

agricultural uses while still limiting the agricultural nature of the preserved land. Interestingly, the Borough has a definition of "Agriculture" in Section 260-3C (Definitions) that meets the typical SADC requirements. SADC has requested that the Borough of Newfield considering expanding the definition of agriculture to include livestock.

As a result of the discussion at the board meeting, the Newfield Planning Board supported amending the Borough's definition of "Agriculture" to include livestock, but further recommends that other amendments be made at the same time to provide safeguards in connection with the livestock uses. The Board is suggesting that the revised ordinance contain buffers between the agricultural uses and residential properties, that there be potential limitations on the number and types of livestock permitted, possibly based upon the size of the property in question and that the changes be applied only to those properties seeking farmland preservation.

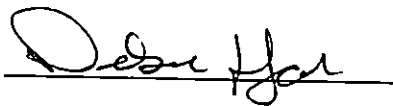
To further this process, the Board has provided the Board's Planner, James Miller, PP with the information regarding the SADC presentation and the Board's recommendations. It has recommended that Mr. Miller meet with the SADC's Professional Planner, Stephen Bruder, PP, who can assist in drafting a revised ordinance that expands the definition of Agriculture but still meets the concerns raised by the Board.

Mayor Grova made a motion to open to the public. Mrs. Corwonski seconded the motion All in Favor. Motion carried.

No-one addressed the Board. Mr. Miller made a motion to close the public portion Mr. Hopkins seconded the motion. All in Favor. Motion Carried.

Mr. Craig made a motion to adjourn the meeting. Mr. Hopkins seconded the Motion. All in Favor. Motion Carried.

Meeting was adjourned at 8:20pm



Debra Hyder
Planning/Zoning Board Secretaary



not now. Chairman Saccomanno asks where the access to it would be. Mr. Pustizzi noted there is not one at this time but could be on Hunter Drive. Ms. Roberts advised that it would be limited to four houses in the exception areas. Mr. Marandino asks if the property that borders the exception areas on Hunter are his family Mr. Pustizzi reported that two lots that border Hunter Drive are his family and one lot is not. Mr. Hopkins asks if we could limit the number of livestock or the type of livestock that they could have. Ms. Roberts reported that you could say one horse per acre but she would recommend that the board speaks with Mr. Bruder. Mr. Boyle asked in transition from the original property deed to protected farmland deed was there any issue when the property was sold. Ms. Roberts advised That there can be a communication issue when the property gets sold but the State will monitor once a year to make sure they are being preserved. Mr. Boyles asks could there be any financial burden on the town should the deed be violated. Ms. Siessel advised that the county would be responsible to work with the residents to be in compliance with the law.

Mr. Marandino asked why the Norman Reed farm deed did not have to be changed. Mr. Johnson reported that the property was purchased in 2021. Ms. Roberts noted she would look into the matter.

Ms. Roberts advised that Mr. Ralph Tavilion is here this evening he is on the Agricultural committee in Franklin Township. Solicitor Aimiño swore in Mr. Tavlion to give testimony. Mr. Tavlion reported that he is a multi-generational farm owner in Malaga and has been involved with Farm preservation for 15 years. He is on Franklin Township Advisor Committee to meet the requirements of the State to get free money from the government to preserve farms. 2. cents of the tax-dollars go to the County for land preservation. When you preserve Farm's people can not build houses so it saves tax payers money you don't need to educate children. Mr. Tavlion noted there are different types of open space. Mr. Tavlion noted that the Borough of Newfield does not allow livestock in our ordinance. Franklin passed an ordinance that farming is an excepted use in all zones. The State of New Jersey will let you apply for a direct easement. Mr. Hopkins clarifies that the Town will not be getting any money Mr. Travlion advise that the doesn't spend any money to save the tax payers money by not allowing any more houses to be build.

Mr. Miller made a motion for the board Secretary to send a report to Mayor and Council Mr. Ricci seconded the motion Roll call Vote: Unanimous motion carried. The Board secretary sent the following memo:

SADC pointed out that the Borough's definition of what constitutes "Agricultural" activities is more narrowly drawn than is typically seen in the Deeds of Easement entered into when a property is farmland preserved. In short, the Borough's Rural Residential District (Section 295-15B) permits the growing of vegetables and field crops, but excludes the raising and keeping of livestock, including horses. The SADC restrictions typically allow for the raising and keeping of livestock, including horses, in their Deeds of Easement. This keeps open a wider range of

application for your consideration also includes Block 7203, Lot 23 in Franklin Township, Gloucester County (see enclosed map). The property has a history of agricultural use, most recently in field crops and vegetable production, and is within the County's Agricultural Development Area (ADA), which is an area of the County where agriculture is identified as a priority use of the land. We recognize this property as a quality farm for preservation. The SADC requires that preserved farmland be available for a variety of agriculture uses. Upon review of the Borough's zoning ordinance, we noted that agricultural uses in the Rural Residential district are permitted for the growing of vegetables and field crops, but exclude the raising and keeping of livestock including horses (Article VI, section 295-15), thus limiting the variety of agricultural uses that would be permitted on the portion of this farm within the Borough of Newfield. In order to continue with this application for preservation we ask if the Borough of Newfield would consider amending the definition of agriculture to include livestock. We understand it may be important that the council consult with the planning board/ joint land use board or the municipality's planner to make this determination.

They are working with Mr. Albert Pustizzi to preserve his farm, which includes Block 700, Lot 25 in the Borough of Newfield. The SADC requires that preserved farmland be available for a variety of agriculture uses. Upon review of the Borough's zoning ordinance, we noted that agricultural uses in the Rural Residential district are permitted for the growing of vegetables and field crops but exclude the raising and keeping of livestock including horses (Article VI, section 295-15), thus limiting the variety of agricultural uses that would be permitted on the portion of this farm within the Borough of Newfield. In order to continue with this application for preservation the Borough of Newfield would need to amend the definition of agriculture to include livestock.

The farm has approval on the Franklin Township side for unfetter agricultural use, so it meets the language for the deed of easement

Mayor Grova asks to be clear, if there are areas where houses can still be developed. Ms. Roberts advised that they would still have to come before the board to get approval from Newfield for that. Mayor Grova is concerned that livestock would butt up against the houses in the residential zone. Could there be buffers put in place so that the residential development would not be affected by the livestock. Ms. Roberts noted that in other towns they have put 50- or 100-foot buffers in place.

Mrs. Corwonski asked why have so many houses if you are trying to preserve it as farm land.

Solicitor Aimino swore in Mr. Pustizzi for testimony. Mr. Pustizzi advised he has no plans to subdivide or bring in hogs. But he is looking to move to the future. There are four lots that back up to Hunter Drive. Those folks would never have to worry about it being developed as long as he is alive. He looked at the farm and would build in a buffer if anyone in the future builds. Mrs. Corwonski noted there is no road frontage. Mr. Pustizzi advised there is potential for one but

Ms. Roberts advised The State Agriculture Development Committee (SADC) received an application to sell a development easement on the subject property. The SADC administers New Jersey's farmland preservation program and is authorized to purchase development easements on farmland. This is a voluntary program on the part of the landowner, with no threat of eminent domain proceedings by the SADC to acquire the property. Pursuant to NJAC 2:76-11.3 and 11.4, the municipality in which the property is located and the appropriate county agriculture development board (CADB) are informed of an easement sale application so that they may provide comments prior to the SADC's consideration of the application. The application for your consideration also includes Block 7203, Lot 23 in Franklin Township, Gloucester County the property has a history of agricultural use, most recently in field crops and vegetable production, and is within the County's Agricultural Development Area (ADA), which is an area of the County where agriculture is identified as a priority use of the land. We recognize this property as a quality farm for preservation. The SADC requires that preserved farmland be available for a variety of agriculture uses. Upon review of the Borough's zoning ordinance, we noted that agricultural uses in the Rural Residential district are permitted for the growing of vegetables and field crops, but exclude the raising and keeping of livestock including horses (Article VI, section 295-15), thus limiting the variety of agricultural uses that would be permitted on the portion of this farm within the Borough of Newfield. In order to continue with this application for preservation we ask if the Borough of Newfield would consider amending the definition of agriculture to include livestock.

After preservation, the farm property will remain in private ownership and on the municipal tax rolls, but permanently-protected for agricultural purposes. Therefore, it is important for the municipality and CADB to review this property in consideration of relevant planning documents, including but not limited to farmland preservation plan, other master plan elements, housing element and fair share plan, and zoning regulations to ensure that the preservation of this farm is consistent with long-term goals.

Ms. Roberts gave some background on the Farmland Preservation program. The program just celebrated 40 years and there are 219 farms preserved in the State of New Jersey with 250,000 acres preserved state wide. Franklin Township has a Planning and incentive program that provides block grants to preserves farms and that is how they met Mr. Pustizzi. Ms. Roberts explained that most of Mr. Pustizzi's property is in Franklin township. A portion is located in the Borough of Newfield. The State Agriculture Development Committee (SADC) received an application to sell a development easement on the subject property. The SADC administers New Jersey's farmland preservation program and is authorized to purchase development easements on farmland. This is a voluntary program on the part of the landowner, with no threat of eminent domain proceedings by the SADC to acquire the property. Pursuant to NJAC 2:76-11.3 and 11.4, the municipality in which the property is located and the appropriate county agriculture development board (CADB) are informed of an easement sale application so that they may provide comments prior to the SADC's consideration of the application. The

Borough of Newfield Planning/Zoning
Board Minutes
July 25,2024

Newfield Borough Planning/Zoning Board held their monthly meeting Thursday July 25,2024 at 7: 00 pm at the Newfield Municipal building located at 18 Catawba Avenue, Newfield NJ 08344

Chairman Saccomanno called the meeting to order with a Flag Salute. This meeting was held in full compliance with the Open Public Meeting Law. PL 1975, Chapter 231.

Call of the Roll:

Members Present: Chairman Saccomanno, Mayor Grova, Mr. Craig, Mr. Miller, Mr. Ricci, Mr. Marandino, Mr. Hopkins, Mr. Moratelli, Mrs. Corwonski, Mr. Boyle

Absent: None

Also present, Solicitor Aimino, and Engineer, Wayne Johnson.

Mrs. Corwonski made a motion to approve the minutes of May 23,2024. Mr. Hopkins seconded the motion. Roll call vote: Ayes: Chairman Saccomanno, Mr. Ricci, Mr. Marandino, Mr. Hopkins, Mrs. Corwonski, Mr. Miller, Mr. Craig, Mr. Boyle. Mr. Moratelli
Abstain: Mayor Grova. Motion Carried

Solicitor Aimino reported that the Vineland Solar Farm Variance Application Block 1002 lots 1&4 will be heard at our August meeting. The Applicant requested more time so that they can address the Engineer's review letter. The Applicant completed all of the statutory notices and will not need to re-notice for the August meeting. There may be a chance they will postpone to the September 26,2024 meeting. Mr. Aimino announced that anyone attending the meeting for the Solar Farm will not get a new notice for The August meeting.

Chairman Saccomanno noted that the Affordable Housing letter will be discussed in August or September with Mr. James Miller the Planner for the Borough.

Chairman Saccomanno advised a letter has been received From the State of New Jersey and Mr. Albert Pustizzi from Block 700 lot 25 wishing to discuss a Farmland Preservation Program. There are state representatives at this evening's meeting.

Solicitor Aimino swore in Cindy Roberts the State Farmland Preservation Coordinator and Heather Siessel the County Farm Land Preservation Coordinator to give testimony and comments.