

**MINUTES**  
**MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**30 Schuyler Place, 4<sup>th</sup> Floor, Morristown, New Jersey**  
**December 13, 2018**

The meeting was called to order by Chairman Davis at 7:30 p.m. Members present:

Aimee Ashley Myers (arrived at 7:35 p.m.)  
Harvey Ort  
Thomas Galfo  
Jay Thomson

Members with an excused absence:

Gregory Keller  
Rick Desiderio

Also in Attendance:

George Connolly, Mendham Borough Open Space Committee (departed at 8:13 p.m.)  
Charles Rowe (departed at 8:13 p.m.)  
Joseph Dunn, Morris County Soil Conservation District (departed at 7:44 p.m.)  
Kara Hasko, NRCS/MCSCD (departed at 7:44 p.m.)  
Ben Spinelli, Greener by Design (departed at 7:52 p.m.)

Staff in attendance:

Christine Marion  
Staci Santucci, Esq.  
Katherine Coyle

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The meeting began with the Pledge of Allegiance.

**COMPLIANCE WITH THE OPEN PUBLIC MEETINGS LAW**

Chairman Davis announced that in compliance with the Open Public Meetings Act, adequate notice of the meeting had been provided and filed with the Town of Morristown, the Morris County Clerk, the Daily Record and the Star Ledger.

**APPROVAL OF MINUTES**

On motion of member Galfo, seconded by member Thomson, the Board members approved the October 11, 2019 meeting minutes. A roll call vote was taken.

Aye: Galfo, Ort, Thomson and Davis

Nay: None     Abstain: None

## **OPEN TO THE PUBLIC**

Mr. George Connolly from the Mendham Borough Open Space Committee addressed the Board regarding the Rowe Farm application. Mr. Connolly discussed the importance of the farm to the local community and expressed the Borough's strong support for the permanent preservation of the farm.

## **NEW BUSINESS #1**

Mr. Joseph Dunn, Director of the Morris County Soil Conservation District, introduced Ms. Kara Hasko. Ms. Hasko is working out of the NRCS office in Hackettstown. Her main role is to prepare farm conservation plans. Ms. Hasko shared information about her professional background. Mr. Dunn thanked the Board for their support in helping to secure funding for Ms. Hasko's her salary.

## **OLD BUSINESS**

At this point, member Thomson left the meeting room.

*Jayne Farm, Washington Township – proposed new use (revised application).*

Mr. Spinelli of Greener by Design appeared on behalf of Jayne Enterprises, LLC (the "Applicant"). Mr. Spinelli informed the Board that the Applicant wished to revise their application to allow for the construction of a new brewery building with a footprint of approximately 2,000 square feet. The existing structure, previously considered for the brewery, has been determined to be too small for the brewery operation. The lower level of the new building would be dedicated to beer making, packaging and processing. The upper floor would have a taproom and possibly a patio and deck areas. The location would provide views of the barley fields to the south and the mountain backdrop to the north.

*Resolution 2018-05: Jayne Farm, Washington Twp. – proposed new use.* On motion of member Ashley Myers, seconded by member Ort, the Board approved Resolution 2018-05. A roll call vote was taken.

Aye: Ashley Myers, Galfo, Ort, and Davis

Nay: None Abstain: None

At this point, Mr. Spinelli departed.

At this point, member Thomson returned to the meeting room.

## **CLOSED SESSION**

Pursuant to P.L. 1975 Ch. 231, the Open Public Meetings Act, Chairman Davis announced that in compliance with the Open Public Meetings Act, the Morris CADB considered closing the open portion of the meeting in order to discuss matters related to the purchase, lease or acquisition of real property, and litigation in Closed Session. On motion of member Ashley

Myers, seconded by member Ort, the Board voted to conduct a Closed Session. A roll call vote was taken.

Aye: Ashley Myers, Galfo, Ort, Thomson and Davis

Nay: None Abstain: None

## **RETURN TO MEETING**

The meeting reopened to the public at 8:52 p.m.

## **ACTIONS RESULTING FROM CLOSED SESSION**

*Byrne Farm, Chester Township.* On motion of member Thomson, seconded by member Ashley Myers, the Board directed staff to send a follow-up letter to the landowners per the Board's discussion in Closed Session. A roll call vote was taken.

Aye: Ashley Myers, Galfo, Ort, Thomson and Davis

Nay: None Abstain: None

## **REPORT OF DIRECTOR & ATTORNEY**

*Legislative Updates.* Legislative updates were shared with the Board via email prior to the meeting.

*County PIG Rule Amendment Proposal (Comp Plan update).* Ms. Coyle informed the Board regarding draft revised rules for County Planning Incentive Grants. The draft rules would require counties to update their Comprehensive Farmland Preservation Plans every ten years. The annual requirement for a PIG application would remain the same.

*Annual PIG Application.* Ms. Coyle informed the Board that she had submitted the annual PIG application to the SADC.

*Monitoring.* Ms. Coyle informed the Board that monitoring of Western Region farms was underway.

## **RIGHT TO FARM**

*Alstede Farms, Chester Township – Request for SSAMP.*

Ms. Santucci and Ms. Coyle informed the Board that the matter has been adjourned due to the fact that the Township had not yet provided their determination with respect to eligibility for Farmland Assessment.

*Alstede Farms, Chester Township – Complaint.*

Ms. Santucci and Ms. Coyle informed the Board that the matter has been adjourned due to the fact that the Township had not yet provided their determination with respect to eligibility for Farmland Assessment.

## **CORRESPONDENCE**

There was no correspondence to review.

## **NEW BUSINESS #2**

*Alldian, Washington Twp. – possible solar application.* Ms. Coyle informed the Board that the owners of the farm are interested in installing solar panels to generate energy for the home and the farm. The farm is partially encumbered by a conservation easement, which prohibits the construction of structures, however a map of the easement area does not exist. The farmers are working with Greener by Design and asked whether the Board would accept a map prepared by Greener by Design in lieu of a formal survey. The Board agreed to accept a conservation easement map prepared by the company instead of a formal survey. However, should the CADB approve the solar application, a stipulation would be added to the approval stating that the farm owners are responsible for ensuring that the solar system is located outside of the conservation area.

At this point, members Ort and Thomson left the meeting room.

*Resolution 2018-06: Williams Farm, Mt. Olive Twp. – Final Approval.* On motion of member Ashley Myers, seconded by member Galfo, the Board approved Resolution 2018-06. A roll call vote was taken.

Aye: Ashley Myers, Galfo, and Davis

Nay: None     Abstain: None

At this point, members Ort and Thomson returned to the meeting room.

## **OPEN TO THE PUBLIC**

There were no comments from the public.

## **ADJOURNMENT**

There being no further business, on motion of member Ashley Myers, seconded by member Galfo, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Katherine Coyle  
Director