

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Martin Bullock
Chairman



Hall of Records Annex
2nd Floor
One East Main Street
Freehold, New Jersey 07728
732-431-7460

Agenda for a Regular Meeting of the
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Tuesday, February 3, 2026, 7:00 PM

Hybrid Meeting via WebEx or In Person at Address on Letterhead

Meeting Link: <https://bit.ly/Feb3MCADB>

Meeting Number/Access Code: 2347 939 3075

General Attendee Password: winter

Telephone Option: 1-408-418-9388

General Attendee Telephone Password: 946837

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1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. STATEMENT OF COMPLIANCE
 4. ROLL CALL – ATTENDANCE
 5. ADOPTION OF MINUTES – January 2026 Regular Session
 6. CORRESPONDENCE AND OTHER DOCUMENTS
 7. REGULAR REPORTS:
 - A. Chairman
 - B. State Agriculture Development Committee
 - C. Staff
 - D. Municipal Representatives
 - E. County Board of Agriculture
 - F. Rutgers Cooperative Extension
 8. OLD BUSINESS
 - Memorialization of Resolution 2026-1-1
 9. NEW BUSINESS
 - Deed Interpretation Request (Block 46 Lot 21 Millstone Township)
 10. RIGHT-TO-FARM AND STEWARDSHIP ISSUES
 - Status Reports
 - Public Hearing for a Conflict Resolution Request (Block 154 Lot 6 Howell Twp)*
 11. PUBLIC COMMENT – Limited to 5 minutes per speaker
 12. NEXT MEETING: **Tuesday, March 3, 2026, 7:30 PM**
 13. ADJOURNMENT

*See Page 2 for more details



The Township of Howell (“Complainant”) has filed a Right to Farm complaint with the Monmouth County Agriculture Development Board (“MCADB” or “Board”) against Samrock Stables LLC a.k.a. Angel and Jules Not So Ordinary Farm a.k.a Julia Callano (“Respondent”). The Complainant makes this filing pursuant to N.J.S.A 4:1C-1 *et seq.* The complaint asserts that the property is being operated as a commercial school and a summer camp.

The conflict resolution hearing consists of two parts. Part 1 – the commercial farm eligibility portion – has been completed. In December, the Board determined that Samrock Stables qualifies as a commercial farm. Part 2 – the Farm’s Operations and Practices – will be the focus on the February 3, 2026 hearing. Specifically, the hearing will consider whether a commercial school and summer camp are, in fact, operating on the premises. Further, the hearing will examine the farm’s agricultural production, on-farm direct marketing activities, and equine activities and evaluate the eligibility of those activities and any others taking place on the property for right-to-farm protection. Health and safety considerations will also be explored.

The Complainant will first present its case. The Respondent will be allowed to present and respond to the Complainant’s proofs. The Board will have the opportunity to seek clarifications and ask questions of each presenter and witness. Subsequently, the public will be permitted to question each presenter and witness about the specific testimony given. After the completion of presentations and witness testimony by both the Complainant and Respondent, the public will have the opportunity to comment on the agricultural management practices that take place on the property but will be limited to 5 minutes each. Lastly, the Board will deliberate and adopt a resolution.