

**RESOLUTION OF THE
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD
RECOMMENDING SITE SPECIFIC AGRICULTURAL MANAGEMENT PRACTICE**

Mr. Thomas Geran offered the following resolution and moved its adoption:

WHEREAS, Joyce Zemo ("Applicant"), an owner of Riataman Ranch, applied to the Monmouth County Agriculture Development Board ("the Board") requesting a determination if the Applicant's operations at 27 East Farms Road, Farmingdale, New Jersey, Block 219, Lot 5, (the "Property"), constitute generally accepted agricultural operations or practices; and

WHEREAS, the specific activities under consideration by the Board consist of breeding of quarter horses, Andalusians and paints, sales of breeding stock, boarding of horses, breaking, training of horses, breeding and sale of cows, horse/pony riding lessons (English and Western riding), dressage, horseshows, team penning, calf roping and rodeos. The rodeos include barrel racing, team penning, calf roping, bull riding, mechanical bull riding, equestrian exhibits and trickroping, and said activities take place between April and October every 3 to 4 weeks in good weather;

WHEREAS, the Applicant has certified that the Property is five acres or more, produces agricultural and/or horticultural products worth \$2,500.00 or more annually, and is eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964; and

WHEREAS, a site visit was conducted on July 6, 2006 by Board members Potter, Geran and Buscaglia; Board staff; and William Sciarappa of Rutgers Cooperative Extension, and Board members Halka, Potter and Buscaglia attended an exhibition of the rodeo on July 9, 2006; and

WHEREAS, reports of the site visits were prepared by William Sciarappa and Board member Potter and entered into evidence; and

WHEREAS, a hearing was conducted before the Board on August 2, 2006, during which

the Applicant and co-owner Juan Jose Marrufo (the “Owners”) were represented by counsel, Ernest Bongiovanni, Esq.; and

WHEREAS, the Applicant presented testimony describing the operations of the farm and the specific activities under consideration by the Board; and

WHEREAS, the Applicant entered into evidence the following exhibits in support of their application:

- a. MCADB handout titled “Riataman Ranch SSAMP Hearing”, which consisted of several documents set forth on the record (Ex. A-1);
- b. SADC Hearing Report for Capo/Rainbow Ranch RTF Matter (Ex. A-2);
- c. Article dated June 26, 2005, from the Asbury Park Press entitled “Cattle Call” (Ex. A-3);
- d. Event Notice dated June 4, for Curry Farms Cowboy Adventure (Ex. A-4);
- e. Technion Inc., Testing and Research Laboratories report dated April 5, 2005;
- f. Various violation notices issued by the Township of Howell against the Owners; and

WHEREAS, Mr. Vito Marinaccio, the Director of Land Use for the Township of Howell, entered into evidence photographs from May 17, 2005, (Ex. O-1) but did not appear in opposition to the application; and

WHEREAS, after considering the evidence presented by and on behalf of the Applicant, and the evidence submitted by and on behalf of Mr. Marinaccio, and after hearing the arguments of the Applicants' counsel, and comments from the public, the Board makes the following findings of fact and conclusions of law:

1. The Property is known as Riataman Ranch, and it is located at 27 West Farms Road, Howell Township and it is shown on the municipal tax map as Block 219, Lot 5;
2. The Applicants, Joyce Zemo, and Juan Jose Marruto, are the owners of the Property;
3. Riataman Ranch is a commercial farm within the meaning of the New Jersey Right to Farm Act and is eligible for differential property taxation under the Farmland Preservation Assessment Act of 1964;
4. The Property is operated as a horse farm and the Owners operate a rodeo on the Property between the months of April and October every 3 to 4 weeks in good weather as an income producing adjunct to the horse farm operation;
5. Rodeo events also take place nearby on the Curry Farm, also located in Howell Township;
6. The Property comprises approximately 5.24 acres;
7. The Owners propose to continue operating the rodeo as well as all other activities set forth in the application;
8. The horse farm and rodeo are operated in accordance with accepted agricultural management practices pertaining to such operations;
9. The activities at Riataman Ranch are conducted in accordance, and are consistent with, the State Agriculture Development Committee's ("SADC") draft agricultural management practices for equine operations ("AMP") and the SADC's draft amendments to its draft equine operations AMP;
10. Various violations had been previously issued by the Township of Howell against the Owners and were presented to the Board for resolution. However, because the violations are not within the Board's jurisdiction to adjudicate, they were not considered by the Board;

NOW, THEREFORE, BE IT RESOLVED that, based on the aforesaid findings of fact and conclusions of law, the Monmouth County Agriculture Development Board recommends that the following activities, considered together, are generally accepted agricultural management operations or practices under New Jersey's Right to Farm Act:

Breeding of quarter horses, and Andalusians and paints, sales of breeding stock, boarding of horses, breaking, training of horses, breeding and sale of cows, horse/pony riding lessons (English and Western riding), dressage, horseshows, team penning, calf roping and, every three to four weeks between April and October, rodeos which include barrel racing, team penning, calf roping, bull riding, mechanical bull riding, equestrian exhibits and trickroping.

Seconded by Mr. Halka and adopted on a roll call by the following vote:

	YES	NO	ABSTAIN	ABSENT
Mr. Bullock	X			
Mr. Buscaglia			X	
Mr. Geran	X			
Ms. Giamanco				X
Mr. Giambrone	X			
Mr. Halka	X			
Mr. McCarthy	X			
Mr. Potter	X			
Mr. Puglisi				X
Mr. Rifkin				X
Mr. Stuart				X

I certify that foregoing is a true copy of the Resolution of the Monmouth County Agriculture Development Board duly adopted at a regular meeting of the Board on August 2, 2006, and memorialized on September 6, 2006.

Dated:

Richard Obal, Secretary