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Camden County Agricultural Development Board

Recommendation of a Site-Specific Agricultural Management Practice

William Green
Saddlehill Cellars, LLC
Block 199, Lot 5
Voorhees Township

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

WHEREAS, on September 14, 2021, Saddlehill Holdings, LLC and Saddlehill Cellars, LLC in Voorhees Township (collectively "Saddlehill"), made a request in writing to the Board for the approval of a site-specific agriculture management practice (hereinafter the "AMP" attached hereto as Exhibit A) for the construction and operation of a winery for the production of wine; the construction of a retail farm market inclusive of a wine tasting room and related office, kitchen, bathroom, and storage space; the construction of a wine process and barrel storage building; the construction of a horse barn; and engaging in farm-based and wine-based marketing events and activities including, without limitation, wine tastings, vineyard tours, indoor and outdoor public events, indoor and outdoor private events, entertainment including music, and paired food offerings; and the construction of said facilities with related site elements such as lighting and parking, without limitation, for such wine processing, wine tastings and sales, equine activities, and marketing activities and events in accordance with the on farm direct marketing-AMP site standards.

WHEREAS, on September 13, 2021, pursuant to the N.J.A.C. 2:76-2.3(c) the Board advised in writing the State Agriculture Development Committee (hereinafter the "SADC") and Voorhees Township (hereinafter the "Township" in writing, on September 24, 2021, of Saddlehill's request; and

WHEREAS, on September 14, 2021, pursuant to N.J.A.C. 2:76-2.3(b), Saddlehill provided proof that its agricultural operation is a commercial farm as defined at N.J.S.A. 4:1-C-3 and N.J.A.C. 2:76-2.1, and inclusive of Saddlehill's commercial farm certification and supporting documentation; and

WHEREAS, on September 29, 2021, the Chairman of the Board, County Counsel, the County Planning Board Director, County Engineer, County Parks Department Director, Township Zoning Officer, Township Land Use Solicitor, Township Engineer, and Township Business Director conducted a site inspection of Saddlehill; and

WHEREAS, Saddlehill adequately notified all interested parties and property owners within 200 feet of the property that the Public Hearing for this matter would be before the Board on

Tuesday, October 5, 2021 at 6:00pm at the Camden County Public Works Department located at 2311 Egg Harbor Road; and

WHEREAS, Janina Robinson, CADB Coordinator, and Matthew White, Assistant County Counsel, sought the assistance and feedback of the State Agricultural Development Committee, the Camden County Planning Board, The Township of Voorhees and local farmers in the determination of generally accepted agriculture management practices and standards relating to the construction, operation, marketing, events, activities and related elements of the site-specific AMP; and

WHEREAS, at its regular meeting, on October 5, 2021, the Board, pursuant to the Right to Farm Act (N.J.S.A. 4:1C-1 et seq.), determined that Saddlehill is a commercial farm; and

WHEREAS, on October 5, 2021, the Board was presented with the findings of Saddlehill's site inspection and with the assistance of counsel, reviewed and discussed the AMP Application and all documentation relating to the matter, with guidance from the Right to Farm Act, and the New Jersey Administrative Code provisions related to "Agriculture Management Practice for On-Farm Direct Marketing" (N.J.A.C. 2:76-2A.13); and

WHEREAS, at the October 5, 2021 regular meeting, the Board held an open discussion concerning all issues raised in connection with the AMP Application, in the presence of all persons present representing the landowner, the Township of Voorhees and local residents; and

WHEREAS, by way of narrative from the AMP Application, Saddlehill Cellars, LLC describes the nature of the proposed on-farm direct marketing facilities on the premises as follows:

- Wine Processing and Barrel Storage Room: this 9,600 square foot facility will be where grapes grown on the property will be crushed, processed, bottled, labeled, and stored. Tours of the facility will be offered to visitors of the farm to educate the public about the wine growing and making process.
- Tasting Room: this 7,000 square foot facility will house a 5,000 square foot sales area [area of market for the sale of agricultural products], providing another opportunity to sell bottles of wine directly to consumers. The Tasting Room and an outdoor area will also be used for the farm's offerings of private and public events involving wine tasting where wine grown and processed on the farm can be sampled by consumers before purchase and purchased for consumption, in accordance with restrictions of the Alcohol Beverage Control plenary winery license as may be applicable. A proposed commercial kitchen is slated for the Tasting Room, allowing for the ability to pair wine with small plates and food pairings. Other agricultural products produced on the farm will also be sold directly to consumers in the Tasting Room (fresh cut flowers, honey harvested from beehives, etc.)
- Horse Barn: the 4,320 square foot horse barn will serve as shelter for the horses on the farm which will be part of a small-scale equine breeding operation. The horse barn will not be open to the public but will contain an office and locker area for employees, as well as storage for the equine operation.

WHEREAS, by way of narrative from the AMP Application, Saddlehill Cellars, LLC describes the nature of the proposed on-farm direct marketing activities on the premises as follows:

- Background music: the provision of background music (recorded or live) enhances the experience of purchasing the primary agricultural output (wine), and is a common ancillary, entertainment-based activity on farms hosting on-farm direct marketing

activities and events across the State. Saddlehill agrees to comply with the New Jersey Noise Standard (N.J.S.A. 13:1G-1 et seq.).

- Wine Tastings: these public or private events will be held in the Tasting Room, allowing consumers to sample a variety of wine produced onsite prior to purchase.
- Vineyard and Winery Tours: visitors to the farm will be offered a tour of the winery and vineyard to learn more about the process of wine growing and wine making, garnering interest in the primary agricultural output of the property.
- Wine Festival: Saddlehill will investigate the possibility of hosting occasional wine festivals where the varieties of wine can be sampled and celebrated on the site, which festivals will be subject to the conditions set forth for such permitted festivals in the On-Farm Direct Marketing Agriculture Management Practice (OFDM-AMP).
- Food Trucks: depending on the allowances under the Plenary Wine License (to be obtained by the applicant), Saddlehill wishes to provide small plates and food pairings with the wine produced onsite using a commercial kitchen to be located within the Tasting Room. In the event that a commercial kitchen is not located within the Tasting Room, Saddlehill proposes to coordinate with local food trucks and vendors to provide complementary food service to visitors and consumers.

WHEREAS, on October 5, 2021, the Board [unanimously] agreed to grant the request for a site-specific AMP for Saddlehill.

NOW THEREFORE, BE IT RESOLVED, that after the careful consideration and balancing of Saddlehill Cellars, LLC's farming related interests with those legitimate interests of the local municipality (Voorhees Township), members of the public, and the impact of the development of the premises on public health and safety, that the Board hereby grants the request for commercial farm certification and further determines that the activities specified, in the AMP, from Saddlehill Cellars, LLC constitutes a generally accepted Agricultural Management Practice provided that the following conditions are satisfied:

1. Saddlehill shall develop and use the premises in conformity with the On-Farm Direct Marketing Agricultural Management Practice and with the specifics delineated in the Saddlehill AMP application and Saddlehill Concept Plan dated September 8, 2021.

2. The applicant will comply with the October 1, 2021, Engineer's Site Development Plan Review prepared by Andrew Levecchia, PP, AICP, County Planning Board Director, and William England, PE, Assistant County Engineer, with the exception of the comments identified as "RIGHT OF WAY, Comments 1, 2, and 3, which comments have been determined to not apply to the project."

3. The Camden County Planning Board shall receive a courtesy copy of each annual Event Management Plan prepared by the applicant pursuant to N.J.A.C. 2:76-2A.13(n).

4. The applicant will finalize its Traffic Impact Study, Saddlehill Cellars at Historic Stafford Farms, by Andrew J. J. Villari, PE and Matthew J. Seckler, PE, PP, PTOE, Stonefield Engineering & Design, LLC, dated September 23, 2021, Revised September 30, 2021, after review and comment by the Camden County Planning Board.

5. The applicant shall provide for the primary and overflow parking as depicted on the Saddlehill Concept Plan dated September 8, 2021. On street parking is prohibited along White Horse Road (County Route #673) and Evesham Road (County Road #544)

6. The applicant's construction plan will be updated to reflect the location of any well and water service lines.

7. The applicant will comply with American Disability Act (ADA) requirements for parking and building access.

8. The applicant will provide screening of dumpster(s) which are within eyesight of off-site residential properties.

9. The applicant will comply with the standard hours of operation, lighting standards, sanitary facility standards, parking and signage standards and any other applicable standards as established in the OFDM-AMP and further described in the AMP narrative.

10. The applicant agrees to apply for and obtain all applicable construction, fire safety, and food and beverage service permits associated with its future development and use of the premises.

11. The applicant's development and use of the premises must conform to all relevant federal and state statutes, rules and regulations.

BE IT FURTHER RESOLVED, that Saddlehill Cellars, LLC shall be obligated at all times to adequately address and provide measures to ensure that public health and safety issues and concerns remain adequately addresses in connection with its development and use of the premises as outlined in the AMP application, narrative, and site plan. The board encourages representatives of Saddlehill Cellars, LLC and representatives of the Township of Voorhees to work cooperatively toward addressing all public health and safety issues associated with its development of the premises.

BE IT FURTHER RESOLVED, that the Board shall forward a copy of its written recommendation of the site-specific AMP to William Green, the SADC and any other individuals deemed appropriate by the Board within 30 days of the recommendation.

I, John Rogolizzo, Chairman of the Camden County Agricultural Development Board, hereby certify that the foregoing is a true copy of a resolution adopted by said Board at their regularly scheduled meeting of January 4, 2022.

John A. Rigolizzo

John Rigolizzo, Chairman
Camden County Agricultural Development Board

1/6/22
Date