

RESOLUTION CADB 4-2018

RESOLUTION CERTIFYING COMMERCIAL FARM OPERATION AND RECOMMENDING SITE SPECIFIC AGRICULTURE MANAGEMENT PRACTICE

WHEREAS, the State of New Jersey has enacted N.J.S.A. 4:1C-11 known as the "Agriculture Retention and Development ACT"; and

WHEREAS, the County of Cape May has created the "Cape May County Agriculture Development Board" pursuant to the aforesaid Statute; and,

WHEREAS, the Agriculture Retention and Development Act known as the Right to Farm Act as amended on July 2, 1998 and in accordance with N.J.A.C 2:76-2.3(a) requires that the County Agriculture Development Board recommend site specific agricultural management practices; and,

WHEREAS, Neva Sachar, Tollgate Farms, has petitioned the Cape May County Agriculture Development Board to certify the farm as a commercial farm, Block 792, part of Lot 2.01 & 2.03, 5.73 acres, commonly known as ., Cape May County, New Jersey, and is seeking a Site Specific Agriculture Management Practice to build a barn, 39x79; and,

WHEREAS, Neva Sachar, Tollgate Farms, noticed the Cape May County Herald on August 29, 2018 of the public hearing to be held on September 24, 2018. She also noticed the 200ft. certified list of adjacent property owners and utility companies as prepared by Louis M. Belasco, Assessor, Borough of West Cape May, and Jennifer M. Dowe, Assessor, Township of Lower; and

WHEREAS, Neva Sachar, Tollgate Farms, has listed her commodities produced as lavender, vegetables, edible flowers and other flowers, grapes, 6 sheep and 11 guinea hens, and provided a Schedule F for the years 2015, 2016, 2017, detailing income from the farm operation respectively as \$3,392, \$2,665, and \$2,564; and,

WHEREAS, an inspection was made by Barbara Ernst, Division Director of Open Space and Farmland Preservation and Jason Downie, GIS Specialist of the Planning Department on September 19, 2018; and,

WHEREAS, Mr. Ostrowski, a neighbor and spokesperson for the neighborhood reviewed the application and tax map and voiced concerns over additional traffic that would generate a noise nuisance and safety issues along Sunset Boulevard with the construction of the new barn, change in agriculture production, and public access; and,

WHEREAS, any change in agriculture production and use of the farm that would generate additional traffic and parking along Sunset Boulevard would require a designated parking area within the farm lots; and

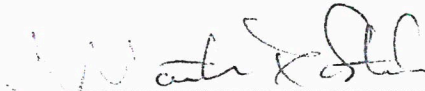
WHEREAS, Tollgate Farms is located in an R-1 zoning district that as of December 31, 1997 permits agriculture as confirmed by Bill Galestok, Planning Director, Lower Township; and

WHEREAS, Tollgate Farms has demonstrated that her 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

WHEREAS, Tollgate Farms had sold a part of the farm with a barn to the State of New Jersey and was now in need of a storage area; and

Farms, as a commercial farm is approved and the Site Specific Management Practice to construct a barn 39x79 for storage purposes is also approved and any change in agriculture production and use of the farm that would generate additional traffic and parking along Sunset Boulevard would require a designated parking area within the farm lots; and,

BE IT FURTHER RESOLVED, that the Board shall forward a copy of its written recommendation of the commercial farm designation of Neva Sachar, Tollgate Farms, the SADC, Lower Township, and any other individual or organizations deemed appropriate by the Board within 30 days of the recommendation.



Matthew P. Stiles, Vice-Chairman

Offered By: *James Hark*

Seconded By: *Alfred Nataka*

Yes: *5*

No:

Absent: *1*

Adopted: *September 24, 2018*

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NJ STATE AGRICULTURE  
DEVELOPMENT COMMITTEE