

**RESOLUTION OF THE  
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD  
FOR  
SITE SPECIFIC AGRICULTURAL MANAGEMENT PRACTICE  
RECOMMENDATION  
UNDER THE NEW JERSEY RIGHT TO FARM ACT**

Mr. McCarthy offered the following resolution and moved its adoption:

WHEREAS, Carmine Casola, Jr., trading as Triple C Nurseries ("Applicant"), has applied to the Monmouth County Agriculture Development Board ("the Board") pursuant to N.J.A.C. 2:76-2.3, requesting a determination from the Board as to whether the proposed construction of a greenhouse to be attached to an existing farm market operated by him at Block , Lot , in the Township of Colts Neck, New Jersey ("the Property"), constitutes a generally accepted agricultural operation or practice; and

WHEREAS, the Applicant uses and proposes to use the Property as a farm market; and

WHEREAS, a site visit to the Property was conducted on March 19, 2003 ("the Site Visit"), which was attended by Board staff member Karen Colvin, William Sciarappa of Rutgers University, and Timothy Anfuso, Colts Neck Township Planner; and

WHEREAS, a report of the Site Visit was submitted to the Board; and

WHEREAS, the Board conducted a hearing on the Applicants' application on April 2, 2003, at which Carmine Casola, Jr. represented himself; and

WHEREAS, Carmine Casola, Jr. testified concerning the farm market operation at the Property; and

WHEREAS, the Board considered the evidence presented in support of the application, including the Applicant's testimony and certification, sketch plat, manufacturer's greenhouse

brochure and sketch plat; and

WHEREAS, the Board considered letters presented from Colts Neck Township dated February 12, 2003, and March 20, 2003; and

WHEREAS, the Board considered its own exhibits which were a staff report, staff photographs and a letter from William Sciarappa.

NOW, THEREFORE, based on the evidence presented, the Board makes the following findings of fact and conclusions of law:

1. The Property comprises approximately 5.5 acres;
2. The Property produces sales of farm product of at least \$250,000 per year;
3. The zoning of the Property as of December 31, 1997, was A-1, in which agriculture is a permitted use and the use is consistent with the Master Plan;
4. The Property is a commercial farm market within the meaning of the Right to Farm Act;
5. The proposed greenhouse is a double wide gutter connect greenhouse measuring 42 feet by 96 feet, which will be attached to the rear of the existing farm market building which is currently undergoing extensive renovations and access to the greenhouse will be via double wide glass doors;
6. The greenhouse will have a four inch deep stone base for drainage;
7. Public access to the greenhouse will not be permitted;
8. The proposal to attach the greenhouse to the existing farm market will result in a front setback of 46 feet, whereas 75 feet is required by Section 102-84 of the Colts Neck Development Regulations;
9. Attaching the greenhouse to the farm market will result in a more efficient use of

the entire farm market facility and will avoid damage and shock to produce; and

10. Attaching the greenhouse to the rear of the existing farm market will not have a negative impact on traffic at the site, nor will it exacerbate the municipal setback nonconformity;

11. Attaching a greenhouse to a retail farm market is a generally accepted agricultural management practice.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby recommends the proposed greenhouse addition at the Property as an accepted agricultural management practice under the New Jersey Right to Farm Act.

Seconded by Mr. Rifkin and adopted on a roll call by the following vote:

	YES	NO	ABSTAIN	ABSENT
Mr. Bullock	X			
Mr. Buscaglia	X			
Mr. Holland	X			
Mr. Hom	X			
Mr. Illmensee (Recused)				
Mr. McCarthy	X			
Mr. McCormack	X			
Mr. Potter (Recused)				
Mr. Puglisi				X
Mr. Rifkin	X			
Mr. Stuart (Recused)				

I certify that foregoing is a true copy of the Resolution of the Monmouth County Agriculture Development Board duly adopted at a regular meeting of the Board on April 2, 2003, and memorialized on May 7, 2003.

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Richard Obal, Secretary