



September 20, 2013

Constance Cardillo
Russells' Acres

Woolwich Township, NJ, 08085

RE: **Adjustment to Direction of Proposed Barn
Block 56, Lot 3
Township of Woolwich, Gloucester County, NJ**

Dear Ms. Cardillo:

This letter addresses an interpretation that you requested by the Gloucester County Agriculture Development Board (CADB) regarding a Site-Specific Agricultural Management Practice (SSAMP) that was recently approved by the same.

To provide a history on this matter, on May 16, 2013, the CADB heard and made a motion to approve your request for a site-specific agricultural management practice recommendation pursuant to N.J.A.C. 2:76-2.3 on Block 56, Lot 3, Woolwich Township, as to the construction of a barn for equine activities, and to the dedication of the associated area for those activities. This item was formally approved by a resolution of the CADB at its meeting on June 27, 2013. One of the items that the CADB used in its decision was a sketch plan that was identified as Exhibit "GC-1/E" in the June 27, 2013 resolution passed by the CADB. This sketch showed the property as a whole, and also identified an approximate 3-acre fenced-in area to be used for the proposed equine operation. The proposed barn was also included and identified in this fenced-in area. As per the sketch the barn was to be constructed horizontally, or north-to-south, in relation to the property itself.

Recently you contacted this office and inquired if it was permissible for the barn to be constructed vertically, or east-to-west, as opposed to horizontally, or north-to-south, as shown on the sketch plan. You indicated that the reason for the request was that if the barn was to be constructed as shown on the sketch plan a minimum of 25 loads of fill would be required to be delivered to the property, which would greatly increase the costs associated with construction. By adjusting the direction of the barn 90-degrees only a maximum of 5 loads would be required. Additionally, you indicated that you were not requesting to change the location of the proposed barn itself; only its direction.

BOARD OF
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You also indicated that the Township of Woolwich requested that you bring this to the CADB, since it was this Board that approved the original SSAMP and indicated in our resolution that it maintained jurisdiction over the matter. This was later confirmed by a September 12, 2013, e-mail from the Woolwich Township Joint Land Use Board Secretary to the Office of Land Preservation requesting the same.

Based on the above I informed both you and the Township of Woolwich that I would bring this matter to the attention of the CADB at its meeting on September 19, 2013. As such on September 19, 2013, I presented this matter to the CADB for their determination as to whether the adjustment of the proposed barn's direction was still consistent with SSAMP approval previously granted by the Board.

Upon discussion at its September 19, 2013 meeting the CADB determined that the adjustment of the proposed barn's direction was in fact still consistent with SSAMP approval previously granted by the Board. The Board based this decision on the following:

- In its original approval the CADB approved an area for the equine operation itself (that being the approximate 3-acre fenced in-area as identified in the sketch plan), in addition to the construction of the barn associated with it.
- As the proposed barn is still to be included in this approved area for the equine activities the adjustment of the barn's direction would still be consistent with the CADB's approval as per its June 27, 2013 resolution.
- The adjustment of the proposed barn's direction presents no health or safety concerns, and will in fact require less fill materials to be brought on-site in relation to its original north-south direction.

The Board further based its decision on the two additional documents as identified below (both of which are attached to this correspondence):

1. A revised sketch plan that details the new proposed barn in relation to the old one.
2. An additional drawing with sketches of the original and new barn positions, with details on the amount of fill that would be required for each.

As per the CADB's determination I have been directed to provide you with this correspondence. Please be advised that this correspondence is also being provided to the Township of Woolwich Administrator and the Secretary of the Township of Woolwich's Joint Land for their information. In addition, if you have any questions or require further information please contact me at (856) 307-6451.

Sincerely,



Ken Atkinson, Director
Gloucester County Office of Land Preservation

/ka
enclosures

- c. Carmen Malignaggi, Assistant County Counsel/Solicitor, CADB
Jane Dibella, Administrator, Township of Woolwich
Christina Marquis, Secretary, Joint Land Use Board, Township
of Woolwich

BLOCK 56
LOT 4.25

SETBACK

TRIBUTARY OF
RACCOON CREEK

150 MAXIMUM
ASSUMED WETLANDS
BUFFER, TYP.

150
ASSUMED
WETLANDS
BUFFER

PROPOSED
3 ACRES
OF FENCED
PASTURE AREA

OLD

500' AREA SUBJECT TO
WATERFRONT DEVELOPMENT

564'

ACTIVE FARMLAND

PROPOSED
FENCE, TYP.

PROPOSED BARN

NEW

263'

32.67'

670'

BLOCK 56
LOT 3
25.73 AC

ACTIVE FARMLAND

60' FRONT YARD SETBACK

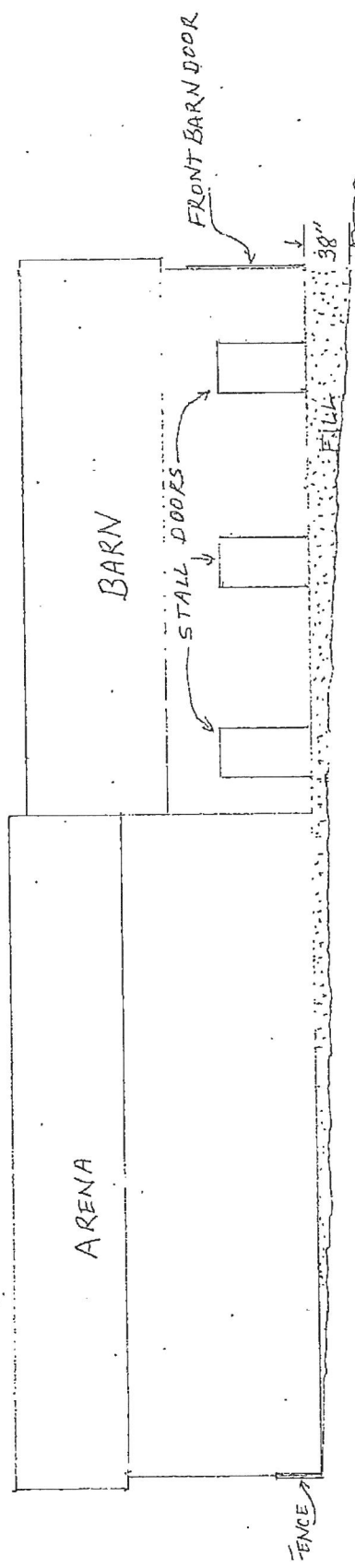
1378'± (EXIST. R.O.W.)

24.75'

RUSSELL MILL ROAD

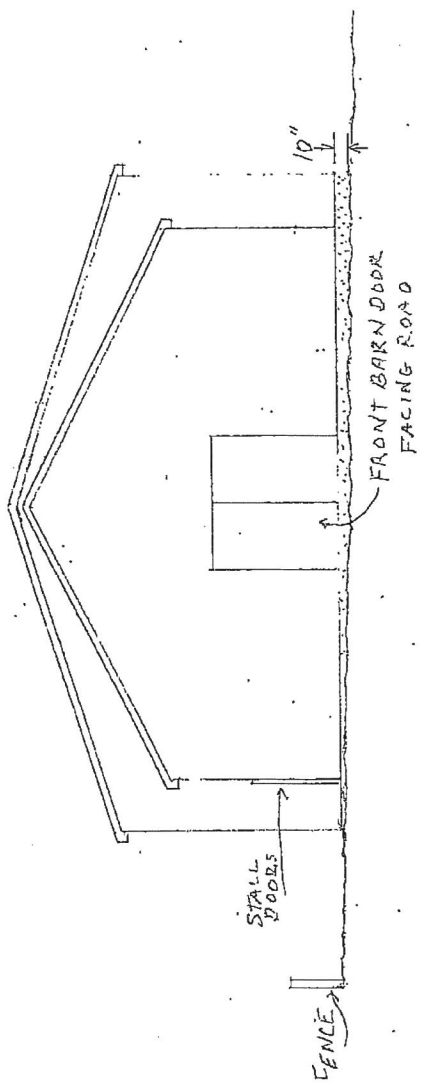
SOUTH →

ORIGINAL POSITION



25 LOADS OF FILL (MIN.) REQUIRED
FOR ORIG. POSITION
RAMPS WOULD BE NEEDED FOR FRONT
BARN DOOR & STALL DOORS

POSITION ROTATED 90°
CLOCKWISE



IN ROTATED POSITION, APPROX. 5 LOADS
OF FILL WOULD BE NEEDED.
NO RAMPS NECESSARY

NOTE: GRADE IS LEVEL EAST TO WEST