHEREAS, TRIPLE C. FARMS, LLC and TRIPLE C. ANGUS, LLC (together, the “Applicant”) operate a farm on the property, raising beef cattle, hogs, various poultry, grain and hay; and

WHEREAS, the Applicant, by way of the Managing Member of both entities, Corie Coles, applied to the SCADB for site specific agriculture management practice (“SSAMP”) pursuant to N.J.A.C. 2:76-2A-13 Agriculture Management Practices for On-Farm Marketing Facilities (attached hereto and incorporated herein as Exhibit 1); and

WHEREAS, the Applicant submitted documentation including a Certification of Commercial Farm Status and a copy of the 2023 Farmland Assessment Forms and Zoning Plan dated January 1, 2024 (Exhibit Z1), Floor Plans (Exhibits A1 and A2), Exterior Elevations (Exhibit A3), and Building Sections (Exhibit A4); and

WHEREAS, a public hearing regarding Applicant’s request was noticed to take place at the January 24, 2024 SCADB meeting and the Applicant did provide notice pursuant to N.J.A.C. 2-76-2.8 and provided proof of such to the SCADB Secretary; and

WHEREAS, the Board held a public hearing on January 24, 2024, in accordance with N.J.A.C. 2:76-2.10; and

WHEREAS, the Applicant was represented by Katie B. Coleman, Esq.; and

WHEREAS, Corie Coles and Skip Coles, owners of both entities, along with their architect, David Halter, provided sworn testimony on the current and proposed operation; and

WHEREAS, the Board received into evidence the Following Exhibits:

1. Exhibit 2: Certification of Commercial Farm Status
2. Exhibit 3: 2023 Farmland Assessment Forms
3. Exhibit Z1: Zoning Plan dated January 1, 2024
4. Exhibit A1 and A2: Floor Plans
5. Exhibit A3: Exterior Elevations
6. Exhibit A4: Building Sections

WHEREAS, the Applicant currently operates a on-farm direct marketing facility in a temporary structure on the property adjacent to the Property, which is the residence of Skip Coles; and

WHEREAS, the Applicant desires to construct new permanent on-farm direct marketing facilities on the Property, including for sales and storage; and

WHEREAS, the Applicant's representatives provided sworn testimony to describe the nature of the proposed on-farm direct marketing facilities on the Property, including the marketing and promotion of its agricultural output, the physical layout of the building and site, and the agricultural products and output of the farm management unit; and

WHEREAS, testimony was provided on the Applicant's agricultural production and operation, including retail and wholesale beef, pork, poultry, hay, grain and other value-added products; and

WHEREAS, the Applicant will also sell additional complementary and supplementary products not currently produced from their operation, including prepared meals, condiments, rubs, baked goods, ice cream, beverages, and other value-added products; and

WHEREAS, ag-related activities, that are accessory to their operation may take place on the Property, including those activities defined and permitted in N.J.A.C. 2:76-2A.13, which will serve to increase the direct marketing of their agricultural output on their farm management unit; and

WHEREAS, the Applicant's on-farm direct marketing facilities, activities, and events shall comply with relevant Federal and State laws, rules, and regulations, including, but not limited to:

1. The Highlands Water Protection and Planning Act, 13:20-1 et seq.;
2. The Soil Erosion and Sediment Control Act, 4:24-39 et seq.;
3. The New Jersey Uniform Construction Code, N.J.A.C. 5:23;
4. The New Jersey Uniform Fire Code, N.J.A.C. 5:70;
5. The Stormwater Management rules, N.J.A.C. 7:8;
6. The State Highway Access Management Code, N.J.A.C. 16:47;
7. The Sanitation in Retail Food Establishments and Food and Beverage Vending Machines rules, N.J.A.C. 8:24; and
8. The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; and

WHEREAS, the Applicant requested that the SCADB determine that its operation is an accepted farm management practice and that the Applicant be permitted to construct a farm market facility to sell its agricultural output produced on the Property, complementary products whose ingredients are from their farm management unit and supplementary products, and conduct activities

defined in N.J.A.C. 2:76-2A.13, the “On-Farm Direct Marketing AMP” and N.J.S.A. 4:1C-9, the “Right to Farm Act”; and

WHEREAS, the sworn testimony presented to the SCADB during the January 24, 2024 hearing, the Applicant’s representatives testified that the proposed on-farm direct marketing facility includes a 100’ x 55’ 2.5 story farm market, a 32’ x 24’ storage building, a 32’ x 30’ storage building and a 38-space gravel parking area with a two-way access drive from State Route 45; and

WHEREAS, the proposed site layout is depicted in Exhibit Z1 and attached hereto; and

WHEREAS, the facility, which will be open year-round, contains interior retail sales area, a commercial kitchen, office space, and sanitary facilities; and

WHEREAS, the Applicant presented sworn testimony that the operation will comply with all of the regulations contained in the On-Farm direct marketing AMP regulations pursuant to N.J.A.C. 2:76-2A.13; and

WHEREAS, the meeting was opened to the public and no comments were received at the meeting or submitted prior to the meeting; and

WHEREAS, the Township of Pilesgrove Clerk and Land Use Board were noticed of said application in accordance with the regulations, and did not provide the SCADB with any input or comments on the aforementioned application; and

WHEREAS, the SCABD reviewed the application, certification, exhibits, and testimony presented at the January 24, 2024 public meeting.

NOW THEREFORE BE IT RESOLVED, based on the evidence and testimony presented before the SCADB through the application, plans, reports, and sworn testimony at the aforesaid hearing described above, the SCADB finds as follows:

1. That Triple C. Farms, LLC and Triple C. Angus, LLC operate a commercial farm in accordance with the requirements of N.J.S.A. 4:1C-3.
2. The Applicant’s current and proposed agriculture practices and operations, as described in testimony and additional documents presented in the SSAMP application and exhibits thereto, are a generally accepted agricultural management practice in accordance with N.J.S.A. 4:1C-9.
3. That the Applicant will develop and use the subject property in conformity with the specifics described in their SSAMP application, plans and exhibits thereto, and testimony provided during the public hearings.
4. That the Applicant will abide by the conditions described above.
5. That in granting the Applicant’s request, the SCADB has sought and balanced the legitimate interest of the local government, members of the public, as well as impact of the proposal with any impact to the public health and safety.
6. That the Applicant’s proposal to construct an agricultural retail market, with parking and site improvements, for the agricultural use on the Property, and as indicated in the submittal, will not compromise the public’s health, safety, or welfare.

7. That this approval shall be subject to the comments and recommendations of the Salem County Engineer, which shall be provided to Applicant within 30 days of this resolution. If the Applicant opposes any recommendation of the Engineer, it shall be come before this Board to determine whether said condition shall apply.
8. That, to the extent required, the Applicant is to be granted all necessary approvals and permits by the Township of Pilesgrove, County of Salem to construct an agricultural retail market, with parking and site improvements, for the agricultural use on the Property; and

BE IT FURTHER RESOLVED, that the SCADB grants relief to Applicant to construct an agricultural retail market, with parking and site improvements, for the agricultural use on the Property, and as set forth in the above findings, and that all necessary and required permits shall be issued to the extent required under the Right to Farm Act; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Applicant, the State Agriculture Development Committee, the Township of Pilesgrove, the County of Salem, and the Applicant's attorney; and

BE IT FURTHER RESOLVED, that pursuant to N.J.A.C. 2:76-2.3(M), any person aggrieved by the decision of the SCADB may appeal the decision to the SADC in accordance with the provisions of the Administrative Procedure Act, N.J.S.A. 52:14-B-1 et. seq., and the Uniform Administrative Procedures Rules, N.J.A.C. 1:1 within 45 days from the receipt of this resolution. The decision of the SADC shall be considered a final administrative agency decision. If this resolution is not appealed within 45 days, this resolution is binding.

Certified as a true copy of the
Resolution adopted by the Salem
County Agriculture Development
Board on the 22nd day of May, 2024.


David Schaeffer, Chairman

Approved: January 24, 2024
Memorialized: May 22, 2024