

ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD
6260 Old Harding Highway
Mays Landing, New Jersey, 08330
(609) 625 - 3144

RESOLUTION OF THE ATLANTIC COUNTY AGRICULTURE DEVELOPMENT BOARD APPROVING APPLICANT'S REQUEST FOR A SITE-SPECIFIC DETERMINATION IN THE MATTER OF JOHN MOLLINELLI'S APPLICATION FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING WAREHOUSE STRUCTURE

WHEREAS, a commercial farm owner or operator may make a request to the Atlantic County Agriculture Development Board (hereinafter CADB) to determine if his or her operation constitutes a generally accepted agricultural management practice; and

WHEREAS, John Molinelli is the owner of 5080 Landis Avenue (County Route 540) in Buena Vista Township, known as Block 5901, Lot 29 on the official tax map of the Township of Buena Vista, Atlantic County;

WHEREAS, John Molinelli applied to the Atlantic County Agriculture Development Board for determination of a Site-Specific Agriculture Management Practice for construction of a 70' x 100' addition to an existing warehouse located on Block 5901, Lot 29;

WHEREAS, the proposed structure will be utilized by the applicant for packing, cold storage, and distribution of crops grown on this property and others in the South Jersey area;

WHEREAS, the property is located in a Pinelands designated Agriculture Production Area;

WHEREAS, the completion of an application to the Pinelands Commission is not required for the improvement, expansion, construction, or reconstruction of any structure used exclusively for agricultural or horticultural purposes;

WHEREAS, the property and its existing improvements do not meet current zoning standards for lot area, lot width, lot cover and side yard setback;

WHEREAS, the applicant has provided sufficient proof that he operates a commercial farm in accordance with N.J.S.A. 4:1C-3 and that he is engaged in a generally accepted agricultural operation or practice pursuant to N.J.A.C. 4:1C-9;

WHEREAS, pursuant to N.J.A.C. 2:76-2.3(c), notice of the request has been provided to the State Agriculture Development Committee and Buena Vista Township, advising of the receipt and nature of the request;

WHEREAS, the CADB sought the input and assistance of Rutgers Cooperative Extension agent and the Cape Atlantic Soils Conservation District in consideration of the request;

WHEREAS, on February 8, 2011, members of the Atlantic County Agriculture Development Board, local Soils Conservation District, and CADB staff met with the applicant on-site to discuss the proposal;


WHEREAS, the request was then discussed at a meeting of the Atlantic County Agriculture Development Board on February 8, 2011;

NOW, THEREFORE BE IT RESOLVED, that the Atlantic County Agriculture Development Board finds as follows:


1. The applicant, John Molinelli operates a commercial farm as defined at N.J.S.A. 4:1C-3 and that he is engaged in a generally accepted agricultural operation or practice pursuant to N.J.A.C. 4:1C-9;
2. The proposed improvements will not implicate any health, safety or welfare issues;
3. The applicant has a legitimate agriculture-based reason for nonconformance with current zoning requirements;
4. The CADB hereby determines that the proposed construction activities constitute a generally accepted agriculture management practice, provided that the activities must conform to all relevant federal and state statutes, rules, and regulations.
5. The Township of Buena Vista should issue all appropriate permits for the construction of the proposed addition as presented in the application submitted to the CADB;
6. The Board retains jurisdiction of this matter.
7. In the absence of any objections to be raised with the CADB within the next thirty days, the Resolution shall take effect on Thursday, March 10, 2011.

BE IT FURTHER RESOLVED, that the Board shall forward a copy of its written recommendation of the site-specific AMP to John Molinelli, the SADC, the Township of Buena Vista and any other individuals or organizations deemed appropriate by the Board within 30 days of the recommendation.

Adopted February 8, 2011 by the Atlantic County Agricultural Development Board:


Jerry DeFiccio
Chairman

ATTEST:


Dominick Cassetta
CADB Administrator

DOMINICK CASSETTA, JR
Notary Public of New Jersey
My Commission Expires Feb. 28, 2011