

**RIGHT TO FARM RESOLUTION NO. 06 – 01**

**RESOLUTION OF THE WARREN COUNTY AGRICULTURE  
DEVELOPMENT BOARD FINDING THAT IT HAS JURISDICTION IN THE  
MATTER OF THE APPLICATION OF CHELSEA FORGE VINTNERS, LLC  
RIGHT-TO-FARM APPLICATION AND APPROVING THE APPLICATION OF  
CHELSEA FORGE VINTNERS, LLC, FOR CONSTRUCTION OF AN  
ADDITION TO ITS BUILDING**

**WHEREAS**, Chelsea Forge Vintners, LLC, applied to the Warren County Agriculture Development Board for approval to construct an addition to its existing building for storage of processing equipment, barrels of wine and supplies located at [REDACTED], Pohatcong, New Jersey; and

**WHEREAS**, THE Board determined that Chelsea Forge Vintners, LLC, operates a commercial farm in accordance with the requirements of N.J.S.A. 4:1C-9 and that it is engaged in a generally accepted agricultural operation or practice pursuant to N.J.A.C. 2:76-2B.2; and

**WHEREAS**, the applicant testified that this is a small addition to an existing agricultural use which will be utilized to house activities directly related to that use; and

**WHEREAS**, the Township of Pohatcong argued that the applicant should be required to obtain site plan approval; and

**WHEREAS**, having considered the evidence and testimony submitted by the parties and the Township of Pohatcong's arguments; and

**NOW, THEREFORE BE IT RESOLVED** that based upon the evidence submitted the Board finds as follows:


- 1) That Chelsea Forge Vintners, LLC, operates a commercial farm in accordance with the requirements of N.J.S.A. 4:1C-9;
- 2) That Chelsea Forge Vintners, LLC, is engaged in a generally accepted agricultural operation or practice pursuant to N.J.A.C. 2:76-2B.2;
- 3) That Chelsea Forge Vintners, LLC, has a legitimate farm-based reason for not complying with the Township of Pohatcong's ordinances requiring site plan approval as it is a small addition to an existing building to house additional processing equipment and provide underground storage area for barrels of wine and supplies which are directly related to the agricultural use which presently exists on the property, as shown on the site plan of Monmouth Design Associates dated March 11, 2005, attached to and made a part of this resolution;

- 4) That the addition will not implicate any health, safety or welfare issues which do not already exist on the premises;
- 5) That the Township of Pohatcong shall immediately issue all appropriate permits for the construction of an addition to the building as presented in the plans submitted;
- 6) That the Board retains jurisdiction of this matter.

#### CERTIFICATION

I, Robert J. Resker, Administrator of the Warren County Agriculture Development Board, do hereby certify the foregoing to be true and accurate copy of a Resolution adopted by the Warren County Agriculture Development Board at a meeting of said Committee held on April 10, 2006.

**IN WITNESS WHEREOF**, I have hereunder set my hand on this Twenty-third day of August, 2006.

  
Robert J. Resker