

**Ocean County Agriculture Development Board
Minutes of December 12, 2024
Manchester Township Town Hall**

Attendance: Doug Hallock, Chair; Kathleen Sucharski, Vice Chair; Jeff Vogel (OCADB); Martin Lynch (OCADB); Glenn Riccardi (OCADB); Timothy Gleason (OCPLD); Thomas Thorsen (OCPLD); Mat Thompson (County Counsel); Jessica Pinto (Soil Conservation District); Dr. Stephen Yergeau (OC Ag Ext);

Public Attendees: Diane Vogel, Robert Bowen

I. Flag Salute

II. Call to order and Compliance with Open Public Meetings Act- Mr. Hallock (Chair) called the meeting to order at 7:05 pm by stating the Open Public Meetings Act requirements had been met.

III. Roll Call

IV. Approval of Minutes from November 14, 2024

A **MOTION** was made by Mr. Lynch to approve the November 14, 2024 minutes. Mr. Vogel seconded. Roll call. All in favor, motion carried.

V. 2025 Meeting Schedule – Board members and staff agreed to hold meetings at 7:30pm on the second Thursday of every month for the upcoming year.

VI. Old Business:

- **Maritime Marina, et al. v. Parson's Mariculture, LLC Update** – Mr. Gleason informed the Board that the SADC resolution determining the air drying of shells is a generally accepted agricultural management practice was memorialized. The 60 day period for the CADB to hold a public hearing has begun. The hearing is scheduled for January 23, 2025 and will focus on the nature of the activities protected under the Right-to-Farm act.
- **Canka Stables & Farm/GreenCell Holdings, LLC** – Mr. Gleason informed the Board that a site inspection was conducted on December 11th in response to the complaint that was received. In attendance was Ocean County Planning staff, County Counsel, State Agriculture Development Committee (SADC) staff, Board member Mr. Riccardi, Plumsted Twp. officials, Plumsted Police Department, Ocean County Soil Conservation District staff, and a housing inspection officer from the State Department of Community Affairs. Non-agricultural uses such as an auto mechanic shop, vehicle storage, trailers and RV's, and a construction

company were discovered. Access was not received for the residences found on the property. The SADC may be including these non-ag use findings in their current litigation that exists from past deed of easement violations.

VII. Public Comment (Please limit public comment to 5 minutes per person)

Dr. Yergeau stated that the Rutgers Cooperative Extension would be holding workshops at the upcoming NJ Agriculture Convention. In addition, the Rutgers Agrivoltaics program is accepting applications.

Jessica Pinto invited the Board to a local working group event in January to identify natural resource concerns and opportunities. Comments will be sent to NRCS for technical resource funding.

A **MOTION** was made by Mr. Lynch to move into closed session at 7:28 pm. Mr. Vogel seconded. Roll call. All in favor, motion carried.

A **MOTION** was made by Mr. Lynch to move out of closed session into open session at 7:35 pm. Mr. Vogel seconded. Roll call. All in favor, motion carried.

There will be no action taken on the farm discussed in closed session.

VIII. Adjournment

A **MOTION** to adjourn at 7:36 pm was made by Mr. Lynch and Mr. Vogel seconded. All in favor, motion passed.

**Next Meeting: January 23rd, 2025 at 7:30pm
Manchester Township Council Meeting Room/Courtroom**

Respectfully Submitted,



Thomas Thorsen
GIS Specialist