

**ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**6260 Old Harding Highway**  
**Mays Landing, New Jersey, 08330**  
**(609) 625 - 3144**

**RESOLUTION OF THE ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD REGARDING**  
**COMMERCIAL FARM CERTIFICATION**  
**BETTS & BETTS, LLC, OPERATING AS TUCKAHOE TURF FARMS, INC.**  
**BLOCK 5601, LOT 2 IN THE TOWN OF HAMMONTON**

**WHEREAS**, pursuant to the NJ Right to Farm Act, N.J.S.A. 4:1C-1 et seq., a commercial farm owner or operator may make a request to the local County Agriculture Development Board to determine if his or her operation constitutes a generally accepted agricultural operation or practice; and

**WHEREAS**, the Atlantic County Agriculture Development Board received a request from Betts & Betts LLC (operating as Tuckahoe Turf Farms, Inc.), hereinafter APPLICANT, for a Site Specific Agricultural Management Practice (SSAMP) determination in connection with a proposal to expand an existing warehouse located on Block 5601, Lot 2 in the Town of Hammonton; and

**WHEREAS**, APPLICANT owns and operates a sod farm encompassing a total of 708.25 acres, with 704.57 in active production, within the Town of Hammonton in Atlantic County, and Waterford Township and Winslow Township in Camden County; and

**WHEREAS**, APPLICANT is proposing to construct a 32' x 120' x10' addition to an existing warehouse located on Block 5601, Lot 2 in the Town of Hammonton. The addition will include heated floors to allow for the storage of harvested sod during inclement weather; and

**WHEREAS**, APPLICANT is seeking a determination from the Atlantic County Agriculture Development Board pursuant to the NJ Right to Farm Act (N.J.S.A. 4:1C-1 et seq.) for the following:

1. Does the operation meet the definition of a Commercial Farm as set forth in the NJ Right to Farm Act?
2. Is the proposed addition an accepted agricultural management practice eligible for protections pursuant to the NJ Right to Farm Act?; and

**WHEREAS**, pursuant to N.J.S.A. 4:1C-3 and 9, operations must meet certain eligibility criteria to receive protections under the NJ Right to Farm Act, including:

1. The operation must meet the definition of a commercial farm:

"Commercial farm" means (1) a farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964,"

P.L.1964, c.48 (C.54:4-23.1 et seq.), (2) a farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964," P.L.1964, c.48 (C.54:4-23.1 et seq.), or (3) a farm management unit that is a beekeeping operation producing honey or other agricultural or horticultural apiary-related products, or providing crop pollination services, worth \$10,000 or more annually.

2. The operation must be located in an area in which, as of December 31, 1997 or thereafter, agriculture is a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan, or which commercial farm is in operation as of the effective date of P.L.1998, c.48 (C.4:1C-10.1 et al.)
3. The operation must conform to agricultural management practices recommended by the committee and adopted pursuant to the provisions of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), or the specific operation or practice must be determined by the appropriate county board, or in a county where no county board exists, the committee, to constitute a generally accepted agricultural operation or practice, and all relevant federal or State statutes or rules and regulations adopted pursuant thereto.
4. The operation must not pose a direct threat to public health and safety.
5. The operation or activity must be included on the list of permissible activities found at N.J.S.A. 4:1C-9.

**WHEREAS**, in support of its application for a Site Specific Agriculture Management Practice, the APPLICANT submitted the following to the Board to demonstrate that it meets the definition of a commercial farm and otherwise meets the eligibility requirements of the NJ Right to Farm Act:

1. Completed Commercial Farm Certification Form;
2. Proof (in the form of a portion of its 2016 tax return and an invoice dated 5/24/2018 in the amount of \$3,560.00 for the sale of fescue sod produced on site) of production value in excess of \$2,500.00 or more annually
3. Approved Application for Farmland Assessment Form for the Town of Hammonton for Tax Year 2019, approved 5/21/2018, which includes the lot on which the warehouse addition is proposed and showing acreage within the Town of Hammonton as 123.24 acres of cropland harvested.

**WHEREAS**, a site visit was conducted on Wednesday, May 30, 2018 by the following Board members and representatives: Jerry DeFiccio (Board Chairman), John Peterson (Member), David Reilly (Member/Administrator), Ranae Fehr (Administrator)

**WHEREAS**, in accordance with N.J.A.C. 2:76-2.8, APPLICANT provided written notice of the request and hearing, by certified mail, return receipt requested, to: the Town of Hammonton in Atlantic County; Waterford and Winslow Townships in Camden County; the owners of real

property within 200 ft. in all directions of the operation; and the State Agriculture Development Committee; and

**WHEREAS**, notice of the hearing was published in The Press of Atlantic City on May 31, 2018 and June 29, 2018 and the Mainland Journal on June 6, 2018 and July 4, 2018.

**NOW, THEREFORE BE IT RESOLVED**, based upon the documentation submitted, and as a result of the May 30, 2018 site visit, the Board finds as follows:

1. The Applicant operates a commercial farm as defined at N.J.S.A. 4:1C-3
2. Production, processing and packaging of the agricultural output of the sod farm are permitted activities pursuant to N.J.S.A. 4:1C-9.
3. The Board shall forward a copy of this resolution to the Applicant, the Town of Hammonton in Atlantic County, Waterford and Winslow Townships in Camden County, the State Agriculture Development Committee, and any other individuals and organizations deemed appropriate by the Board within thirty (30) days.

Motion Made By:

Motion Seconded By:

Jon Bitzer

Duane Demaree

Gerard DeFiccio

Gerard DeFiccio, Chairman

8/5/18

Date

*This resolution was heard and approved at a publicly advertised meeting of the Atlantic County Agriculture Development Board held on July 17, 2018.*

**ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**6260 Old Harding Highway**  
**Mays Landing, New Jersey, 08330**  
**(609) 625 - 3144**

**RESOLUTION OF THE ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD REGARDING  
CONSTRUCTION OF AN ADDITION TO AN EXISTING AGRICULTURAL BUILDING  
BETTS & BETTS, LLC, OPERATING AS TUCKAHOE TURF FARMS, INC.  
BLOCK 5601, LOT 2 IN THE TOWN OF HAMMONTON**

**WHEREAS**, pursuant to the NJ Right to Farm Act, N.J.S.A. 4:1C-1 et seq., a commercial farm owner or operator may make a request to the local County Agriculture Development Board to determine if his or her operation constitutes a generally accepted agricultural operation or practice; and

**WHEREAS**, the Atlantic County Agriculture Development Board received a request from Betts & Betts LLC (operating as Tuckahoe Turf Farms, Inc.), hereinafter APPLICANT, for a Site Specific Agricultural Management Practice (SSAMP) determination in connection with a proposal to expand an existing warehouse located on Block 5601, Lot 2 in the Town of Hammonton; and

**WHEREAS**, APPLICANT owns and operates a sod farm encompassing a total of 708.25 acres, with 704.57 in active production, within the Town of Hammonton in Atlantic County, and Waterford Township and Winslow Township in Camden County; and

**WHEREAS**, APPLICANT is proposing to construct a 32' x 120' x10' addition to an existing warehouse located on Block 5601, Lot 2 in the Town of Hammonton. The addition will include heated floors to allow for the storage of harvested sod during inclement weather; and

**WHEREAS**, APPLICANT is seeking a determination from the Atlantic County Agriculture Development Board pursuant to the NJ Right to Farm Act (N.J.S.A. 4:1C-1 et seq.) as to whether or not the proposed addition is an accepted agricultural management practice eligible for protections pursuant to the NJ Right to Farm Act; and

**WHEREAS**, APPLICANT is not requesting relief from local review, permitting or other regulatory requirements for this proposed structure at this time; and

**WHEREAS**, a site visit was conducted on Wednesday, May 30, 2018 by the following Board members and representatives: Jerry DeFiccio (Board Chairman), John Peterson (Member), David Reilly (Member/Administrator), Ranae Fehr (Administrator) and no concerns were raised; and

**WHEREAS**, in accordance with N.J.A.C. 2:76-2.8, APPLICANT provided written notice of the request and hearing, by certified mail, return receipt requested, to: the Town of Hammonton in

Atlantic County; Waterford and Winslow Townships in Camden County; the owners of real property within 200 ft. in all directions of the operation; and the State Agriculture Development Committee; and

**WHEREAS**, notice of the hearing was published in The Press of Atlantic City on May 31, 2018 and June 29, 2018 and the Mainland Journal on June 6, 2018 and July 4, 2018.

**WHEREAS**, on an even date herewith the ACADB certified the operation as a commercial farm.

**WHEREAS**, Allen Carter, Business Administrator for Tuckahoe Turf Farms, testified on behalf of the APPLICANT and presented a site plan prepared by John F. Ruff, Jr., P.E. and dated 03/07/18, and also provided to the Board an overview of the proposed warehouse expansion

**NOW, THEREFORE BE IT RESOLVED**, based upon the documentation submitted, and as a result of the May 30, 2018 site visit, the Board finds as follows:

1. The proposed expansion of the existing warehouse located on Block 5601, Lot 2 in the Town of Hammonton, consisting of a 32' x 120' x10' addition per plans prepared by John F. Ruff, Jr., P.E. and dated 03/07/18, is for an agricultural purpose and is an accepted agricultural management practice.
2. The applicant shall continue to pursue all necessary permits in connection with the construction of the building.
3. The proposed structure shall not be utilized for any purposes related to recreational activities or other purposes not related to the production, processing, and packaging of the agricultural output of the commercial farm operation.
4. The Board shall forward a copy of this resolution to the Applicant, the Town of Hammonton in Atlantic County, Waterford and Winslow Townships in Camden County, the State Agriculture Development Committee, and any other individuals and organizations deemed appropriate by the Board within thirty (30) days.

Motion Made By:

Jon Bitzer

Motion Seconded By:

Frank Schoenstein

Gerard DeFiccio

Gerard DeFiccio, Chairman

8/15/18

Date

*This resolution was heard and approved at a publicly advertised meeting of the Atlantic County Agriculture Development Board held on July 17, 2018.*