

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Michael Matthews
Chairman



Hall of Records Annex
2nd Floor
One East Main Street
Freehold, New Jersey 07728
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Agenda for a Regular Meeting of the
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

Tuesday, December 2, 2025, 7:00 PM

Hybrid Meeting via WebEx or In Person at Address on Letterhead

Meeting Link: <https://bit.ly/Dec2PinkFlamingo>

Meeting Number/Access Code: 2341 569 4754

Password: decemberday

Telephone Option: 1-408-418-9388

Password: 33236238

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1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. STATEMENT OF COMPLIANCE
 4. ROLL CALL – ATTENDANCE
 5. ADOPTION OF MINUTES – November 2025 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 2025-10-1 (Block 42 Lot 22, Howell Township)
 9. NEW BUSINESS
 10. RIGHT-TO-FARM AND STEWARDSHIP ISSUES
 - Status Reports
 - Passage of S3226/A4603
 - Commercial Farm Certification 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, January 13, 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 will consist of two parts. The first part – the commercial farm eligibility portion of the hearing – has been placed on this December 2, 2025 MCADB agenda. The parties will be focused on the following questions:

1. What is the Farm Management Unit as defined by N.J.S.A. 4:1C-3? If the Farm Management Unit consists of multiple parcels, which parcels are the focus of the complaint? What is the size of the entire Farm Management Unit?
2. Who is the respondent? If there are disparate individual and business interests or ownerships, do they operate as a single enterprise per N.J.S.A. 4:1C-3?
3. Is there sufficient proof of agricultural or horticultural production exceeding the minimum threshold? Do the documents clearly tie back to the respondent and single enterprise?
4. Is the property farmland assessed or eligible for farmland assessment?
5. Does the property lie in a zone in which agriculture is a permitted use, or was the farm in operation before July 2, 1998?
6. Do the operation’s practices to be covered by the conflict resolution determination match permissible activities listed in N.J.S.A. 4:1C-9, and do the commodities associated with N.J.S.A. 4:1C-9 (a) match with a North American Industry Classification System (NAICS) code(s) or Standard Industrial Classification code(s)?
7. Is the farm in compliance with other relevant state and/or federal laws?

The Respondent will first present on the above jurisdictional questions. Then the Complainant will be allowed to present and respond to the Respondent’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 Respondent and Complainant, the public will have the opportunity to comment on the above-listed issues (limited specifically to items 1-7 detailed above) to be addressed at the commercial farm eligibility portion of the hearing but will be limited to 5 minutes each. Lastly, the Board will deliberate and adopt a resolution.

If the operation is determined to be a commercial farm, and the disputed activities are eligible for further review as per N.J.S.A. 4:1C-9, then there will be an opportunity at a subsequent date to provide comment on the agricultural management practices that take place on the property.