

**RESOLUTION OF THE**  
**MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD**  
**RECOMMENDATION FOR A SITE SPECIFIC**  
**AGRICULTURAL MANAGEMENT PRACTICE (SSAMP)**  
**GASKO FAMILY FARM**

**WHEREAS**, pursuant to the Right to Farm Act, N.J.S.A. 4:1C-1 et seq. and State Agricultural Development Committee (hereinafter "SADC") regulations, N.J.A.C. 2:76-2.3, a commercial farm owner or operator may make a request to the County Agriculture Development Board (hereinafter "Board") to determine if his or her operation constitutes a generally accepted agricultural management practice; and,

**WHEREAS**, on January 26, 2004 Mr. Anthony Sposaro, Attorney for the Gasko Family Farm on Block , Lot , Federal Road in the Township of Monroe made a request in writing to the Board for its review of the ability to replace 8,800 square feet of existing greenhouse for a 60' x 98' Morton Building to house the business and commercial aspects of the farm; and

**WHEREAS**, pursuant to N.J.A.C. 2:76-2.3(c) the Board advised, in writing, the SADC and the Township of Monroe of Mr. Sposaro's request; and,

**WHEREAS**, on February 6, 2004, Mr. Sposaro on behalf of the Gasko Family Farm provided to the Board the commercial farm certification including supporting documentation, attached hereto; and,

**WHEREAS**, the Board sought the advise of George Wulster, Extension Floriculture Specialist, Rutgers Cooperative Extension; Janice Reid, District Conservationist, USDA, NRCS; Dr. A.J. Both, Assistant Extension Specialist, Rutgers University; Ernest Feist, Monroe Township Engineer; and Bill Hlubik and Richard Weidman, Rutgers Cooperative Extension Service and on March 22, 2004 the Board conducted a site inspection which included Peter Gasko, farm owner; Anthony J. Sposaro, Attorney for Mr. Gasko; George Wulster, Extension Floriculture Specialist, Rutgers Cooperative Extension; Janice Reid, District Conservationist, USDA, NRCS; Dr. A.J. Both, Assistant Extension Specialist, Rutgers University; Ernest Feist, Monroe Township Engineer; and Richard Weidman, Rutgers Cooperative Extension Service; Wayne Hamilton, Administrator, Monroe Township; Len Zivin, Zoning Officer, Monroe Township; Robert Tucker, Planner, Monroe Township; James Berg, Morton Buildings; Roy Etsch, Middlesex CADB; Robert Southwick, Middlesex CADB; and Linda Busch, CADB Administrator to determine the appropriateness of replacing the 8,800 square foot greenhouse for a 60' x 98' Morton Building; and

**WHEREAS**, at a public meeting on April 21, 2004, the Board unanimously agreed to review the request for a SSAMP for the Gasko Family Farm after making the following findings of fact:

1. Mr. William Gasko, Sr. is the owner of the 71.6 acre Gasko Family Farm and William Gasko, Sr., William Gasko Jr., and Peter Gasko own the farm operation;
2. The property is a commercial farm, as defined by N.J.S.A. 4:1C-3 and N.J.S.A. 2:76-2.1, which produces agricultural and/or horticultural products worth \$2,500.00 or more annually and eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964;
3. A list of agricultural and/or horticultural products produced on the farm is attached;
4. The land has been in farm operation since at least 1997, agriculture is a permitted use under the Monroe zoning ordinance and is consistent with the municipal master plan; and,

**WHEREAS**, at its public meeting on April 21, 2004, the Board reached the following conclusions based on information provided by the farm operator and by the participants of the site inspection:

1. In New Jersey where greenhouse growers are predominantly marketing at the retail level, the Morton building type of structure is frequently used as a display and sales area;

2. The proposed building will include gutters and downspouts which will direct runoff to existing drainage structures. There will be no change to the amount of impervious cover on the farm because the proposed building will be located where building/pavement currently exists. The existing drainage system appears adequate and the new building should have no impacts to the runoff of the farm;
3. There are no soil issues of concern;
4. The proposed construction plan falls within the accepted agriculture management practices for greenhouse operations;
5. The construction will benefit both the farmer and the public visiting the facility;
6. The Morton Building is also considered a farm market and as such under the Right to Farm Act 4:1C9c, farm markets are subject to municipal review for building construction and for parking;
7. The only change from the current farm operation is the replacement of the greenhouse for the Morton Building. No additional traffic is anticipated. There will be no changes in the existing parking, lighting, ingress, egress, hours of operation, and traffic flow;
8. The Gasko Family Farm should follow municipal guidelines and regulations and as such, the CADB requested that a Monroe municipal official attend the next public meeting of the CADB on May 19, 2004 to comment on the request for a SSAMP;

**WHEREAS**, at the continuation of the review of the Gasko Family Farm request for a SSAMP at the public meeting on May 19, 2004, the Board reached the following conclusions:

- On advice of counsel after review of applicable case law, state statutes and regulations, the Middlesex CADB can act to approve this SSAMP at its discretion based upon information provided by the applicant and recognized experts;
- It is determined that this application is for construction of one Morton Building that replaces an existing greenhouse and does not include any additional improvements;

**NOW THEREFORE BE IT RESOLVED**, that the Board hereby determines that the replacement of existing greenhouses with a Morton Building for the commercial aspects of the farm operation is integral to the farm operation and constitutes a generally accepted agricultural management practice; and

**BE IT FURTHER RESOLVED**, that the decision of the Board is contingent upon a municipal permit for building construction; and

**BE IT FURTHER RESOLVED**, that the Board shall forward a copy of this Resolution and supporting documents to the owners of the Gasko Family Farm, the SADC, the Township of Monroe and any other individuals or organizations deemed appropriate by the Board within 30 days of the recommendation.

I certify that the above Resolution was unanimously adopted at a regular meeting of the Middlesex County Agriculture Development Board on May 19, 2004.

Adopted: May 19, 2004  
MIDDLESEX COUNTY AGRICULTURE  
DEVELOPMENT BOARD

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Peter A. Cantu, Chairman

Attest: \_\_\_\_\_  
William J. Kruse, Assistant Planning Director  
Middlesex County Planning Department

LRB:lak

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