

# **RESOLUTION**

**RE: Dispute Resolution Hearing, N.J.A.C. 2:76-2.10  
In the Matter of Stonybrook Meadows  
Block , lot , Township of East Amwell, County of Hunterdon**

## **WHEREAS:**

On September 15, 2005, a Right to Farm (“RTF”) Application for Hearing was submitted to the Hunterdon County Agriculture Development Board (“CADB”), along with a Commercial Farm Certification completed by Ann Del Campo, owner of Stonybrook Meadows (Block , Lot ), an equestrian facility. The RTF Application requested approval from the CADB for the erection and maintenance of ten (10) run-in sheds (3 existing sheds, 7 new sheds) on the property.

At its October 13, 2005 meeting, the CADB discussed the application and confirmed that Stonybrook Meadows is a commercial farm operation. A Right to Farm hearing was scheduled for November 10, 2005 in accordance with N.J.A.C. 2:76-2.10.

On October 26, 2005, the CADB conducted a site visit at the Stonybrook Meadows property.

On November 10, 2005, the CADB held a public hearing to determine:

- (1) Whether the farming/equine activities conducted on the property by Stonybrook Meadows constitutes a generally accepted agricultural practice;
- (2) Whether Stonybrook Meadows can erect and maintain 10 run-in sheds for horses on the property.

Formal notice of the meeting was published in the Hunterdon County Democrat and served via certified mail on all landowners within 200 feet of the subject property.

At the hearing, Ann Del Campo appeared on behalf of Stonybrook Meadows. No representative from the Township of East Amwell was present at the hearing. In lieu of an appearance, a letter was submitted to the CADB by Joan McGee, East Amwell Planning Board Administrator dated November 10, 2005 addressing the Township’s concerns with the application.

The Exhibits introduced at the hearing were marked as follows:

- A-1 Hearing Presentation Outline prepared for CADB by Ann del Campo
- A-2 Sketch of Block , Lot with proposed stalls

- A-3 Survey Map of Block , Lot
- A-4 Photos of outbuildings and temporary structures
- A-5 Hunterdon County Health Department Construction Permit Referral Form dated 9/28/04
- A-6 Letter from Applicant to East Amwell Township Board of Adjustment confirming site visit by CADB
- A-7 Letter from Kurt Hoffman, Mayor, East Amwell Township to Leilani Hershey, Senior Planner, Hunterdon County Planning Board dated November 3, 2005
- A-8 Letter from Applicant to East Amwell Township dated November 4, 2005
- A-9 Letter from J. Douglas Orr, East Amwell Township Zoning Officer to Applicant dated September 15, 2004
- A-10 Inter-Office Memo from Joan K. McGee, East Amwell Township Planning Board Administrator to Stew Doddy, Construction Official and Doug Orr, Zoning Officer dated November 9, 2004
- A-11 Memo to Maria Andrews (Administrative Officer, Zoning Board of Adjustment) from Applicant dated May 7, 2005
- A-12 Preliminary and Final Major Site Plan check list for East Amwell Township
- A-13 Letter from J. Douglas Orr, East Amwell Township Zoning Officer to Applicant dated June 8, 2005
- A-14 Letter from Maria Andrews Administrative Officer, East Amwell Township Board of Adjustment to Applicant dated August 11, 2005
- A-15 E-mail from East Amwell Township Board of Adjustment attorney to Douglas Orr, dated July 21, 2005.
- A-16 Memorandum to CADB from East Amwell Planning Board Administrator dated November 10, 2005 regarding Township's position on the application

Ann Del Campo presented her RTF application to the CADB. She provided the CADB with a brief history and explanation of the equine activities conducted on the property. In addition, she testified as to the necessity and benefits of maintaining run-in sheds for the horses. The presentation by Ann Del Campo is outlined in Exhibit A-1. Oliver Elbert testified in support of the application by Stonybrook Meadows.

The CADB considered the Township's concerns with the application as set forth in the letter submitted by the East Amwell Township Planning Board Administrator (Exhibit A-16).

**NOW, THEREFORE, BE IT RESOLVED THAT THE HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD MAKES THE FOLLOWING FINDINGS OF FACT:**

1. The property in question is known as Block , Lot in the Township of East Amwell.
2. Stonybrook Meadows runs a commercial farming operation on the property and is entitled to protection under the New Jersey Right-to-Farm law.

3. The Township of East Amwell denied zoning approval for the erection and maintenance of horse run-in shed structures on the Stonybrook Meadows property.
4. The installation of run-in sheds is an important component of good equine management and constitutes an acceptable agricultural management practice for the Stonybrook Meadows property.
5. The impervious surface coverage of ten proposed run-in sheds on the property poses minimal impact on the environment.

**NOW, THEREFORE, BE IT RESOLVED BY THE HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD AS FOLLOWS:**

1. The Right to Farm application submitted by Stonybrook Meadows to erect and maintain 10 run-in shed structures on the property is approved.

Dated: December 8, 2005

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SUSAN BLEW, Chairperson