

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

March 21, 2019

The regular monthly meeting was held at the office of the Department of Land Preservation, 500 Mt. Pisgah Avenue, Oxford, New Jersey. The meeting was called to order by Chairman Schnetzer at 7:35 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Chairman Schnetzer led the Pledge of Allegiance.

Members present: Lou Baduini, Tim Bodine, Bradley Burke, Dave Dempski, Joel Schnetzer, Melissa Watters, Jason Menegus

Members absent: none

Others present: C. Tierney, T. Kaminski Staff, Steve Gruenberg, Substitute County Counsel; Monique & Theodore Cronce, Harmony Township; Anthony J. Sposaro, attorney for Cronce; Neighbors and concerned citizens of Harmony Township and surrounding area; Jim Watters, Mansfield Township.

Minutes of the meeting held on February 21, 2019 were approved on a motion by Mr. Baduini and seconded by Mr. Buke. Mr. Menegus abstained. Motion carries.

Correspondence: Noted

Public Input (Non-agenda Items): Jeff Fiedler thanked the Board members for their continued support of their business and noted that there was a great turnout at the auction.

Old Business:

O'Dowd Auction Update

Mr. Tierney stated that the auction for the East and West farms was held on February 23, 2019 at the Greenwich Township Municipal Building and the farms were offered together and the bid was \$5,700/acre. The closing will be on March 29, 2019. Mr. Baduini asked about the status of the oil tank litigation and Mr. Tierney had stated he asked for an update and that Mr. Lavery was in correspondence with the Environmental Company and will have a report for the next meeting.

PVCA Update

Mr. Tierney stated that there has been no change with the SADC status on preserving farms in the contamination area. Mr. Tierney stated that pursuing other alternative funding such as the Highlands Grant or Federal ALE funding is a better option right now.

Water Tower, BL 48 L 78, Washington Township

Mr. Tierney stated that that we were notified by letter from Mrs. Heath that Washington Township has denied the application by NJAW to construct a water tower on a legacy landfill in the Township. NJAW may appeal this decision.

Highlands Grant Funding Applications update & status

Applications are moving forward and more grant funding is available this year.

New Business:

Recommendation of CADB Member for MCTFC 2 year term

Mr. Baduini made a motion to nominate Mr. Bodine to continue serving as a CADB member on the MCCTFC. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

Resolutions

Resolution #19-02 – Single Family House Replacement on Preserved Baldwin Farm, BL 1201 L 17.01, Mansfield

Mr. Dempski made a motion to approve submitted resolution and to include the restriction for the rifle range for own family's use. Mr. Burke added that the word, inhabitable need to be changed to uninhabitable. The motion for the resolution and changes was seconded by Mr. Baduini.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

Resolution #19-03 – CADB funding Approval for Kris Anema Farm CPIG Application, BL 66 L 1.06, Washington Twp.

The total cost for the funding of the 20.25 acre (+3% for final surveyed acres) farm is \$81,000 at \$4,000/acre with SADC Cost Share at \$56,700 (\$2,800/acre) and Warren County Cost Share at \$24,300 (\$1,200/acre) There are no existing structures or ag labor housing units on premises to be preserved. A one non-severable exception area of 4 acres is around barns, existing single family house and outbuildings and restricted to one single family residential unit and for future flexibility uses. There are no RDSOs allocated, no preexisting non-agriculture uses on premises and no proposed trails. Any easements are to be determined with title search. The farm has 89% of prime farmland soil, 8% of statewide soil and is 83% tillable with woodlands at 17%. The farm is in corn crop, permanent pasture, and beef livestock. It is located in the Planning Area and the South East Project Area.

Mr. Baduini made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm application and Resolution #19-03 as presented to make a recommendation to the Freeholders which was seconded by Mr. Burke.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

Resolution #19-04 – CADB funding Approval for Hoffman-LaRoche Farm CPIG Application, BL 46 L 37, White Twp.

The total cost for the funding of the 96.54 acre (+3% for final surveyed acres) farm is \$492,354 at \$5,100/acre with SADC Cost Share at \$333,063 (\$3,450/acre) and Warren County Cost Share at \$159,291 (\$1,650/acre) There are no existing structures or ag labor housing units on premises to be preserved as well as no exception areas, no RDSOs allocated, no preexisting non-agriculture uses on premises and no proposed trails. Any easements are to be determined with title search. The farm has 4% of prime farmland soil, 38% of statewide soil and is 53% tillable with woodlands at 47%. The farm is in corn and hay crop and permanent pasture. It is located in the Highlands Planning Area and in the West Project Area.

Mr. Burke made the motion to support the Warren County Cost Share amount for the preservation funding on this CPIG farm application and Resolution #19-04 as presented to make a recommendation to the Freeholders which was seconded by Mr. Baduini.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

J&J Smith Farms, Harmony & White Townships approval of forested area and DEP restrictions

Mr. Tierney provided the Board members with the proposed restricted language agreed upon by both the DEP & SADC and an aerial map of the forested area of concern. Mr. Tierney explained that the forested area was to remain as woodland and not to be used for agricultural production, except pursuant to an approved woodland management plan, and Mr. Smith is agreeable to those terms. Mr. Smith will still be paid for the easement on this area. Mr. Baduini made a motion for approval of the proposed restricted deed of easement language and for the wooded area in question to remain as woods and not for agricultural production except pursuant to an approved woodland management plan. Mr. Bodine seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

Cronce, BL 45 L 2.01, Harmony Township - Certification of Commercial Farm for calendar year 2019

Theodore and Monique Cronce are the owners and operators of BL 45 L 2.01, Harmony Township. This application meets the eligibility criteria for Certification of a Commercial Farm which is: (1) Five or more acres, applicant supplied tax map, and; (2) \$2,500 annual income from agricultural and/or horticultural products which was provided by a draft 2018 Schedule F, and; (3) Satisfies the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, applicant provided 2019 Farmland Assessment Form (FA-1 Form), and; (4) Is located in an area in which, as of December 31, 1997 or thereafter, agriculture has been a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan. Mrs. Cronce stated that she would be filing her tax return by end of the month and would supply us with the Schedule F.

Mr. Tierney noted that this farm was previously Certified as a Commercial farm for calendar year 2018 with income verification by 2017 Schedule F.

Mr. Dempski made a motion to justify the Certification of Commercial Farm for Monique and Theodore Cronce, owners and operators of BL 45 L 2.01 in Harmony Township contingent upon receipt of actual submitted Schedule F from 2018 tax return for appropriate income verification. Mr. Baduini seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – abstain. Motion carries.

Mr. Menegus removed himself from the dais and took a seat in the audience and is abstaining from the Cronce RTF Hearing.

Cronce RTF SSAMP Hearing, BL 45 L 2.01, Harmony Township

Anthony Sposaro, attorney for Monique Cronce, addressed the Board regarding the RTF Hearing and why his client made application to the Board, that there would be one witness tonight for questioning and confirmed with that all required notification was completed and statutory criteria has been satisfied. Mr. Gruenberg stated that he reviewed the proof of notification and publication and confirmed that the Board had jurisdiction to proceed with the hearing. Mr. Sposaro noted that the correspondence that CADB staff provided him that have been submitted in conjunction with this application and with rules of evidence do not apply to these hearings and asked that they not be submitted unless the authors of these letters are present to testify. Mr. Sposaro stated that it was impossible for him to cross examine a letter. Mr. Gruenberg explained that since the correspondence was submitted to the Board, Mr. Sposaro was appropriately provided copies of those correspondence in advance of the hearing and that he is correct in that he should have an opportunity to cross examine a witness that has provided any kind of correspondence could not technically be entered into as evidence before the Board unless that person is here to offer them into evidence.

Mr. Gruenberg stated that the only exception that he had was to Harmony Township's letter with respect to their position on this matter and that Mr. Sposaro should not have an objection to the correspondence dated March 6, 2019 both reflects that they received the notice of the hearing and that they are not going to be appearing and that they are agreeing to the jurisdiction of this Board to hear the matter. Mr. Gruenberg believes that correspondence should be admitted into evidence. Mr. Sposaro stated that he has no objection to that part of the letter being considered which indicates that the Township is submitting to this Board's jurisdiction and will abide by this Board's decision, but they make certain factual allegations in the letter that, he believes, are not only unsubstantiated, but are incorrect. So, if it is offered and read as part of the record for limited purpose of acknowledging that the municipality does not intend to actively participate in this hearing and that it submits to the jurisdiction of this Board and will abide by the decision of this Board, on that basis, Mr. Sposaro has no objection. But as to the balance of the letter, Mr. Sposaro does not think that it should be considered by the Board. Mr. Gruenberg indicated that the balance of the letter indicates the procedural nature of how it came to be, the matter before the Board, not necessarily substantive, and that the Board can consider the letter just from a procedural standpoint but any complaints have to be brought before the Board by testimony. Mr. Sposaro agreed. Chairman Schnetzer stated that any letter that was provided to the Board and if that party is here tonight, that letter alone can be entered into evidence which would give Mr. Sposaro a chance to cross examine the testimony. Mr. Gruenberg stated that that person can come before the Board at the appropriate time and offer that letter to the Board as evidence, either read it into record or ask the Board to consider it and then Mr. Sposaro would have the opportunity to cross examine them on it. Chairman Schnetzer elaborated that it was to be made during the time with statements, not during the questioning period. Mr. Gruenberg stated that was correct. Mr. Gruenberg stated that Harmony Township's March 6, 2019 letter should be admitted for evidence. Mr. Gruenberg agreed that the letter would be used as a reference for a procedural process and presented as Evidence "M1".

Mr. Sposaro stated that he had an opportunity to discuss the procedural matter with Mr. Gruenberg earlier today, but does not want to speak for him, and it was an understanding that the hearing needs to follow the dictates of the agriculture management practice for on farm direct marketing facilities, activities and events and concurs that there are instances where certain deviations are contemplated under that farm market AMP and to that extent this will be a Site Specific AMP, but believes that it should generally be followed and he would like to include some stipulations that may streamline this process. The hours of operation will only be during daytime, there will be one event during the year where a number of people will be

on the property. There will be Port o' Johns on the property, hand sanitizer stations or antibacterial wipes, will provide a handout for safety procedures to all members of the public that come to the property to the extent that the Board deems it appropriate or necessary, will erect temporary signs to direct individuals to where they should park their vehicles, to where the entrance and exits are located. Mr. Sposaro believes that since this operation commenced in 2012, they are exempt from the setback requirements and parking because they do not apply to facilities that existed prior to April 7, 2014. There will be an employee present to monitor activities between animals and interaction between livestock and the public. Mr. Sposaro stated that his client will provide the municipality with a written event management plan as is contemplated by the regulations and individuals will also be strategically placed to give direction to vehicles that arrive as to where the entrance is and designation of parking. Mr. Sposaro stated that all of those things his clients stipulate to and will provide testimony on these issues and that he thinks all of those issues need to be included if this Board acts favorably on this SSAMP application, that all those things should be conditions, included and part of the record.

Mr. Sposaro also stated that the other thing that he would like to bring to the Board and Counsel's attention is Harmony Township has two ordinances that apply. The first is that this municipality has adopted its own Right-to-Farm ordinance which is Ordinance Section 165-20.0 article 4 – Provisions applicable to all zoned districts, entered as "A-1" and the second order of business is to address whether the municipality has parking regulations that are specific to agricultural operations of this nature, because if they don't, the standards that are set forth in the Farm Market AMP apply. The municipality has no parking regulations for farming activities; it does list 5 pages of all different kinds of activities, but agriculture is not there. It does have a catch-all phrase, "uses related or similar to one of the above uses shall provide adequate off street parking in accordance with the above standards, for any uses not noted, there shall be a minimum off street parking requirement as listed in Code C above". Code C states "One space for each 200 square feet of gross floor area". There are no structures involved and there is no floor area, so the only logical conclusion that can be reached, stated Mr. Sposaro, is that the municipality has no standard for parking and therefore, the standards as set forth in the AMP are the ones that control. Mr. Sposaro stated that Counsel has not yet had a chance to read it, but that was his understanding of it. This second set of ordinances were marked as "A2".

Chairman Schnetzer asked Mr. Sposaro about making reference to that AMP on farm direct marketing event regulations and asked if they are trying to adhere to the requirements. Mr. Sposaro answered yes in almost every respect, and in fact, a number of stipulations that were placed on the record were designed to comply with the requirements of that regulation.

Mr. Dempski asked who would be the enforcer of the stipulations that were mentioned. Would it be the zoning officer of Harmony or this Board? Mr. Sposaro stated that in regards to the Right-to-Farm act if there is a complaint against the farmer or the farmer is in violation of an approved SSAMP, the statute requires that the complaint come to the CADB and as to enforcement action, Mr. Sposaro will defer to Mr. Gruenberg. Mr. Gruenberg stated that if there were any type of action by the Board and set forth in detail on the resolution which would add conditions to it and that would be provided to the municipality as well. The public and municipality, if they find that those conditions are not adhered to, they can file a formal complaint with the CADB, and further action after that, Mr. Gruenberg is uncertain of. Mr. Gruenberg stated that this Board does have primary jurisdiction on enforcement powers. Chairman Schnetzer added that his understanding of the way the act was written, that if something like that should happen, and we find out that a farm operator is not following a SSAMP stipulations, we have the ability at that time, to not provide further Right-to-Farm protection and those stipulations, if they are not followed, the stipulations can be handled by the municipality. Mr. Sposaro stated that he believes that proper actions would be that this Board would to revoke the SSAMP approval and in that instance they lose their RTF protection and are subject to whatever regulatory body has jurisdiction.

Mr. Dempski asked if it was not uncommon for municipalities to have some kind of event planning permit, for say, if someone wanted to have a wedding reception on a busy road. They may be expected to have so many number of Port o' Potties and so many number of parking spots. Does Harmony have anything outside of that stipulates parking for commercial or residential structure, do they have something controlled by the Township Clerk which says in order to have an event, you have to have this approved because it is like that in some towns. Mr. Sposaro stated he did not know the answer and that with this regulation his clients have the option to either apply for an event permit or to submit an event management plan to the municipality at least 30 days into the advance of the event taking place. They will have to look into the details of that option, but in the meantime, he suspects that this application will not conclude this evening so he will check the Harmony Township ordinances to determine whether or not there is an event permit requirement that exists.

Mr. Baduini stated that Mr. Sposaro indicated the operation would be daylight hours and so forth, what about a Certificate of Insurance? Shouldn't that be provided? Mr. Gruenberg stated that they can provide testimony with respect to what they're providing in terms of insurance coverage for people, but there is not something that is in the AMP that he recalls, but he has to go through those regulations to see if that is a specific requirement. Mr. Sposaro stated that he could represent that he has been through the AMP, every part and sub-part, and he is not aware of any such requirement. Mr. Sposaro has never heard of a Board asking for that, but that this does not mean that it is an improper request, though he thinks it is more a question of what risk is the farmer putting him or herself in not obtaining property insurance that comes into question. Mr.

Sposaro thinks that insurance is something that exists, but believes that it is something that his clients can pursue. Mr. Baduini stated that since we are taking the letter from the municipality as evidence, and they are putting the burden on us to come up with the answers for these folks, I can't see why we can't require that there is some type of certificate of insurance to protect us from lawsuits that could develop from actions that take place on the farm. Mr. Sposaro stated that he learned from practicing over 32 years of law, that nothing can protect you from lawsuits. Mr. Gruenberg stated that was something that certainly the Board could discuss if we get that far in terms of the possible conditions, but they haven't started their testimony yet.

Mr. Sposaro called his first witness, Monique Cronce. Mr. Gruenberg asked Mrs. Cronce to raise her right hand and asked "do you swear to tell the testimony that you are about to give to the Board to be the truth, the whole truth and nothing but the truth so help you God." Mrs. Cronce replied yes. Mr. Gruenberg asked Mrs. Cronce to state her full name and spell her last name. Mrs. Cronce stated Carol Monique Cronce and spelled C-R-O-N-C-E.

Mr. Sposaro asked Mrs. Cronce if she was here with her husband this evening. Mrs. Cronce replied yes. Mr. Sposaro asked if the two of them purchase this property together. Mrs. Cronce replied yes. Mr. Sposaro asked when did they buy the property? Mrs. Cronce replied in mid-January 2012.

Mr. Sposaro asked Mrs. Cronce to give a brief overview of how many acres do you have, where is the property located. Mrs. Cronce replied that they have just shy of 25 acres off of Harmony Station Road and Esposito Road in Harmony Township. Mr. Sposaro asked if the property was farmed prior to her taking title. Mrs. Cronce replied, yes, it was. Mr. Sposaro asked if that property was now Farmland Assessed. Mrs. Cronce replied yes it is. Mr. Sposaro asked if it has been farmland assessed continually since you purchased it? Mrs. Cronce replied yes.

Mr. Sposaro asked Mrs. Cronce to tell us what kind of farming she and her husband are engaged in. Mrs. Cronce replied that she raises sheep, goats, chickens, guinea hens, ducks, and occasionally will have a calf. She said we raise the animals, we sell the animals and we sell mostly for meat. Mrs. Cronce stated that people will come in from time to time and they have ethnic groups that like the sheep and goats and they come in to purchase a sheep or a goat.

Mr. Sposaro stated that before we get into those details, do you also cut and sell firewood for trees that have fallen on the property? Mrs. Cronce replied that she has not really sold firewood, but yes, she cuts trees and occasionally, people have come and taken a little bit. She stated that they also have some vegetables and they keep their options open and that they are working toward that niche.

Mr. Sposaro asked Mrs. Cronce if she lives on the property with her family. Mrs. Cronce replied, I do. Mrs. Sposaro asked if they have lived there continuously since you purchased it. Mrs. Cronce replied, yes, we moved in approximately in March.

Mr. Sposaro asked if Mrs. Cronce could give a brief description of the buildings and structure that are on the property. Mrs. Cronce replied there is a 40 x 40 foot barn that most of the animals stay in, some other small structures that her husband built that are moved around that the chickens stay in, the sea containers for storage of things that they need, an office trailer for storage of cages and garden supplies, four that various things are kept whether it be hay or farm equipment. Everything has either wagons or machinery that they need for cutting hay or the groundwork or tractors or whatever, and a covered fabric building.

Mr. Sposaro asked when is the bulk of the business done? Mrs. Cronce replied that the bulk is done, the hay and so forth is done throughout the summer, but as far as the bulk of selling animals is done for a holiday once a year for mostly the Muslim people. Mr. Sposaro asked, and it is one day a year? Mrs. Cronce replied yes and that they have 3 days up to that they could, but she only has one day and that there might be some stragglers that come in and buy one or two animals in addition on other days, but it is one day a year, there is a lot of traffic.

Mr. Sposaro asked since you started this operation, what kind of numbers are we talking about that one day a year? How many people? Mrs. Cronce replied actual people, she didn't know, but would say like close to 130 families because normally it is one family per animal. Mrs. Cronce stated that it was brought to her attention that there are some people that slide in that are just coming to look around to see and decide if they want to buy an animal or not, or that people will show up and say do you have anything left, can we purchase from you, but ultimately about 130 families.

Mr. Sposaro asked Mrs. Cronce are these animals pre-sold or does someone have to buy in advance? Mrs. Cronce stated that the majority of them are pre-sold a few weeks before the holiday, leading right up to the holiday. Normally, no more than two weeks because it is hard to keep markings on them so that people remember what animal, but she prefers not be transferring money whenever she has a lot of people that she doesn't know and it is a safety-thing.

Mr. Sposaro stated that Mrs. Cronce said that there were approximately 130 families, by in large, these families come one family per vehicle. Is that a fair representation or characterization? Mrs. Cronce replied most of the time, but occasionally she might have 2 families per vehicle if she has two couples that are married with no children they will carpool together, or there may be just the husbands come because of small children and the wives won't come that year.

Mr. Sposaro asked how do the operators of the vehicles know where the entrance to your facility is located, your farm? Mrs. Cronce replied that her business was all word of mouth and that these people find out from their friends where they go to buy the lambs. They have an address and they use their GPS to get to the address. Usually there is a gentleman standing at the entrance of her property that will direct people in because she tells them that you can speak to everybody. Some people do not understand English as much, but there is always somebody who can speak to them that is standing at the gate directing them in; they, directs them to go down the lane and then there is someone at the next gate going into the pasture that tells them where to park.

Mr. Sposaro asked Mrs. Cronce if she could give us an idea of the size of the pasture where the vehicles park? Mrs. Cronce replied "approximately 4 acres, 2 ½ acres, I'm sorry." Mr. Sposaro asked unless we get rain like last year constantly, is it stable and able to handle vehicular traffic? Mrs. Cronce replied yes, and of course we park them in certain area because we don't want anyone stuck and we don't want them to leaving a mess because we still farm this area. When they leave, we still graze the area for our livestock, so we don't want them ruining our grass or anything else.

Mr. Sposaro asked if there was more than sufficient area to accommodate all the vehicles that you have that come into the place? Mrs. Cronce replied, absolutely, we've always had all vehicles on the property. Mr. Sposaro asked do you allow anyone to park at the driveway entrance or along the driveway where vehicles might then interfere with access to these sights for emergency vehicles? Mrs. Cronce replied no, I require that everything stays clear because she also brings her truck and trailer down to the field with the animals, so the land has to stay clear.

Mr. Sposaro asked Mrs. Cronce what her hours of operation were for this one particular day in the year, are people only there during daylight hours? Mrs. Cronce replied that they were only there during daylight hours because she said, "trust me, I can only do so much and she stated that she was up early that morning trying to get her feeding done because she has to feed and water all of her livestock ahead of time and is tired and a lot of these people are leaving by 5 or 6 o'clock in the afternoon."

Mr. Sposaro asked if Mrs. Cronce presently provide Port o' Johns for the use of the patrons? Mrs. Cronce replied that she does. Mr. Sposaro asked if Mrs. Cronce has hand sanitizing, either wipes or whatever else it may be so people can sanitize their hands? Mrs. Cronce replied, yes, that there is sanitizer there.

Mr. Sposaro asked Mrs. Cronce if she used any temporary signage? Mrs. Cronce stated that this last year she did so more than they had in the past, but there is a sign that says parking, or this area or that area, picnic area, because the people do come, they stay for the day to picnic, it is kind of like a party for them.

Mr. Sposaro asked Mrs. Cronce if there was someone present to monitor the interaction between the individuals and the animals? Mrs. Cronce replied yes. Mr. Sposaro asked who would that person be? Mrs. Cronce replied mostly herself, but there are also other people within the visitors' group that volunteer.

Mr. Sposaro asked Mrs. Cronce where is this parking in relation to the boundary lines of this property? Is it set back sufficiently? Where is it in relationship to your closest neighbor? Mrs. Cronce replied at least 200 yards because it is in the back field. She explained they have moved their property line up from there just because of the way there is a drop off, the way the fill drops off, they don't want the animals going down the cliff. So it would be quite a distance from the nearest neighbor. Mr. Gruenberg asked Mrs. Cronce when she said from the nearest neighbor are you saying from their home or from their property line? Mr. Sposaro stated that he thinks that she means the property line. Mr. Gruenberg stated, that is why I am asking her. Mrs. Cronce replied yes, I would say from the property line, there is a good distance even from the property line. Mr. Gruenberg asked from the 200 yards to the property line? Mr. Sposaro stated that if you do not know, we can call your husband. Mrs. Cronce stated that she did not have an answer. Mr. Sposaro stated that we can address that.

Mr. Sposaro stated to Mrs. Cronce that she heard him rattle off a number of conditions that you would stipulate to and one of them was to prepare a handout for safety procedures to be followed on the farm, is that something that you are willing to do? Mrs. Cronce replied yes. Mr. Sposaro asked if that handout would you agree would be subject to review and approval by the Board attorney or by the Board itself if it came to that? Mrs. Cronce replied yes. Mr. Sposaro asked no problem with that? Mrs. Cronce replied no.

Mr. Sposaro stated that Mrs. Cronce also heard him say that we would provide a written management plan on an annual basis and submit that to the municipality at least 30 days in advance of the event, is that something that you are willing to do?

Mrs. Cronce replied "I am, but I do want the Board to understand that she does not always know, but has an idea, what day the holiday will be on; but she does not have an exact date until a few days before because it goes something by the moon or after the moon so many days until the next holiday." She could think that it be one day and it could be two days later or two days earlier, she has a general idea. Mr. Sposaro stated that a general idea, I think that you explained to me that each year, on average, the holiday's event was 10 days earlier than it was the preceding year? Mrs. Cronce replied correct but there could be slight variations in that. Mr. Sposaro said so if we were to submit something 45-60 days before if we are off by a few days, there is some margin of error, correct? Mrs. Cronce replied correct. Mr. Sposaro asked then that should not be a problem? Mrs. Cronce replied no.

Mr. Sposaro asked Mrs. Cronce to get down to the details of what the patrons do with the animals, to describe that please. Mrs. Cronce replied that the people come there, and yes it is their tradition for a sacrifice, they say a prayer. They kill the animal by cutting its throat, which is an old fashioned way of killing an animal. The animal is hung up and it is skinned. Mrs. Cronce stated that she tells them that anything that they are not going to use must be put in the tractor bucket. Mrs. Cronce leaves a tractor bucket very close to the area where they are hanging the animals. The pieces that they do not use go into that tractor bucket. She explained her customers use more than the animal than the average person does. The majority of them take the head, some will not. They also will take the feet or the legs and some of them will take the stomach and do certain things with the stomach to cook certain foods. Same thing with the intestines; they clean the intestines using a bucket and then dry it and leave it or take it with them for use in cooking. The only real excess that she has is the hide because they're taking the carcass and bones. The animal is usually whole or they cut in half or cut it in quarters, they put it in their car, and they take it with them by the end of the day. Some of them will cut pieces off of there and they will picnic and cut that up and cook it during the day.

Mr. Sposaro asked Mrs. Cronce what do they use to cook it with? Mrs. Cronce replied that they bring their own charcoal BBQ grills and has been surprised that some of the ones they bring are very small. She ends up with some charcoal left behind, but she makes sure that its put in specific areas. She pours water on it because she does not want them too close to any place that could cause a fire; she tries to keep everything contained in a charcoal grill as possible, no high flames, nothing of that nature.

Mr. Sposaro stated that the animal remains that are left behind, you said that you sell on average, 130. Is it goats or sheep? Mrs. Cronce replied that it was mostly sheep, occasionally there will be some goats, there might even be some beef. Mr. Sposaro stated so for that particular day, if the sheep are purchased, how many buckets full of a front end loader are filled with the animal remains? Mrs. Cronce replied usually only two and a worst case scenario, two and a half. She said that she takes them and puts them in a compost heap that she already got started and that she covers it with more manure and other things that are composting. She then turns it and within 30-60 days she won't see it.

Mr. Sposaro stated let me ask if you have had any safety incidents, any vehicular accidents, any injuries by pedestrians or participants in any of these events? Mrs. Cronce replied no.

Mr. Sposaro asked any incidents with fire or otherwise with them cooking their food on the premises? Mrs. Cronce replied no. Mr. Sposaro asked if there has been any unruly behavior where the police had to be summoned? Mrs. Cronce replied "only whenever my neighbor showed up yelling and screaming and causing an incident, but with these people that are coming in, no."

Mr. Sposaro asked Mrs. Cronce if she had been visited by various governmental officials or authorities regarding the operation to determine whether it is healthy and safe? Mrs. Cronce replied, "yes, we've had the Health Department." Mr. Sposaro stated that when you say the Health Department, let's be specific, Municipal, County? Mrs. Cronce replied, Warren County Health Department has come on their own behalf; the DEP sent them out this year and reported back to the DEP. She has also had visits from USDA Food and Safety, NJ Department of Ag, SPCA, State Police. Mr. Sposaro asked if anyone has cited her for any violation? Mrs. Cronce replied no. Mr. Sposaro asked has anyone issued a stop work order? Mrs. Cronce replied no. Mr. Sposaro asked has anyone directed you to do anything differently than what you are doing right now? Mrs. Cronce replied no.

Mr. Sposaro asked have you received guidance on the correct way to compost the animal remains? Mrs. Cronce replied, yes, she had read online many years ago, but Tom Nigro from the WC Health Department mailed her a recent brochure from Rutgers University on how they encourage the same way of composting as she is already composting. Mrs. Cronce learned that it is illegal to bury animals, but that she composts them because it is nutrient fill and then uses it on fields. According to the guidelines, if she is going to use it on a garden, with the new rules, she is supposed to wait one year to put any manure or anything of that nature on the garden. So any dirt that could be heading to the garden, she makes sure that she holds for one year, but she continues to turn it. There are no smells other than just dirt turning and what manure would smell like anyway. Especially cleaning out a barn, when she stirs the manure it's going to stink for a little bit, but then the smell dies down.

Mr. Sposaro stated that as part of our submission, he would just like to bring to the Board's attention, that he does not believe that these need to be separately marked as Exhibits because they were submitted with the application packet, but nonetheless, he would like to identify what has been submitted and asked Mrs. Cronce to verify all documents: 1) Request for SSAMP recommendation, with correspondence dated October 24, 2016 from John Fritz, Zoning Official, Notice from Zoning, dated August 23, 2018 from Joseph e. Rossi, Zoning /Officer, correspondence from Katrina Campbell, Esq. dated September 19, 2018 and portion of meeting minutes annexed thereto; 2) Conservation Plan, dated April 10, 2013; 3) Warren County Health Department Complaint Investigation Report, dated August 8, 2013; 4) Message from the Warren County Health Department, dated August 12, 2013; 5) Correspondence from Douglas H. Fisher, Secretary, Department of Agriculture dated December 6, 2013; 6) Correspondence from Chris McCormick, Sr. R.E.H.S., ph, Warren County Health Department, dated September 17, 2018; 7) Bulletin E347, entitled Livestock Mortality and Butcher Waste Composting, Rutgers Recommended Practices; 8) Certification regarding Self-Certified Animal Waste Management Plan, dated September 4, 2013; 9) Aerial photograph of the property; and 10) Boundary Survey, prepared by Johnson Surveying and Construction Services, Inc., dated August 13, 2017. Mrs. Cronce verified all documents submitted as correct.

Mr. Sposaro asked if there was anything else that Mrs. Cronce would like to add regarding this operation? Mrs. Cronce responded that in her view, she was just like a normal farm. She raises food for her livestock, she buys hay and want some of her animals for the best prices that she can possibly get and allowing these people to come and buy at the farm she does not have to pay for commissions, does not have to worry about what the auction is going to be like, and it brings the best price for her animals. She stated that she believes that that is a good farming practice because she stated that "you've got to be able to make some money at it or you cannot stay in farming and we need farmers." Mr. Sposaro stated that he did not think that there were too many farmers in NJ that would disagree with you that, unless you can retail, it is a pretty tough road, correct? Mrs. Cronce replied that it very correct.

Mr. Sposaro stated that he had no other questions.

Chairman Schnetzer stated that this would be the time for questioning from the Board.

Mr. Dempski stated that he was trying to read through the Rutgers Cooperative Extension and livestock mortality with remains composting section. Would it be feasible to use large plastic composting rather than throw it on the ground? Mr. Dempski's concern was bears in the area. Can big giant tumblers be used instead of direct ground compost and seal it off? Mrs. Cronce said that the remains are not going in the ground and it is covered and the bears have never bothered it; she has never had a bear bother it. Would you be willing to stipulate to that and use a different kind of vessel for composting rather than direct ground? Mr. Sposaro said they would want to consider that, it would be fair and appropriate if they followed the guidelines in the bulletins set up by Rutgers, because they don't know what the cost would be, and frankly, don't know if it is necessary. Mr. Sposaro stated that he would take that under advisement, explore that and we can report back to the Board. Mr. Sposaro asked if that was acceptable. Mr. Dempski replied yes.

Mr. Burke asked about the holiday, it floats and is not always the same day of the year? What time of the year in general? A month? Mrs. Cronce replied that "it backs up 10 days roughly but can adjust a little bit and in fact, two years ago, it should have been on 9/11, but in regards to everything that had happened in this country on 9/11, they moved it to 9/12." But roughly, it floats backwards 10 days and there is no exception. She stated that she has not dealt with it, but many years ago, it happened in December and January, very cold months, but for the next several years, it will be in warmer months. Mr. Burke stated so there really isn't a season, it changes every year and cycles through the whole calendar? Mrs. Cronce stated that there was no season.

Mr. Burke asked doesn't that make it hard for you to plan on making livestock ready certain times of the year? Mr. Burke stated that he was not a livestock person, but weren't most baby lambs born in the Spring? Mrs. Cronce replied yes or during the winter and sometimes this year's lambs will be used for next year because they will not be old enough for the holiday for this year. Mrs. Cronce stated that she has lambs on the property all the time. Mr. Burke asked Mrs. Cronce did say that most of the animals are pre-sold? How do you do that? Do people come to the farm, look for an animal and tag it? Mrs. Cronce replied that they have done it that way and there may be some stragglers that do the last few years. There have been groups that send 3 or 4 men to buy for everybody because they will be a group of people, an association and they have their own insurance and everything. They chose to do everything as a group, they want to make it a group community. In that way, they don't end up with arguments of being too different. The religious groups may not be exactly the same way of thinking, so these are people that are friends and family of each other. Therefore, she doesn't end up with people having squabbles.

Mr. Burke asked in addition to the one-day event, where people come and take their animals home, do you have people come and buy a day, a month ahead? Mrs. Cronce stated that people come buy usually 10 days to 2 weeks ahead no more than that, but sometimes it is only a few days ahead. Mrs. Cronce explained that a lot of times, it is them calling and asking will you have the animals for us? Mrs. Cronce stated that she plans for this ahead of time because she expects them to come back.

Mr. Burke asked if ever got to be a crowd of people coming to preview their purchase? Mrs. Cronce replied no Sir. Mr. Burke replied in other words, you have 130 families come in one day to make their purchase, but it is not any other large group on any other particular day, stragglers, people come and go? Mrs. Cronce replied that she thinks she has 6-8 people at one time and it is the most that she has ever had. Mrs. Cronce stated that she may have a family that may have a new baby and would like to come out, buy a lamb, process the lamb, and ask if they can stay and have a picnic and enjoy the area while they are there and yes that is allowed because in her opinion, it falls under agritourism. And this allows her to sell lambs that will not be big enough for the holiday, but they are big enough for what they want or maybe can sell at the holiday and still have lambs leftover from the holiday. It is no different than when you come to her farm and buy an animal.

Mr. Burke then asked for clarification, that the patrons do the slaughtering themselves? Do you do any slaughtering on the farm yourself? Do they do the cooking? Mrs. Cronce replied that she does slaughtering for herself. Mrs. Cronce replied that they do cooking outside. Mrs. Cronce stated that they bring their own coffee, make some delicious tea and will cook some of the meat up maybe with some other vegetables.

Mr. Burke asked Mrs. Cronce if she provides fire pits or BBQ grills or do they strictly bring their own? Mrs. Cronce stated she requests that they bring their own, if they don't bring their own, they have to borrow someone else's because she does not provide that. Mr. Sposaro clarified their own portable grill? Mrs. Cronce stated that is correct.

Mr. Baduini stated that looking over Mrs. Cronce's NRCS 4/10/2013 report, on that report, it stated that at the present time, you were buying hoses for your water and were going to put in water lines for water distribution. Did you install those lines? Mrs. Cronce replied yes and that she received NRCS cost-share and was completed.

Mr. Bodine asked how many lambs on farm? Are all the animals on the farm purchased and do you resell them? Mrs. Cronce replied that she purchases other animals, turns them on grass and then resells them when they get a little bit bigger. Mr. Bodine asked how long do you hold them before you resell them? Mrs. Cronce replied that she holds them for at least 30 days sometimes much longer than that, but if she finds that prices are good and finds lambs that she likes, she will purchase lambs. She tries not to purchase lambs during the winter because she does not want to carry a lot of excess during the winter, and because during the winter they are lambing themselves have limited space inside the barn, but as Spring comes on, they will start adding lambs.

Mr. Bodine asked what percentage that is purchased that you actually sell? Mrs. Cronce replied that some of those she purchases she will hold for a year or more or two, and stated that she does not truly have an answer.

Mr. Burke asked this year for instance, how many lambs did your purchase in the Spring which were sold in the Fall at the event? Mrs. Cronce stated that at the event, probably about 80 animals. Mr. Burke asked how many animals did you sell at the event that were your own lambs? Mrs. Cronce replied that she also had goats that were hers, too, but had probably 20-30 of her own. Mr. Sposaro stated that so the record was clear, when you say "your own", what are you referring to? Mrs. Cronce replied animals that were delivered on the property from her own ewes, but, again she will buy extra ewes sometime, or buy ewes lambs, raise them up, breed them and move on with those babies.

Mr. Bodine asked what is the average weight of the animals? Mrs. Cronce replied that for the group that she sells them to she tries to have them weigh approximately 100 pounds for sale. However, she does not sell by the pound, but rather by the head, therefore she and her customers don't have to get into weights and measures or if her scale is right. Mr. Bodine asked how long does it take to get one up to 100 pounds? Mrs. Cronce replied that it just depends, but they have to be over 8 months to a year old for the holiday. Some animals will never get that big, some animals will. There are some animals where their structure is just not big enough for that and those animals are culled.

Mr. Baduini referred to the map that was provided to the Board and it indicated that there are currently posts and wires installed. Are the posts in at the present time on your property line all the way around? Mrs. Cronce replied that we have approximately 10-15 acres that are not wired around and certain fields that are. They started where it was easier, and have two tree areas that have not been fenced in yet. Mr. Baduini referred to the map of posts being installed? Mrs. Cronce said yes, we drive the wooden posts and with winter coming on, the wires have not all been put up yet. Mr. Baduini asked, but all the posts are in? Mrs. Cronce stated all but one or two going up a hill.

Mr. Dempski asked how do her customers know the appropriate manner for slaughter? Mrs. Cronce stated that this was part of their culture and is one of the questions that she asks and one of the reasons that she is glad that they do groups instead of just individuals because by doing a group, there are people making sure the knives are sharpened enough, there are people that have the animals face the East. There are people that know exactly where to cut that makes it the easiest and the fastest so the animal drains out right away. She said her thing was that she did not want to see an animal suffer.

Mrs. Watters asked what was done with all that blood for 130 animals? Mrs. Cronce stated that the customers actually bring containers and they will collect the blood and if they leave it behind, the blood will become just like jell-o and coagulate.

Mr. Bodine asked if she said that the Health Department was there in 2013, is that correct? Mrs. Cronce replied yes. Mr. Bodine asked have they been there since? Mrs. Cronce replied yes after the holiday this year, they were summoned and the gentleman showed her his paperwork the day after the holiday this year. The Health Department got a referral from the DEP asking them to come back out and his only question was, what do you do with the carcasses? She stated that they take the carcass and she only keeps a few remains.

Mrs. Watters asked if they ever had busloads of people come? Mrs. Cronce replied the most that they ever had in that regard was somebody that had a small bus that was their private vehicle. There are a couple of people that come who own taxi cabs and that is also their private vehicle. Mrs. Watters asked like a minivan? Mrs. Cronce replied yes. Mrs. Watters asked if she sells anything, beverages? Mrs. Cronce responded that she sells no beverages or anything of that nature. Mrs. Cronce stated that she was very busy and was trying to make sure that they get their lambs. One of the things she is thankful for this that one is her customers' religious views is that the animal not see another other animal being slaughtered. And if she sees anyone allowing another animal seeing another animal being slaughtered, she will move the animal, or tell them that they have to move the animal. Mrs. Cronce stated that she does not provide anything of that nature, therefore, we thought that we were not doing anything that was outside of farming because we are only providing the lamb that they purchase.

Mr. Sposaro wanted to ask one follow up question that he neglected to ask along these lines, are there any recreational activities that are just for the children? Mrs. Cronce replied that her customers had asked if they could put up bouncy houses that they rent and they bring because she did not want the responsibility of it and they assured her that their insurance would cover it. They rent them, they put them up basically in her yard so that they can plug into an electric outlet.

Mr. Bodine asked if they ever supplied her with a Certificate of Insurance? Mrs. Cronce stated that she has not been and did not insist on that because as a farm, she believes that she is covered. Mrs. Sposaro stated that they would look into that issue.

Mr. Burke asked that when they have the event, are there loud speakers to address the people? Mrs. Cronce replied that they will sometimes speak over an intercom, but it is not extremely loud speaker. Mr. Burke asked that if it was something that she provides or they just bring bullhorns? Mrs. Cronce said so they can speak to each other and get people's attention because otherwise when their animal comes up, they don't want to be standing there stopping everyone from moving forward because they are not there. So they tell people to listen up and get in line and it is not something that is used all day and anything of that nature. She stated that it was no different than having a family party with people talking.

Mr. Gruenberg asked if there were stages for bands or music? Mrs. Cronce replied no, but that doesn't mean that the kids don't play music of their own, sometimes she will hear a cell phone playing.

Chairman Schnetzer stated that in testimony, Mrs. Cronce stated that there are people with the animals or with the groups. Did I hear that correctly? Mrs. Cronce stated that she stays with the animals and hand one animal off at a time. Chairman Schnetzer stated after listening to a lot of good questions from the Board for that there is about 130 families in one day. Mrs. Cronce replied yes. Chairman Schnetzer asked how can you manage that many people and you said in your testimony, that sometimes a group of patrons would have someone in that group, that would be kind of managing that group, did I understand that correctly? He stated, explain to him, how you can manage 130 families and how do you interact with the leader of this group to manage all this and are you telling me that you are there for every 130 animals and you are passing animal after animal and how is the rest of this festival or event being managed? Are they your people or are they the people that come? Mrs. Cronce replied the people who come provide at least 4-5 volunteers and each year we discuss things, what went right, what went wrong. This last year they wore vests which made it easier to find each other. They are told very explicitly from the time that they get there, certain areas that they are to be in. She stated that she made it very clear that if they start leaving this area, her barns are off limits because they can't go in where she raises her animals, they can't be on the equipment, she doesn't want a child hurt. She stated that sometimes friends come in and watch certain areas and keep them contained within certain areas. She stated that if someone cannot abide by that, then they are asked to leave.

Chairman Schnetzer then asked who is the "they", they wore vests? Mrs. Cronce stated that they have a non-profit group, there will be 5 or 6 men who volunteer from the group that will oversee. They would love to do it all just themselves, but she feels that it is her farm, her animals, she needs to be there, needs to know what is going on and is there. She is there and walks around and talks to the people and interacts with the people as the day goes on. While she is waiting for people to finish skinning their animals, she walks around, if she sees a problem, she addresses the problem. She tries to talk to the people because they are her customers. Chairman Schnetzer said, if I understand then, 4-5 volunteers with vests in addition to yourself and your husband manage 130 families through the day.

Chairman Schnetzer asked how long does the animal sacrifice part of it take? Mrs. Cronce replied that they hope to be done by 1 or 2 o'clock and they have gone until 3 and then the rest is just visiting, talking, cleaning up. Chairman Schnetzer asked when do you usually start, is there a set time when you start these sacrifices? Mrs. Cronce replied that they always tell me that they will be there at 7 o'clock in the morning and that there will be a few people that arrive at 7, but for the most part not until 9-9:30.

Chairman Schnetzer stated that he heard the explanation of the date that floats around under the testimony it depends on the phases of the moon? Mrs. Cronce replied yes. Chairman Schnetzer asked how do you then find out that it is this day? Mrs. Cronce stated that they tell me what day it is for sure because she honestly does not know because she is not Muslim.

Mr. Burke said that they do know in advance. Mrs. Cronce replied yes and no, last year it said August 20th and it ended up being August 21st or August 22nd, so close, but not exact.

Chairman Schnetzer stated that the reason that he asked that was that he doesn't know how they do it, but that's how our Easter's set and we kind of know when Easter is set quite a few years ahead because that is by the moon.

Mr. Dempski stated the Islamic lunar calendar.

Chairman Schnetzer stated to Mrs. Cronce that she also said that once in a while, you do a beef? Mrs. Cronce replied, yes. Chairman Schnetzer asked, how often do you do that? Mrs. Cronce stated that the last couple of years, she has not wanted to raise a beef and hasn't done beef very often. But, in the past, when the beef prices were better and again, will only raise a beef for 500-600 pounds, because that is the prime size that they like. She likes bottle babies, and does not like big beef because they are too hard for her, as a woman to handle by herself. So, all the time, no, she doesn't have a beef but that it is possible. And even with that, she stated that she never had more than one on a holiday because it is too much confusion with the lambs, where she can mix the lambs and the goats together, the beef is kind of a different animal altogether so it is too much confusion.

Chairman Schnetzer asked, the day of the event, do you and your husband or you and your family, do you have a 10-minute discussion with these group leaders to plan this day out so that people know where they are supposed to go, where they are not supposed to go? Mrs. Cronce replied this has been done usually over a two-week period, usually they come in two weeks on the weekend, two weeks before and we discuss certain things and they have been repeat business so that is good in that they already know what to expect and know how my farm is laid out. And they come back the weekend before, and, of course, they are on the telephone back and forth if there is any last minute things and then they get there early that morning they are constantly having to talk with each other. They use cell phones to call each other.

Chairman Schnetzer asked are there people that come from different states? Mrs. Cronce replied New York, Pennsylvania and New Jersey. She had a visitor that was with family from Connecticut and thinks that she may have had one person from Delaware, but they were not in the same years.

Chairman Schnetzer asked how do the people that have not been there before, how do you interact with them to give them direction how the event goes if you only have 4 or 5 people wearing vests? Mrs. Cronce replied because where all the killing is done is in one place. So they have to come to that one place to interact with us. It is not like it is all over the farm sort of thing. It is one place, I have one gentleman that I have been friends with for 15 years that if worse comes to worse, he will take 5 or 6 people and move over a little bit to one area. But, these are people that know how to kill the animal correctly so that it does not suffer. These are people that have been to the farm many times and where we haven't had problems.

Mr. Burke asked Mrs. Cronce to clarify if this is the same group that comes back here year after year? Mrs. Cronce stated yes, the last several years, it has not always been that way. This kind of taught me certain groups I like and certain groups I don't. Mr. Burke asked if it was a specific community or a specific church, or mosque? Mrs. Cronce replied that she tried to deal with more so with Moroccans because they seem to be kinder. Mr. Burke stated that what he was driving at, is there a specific group that comes to your farm every year or is this open to the general public and it is just attracted by certain type of clientele? Mrs. Cronce replied that she would say that it was open to the general public. Mr. Burke stated, ok, it is not one specific community organization that says we are going to go to your farm every year, year after year, and it may be different

people of the same organization, that is not the case? Mrs. Cronce replied that she does have one organization that does come, they've come the last 3 years until then. Mr. Burke asked, but there are others? Mrs. Cronce replied that there are others and they kind of all work together, those groups end up working together, the leaders have to. Mr. Burke asked if it was open to the general public, but it attracts a certain clientele that you cater to specifically? Mrs. Cronce replied that is correct.

Mr. Sposaro asked Mrs. Cronce do you advertise at all? Mrs. Cronce stated she does not, but that if she ever advertises, and she has at times., it just says she has lambs for sale with a phone number. She stated that she has not even done that in probably 6 years or more, so it is all word of mouth and my friend bought from you last year, will you allow us to come?

Mr. Bodine asked does every family buy a lamb? Mrs. Cronce stated that they are supposed to, and if she finds one that didn't, they are asked to leave because it is not a spectator type thing. "That is how I get my income, you buy my lambs." Mr. Bodine asked would they buy two lambs, would they buy more than one? Mrs. Cronce stated that there are some that would buy as many as 3 because they've had family members that either could not sacrifice for themselves or a gentleman will sacrifice for his mother who had passed away. Mr. Bodine asked so could you possibly slaughter 200 lambs at an event? Mrs. Cronce replied, I guess so. Mr. Bodine asked if Mrs. Cronce had a definite number? At the last event, do you know how many was slaughtered? Mrs. Cronce replied "the last one, honestly, I don't even know, I would have to look to tell you how many were killed." She knows that the very most that they've had was 130 something in one year. But, that was not last year because more people are going back to other countries because it is summertime and their kids are out of school. So, she has more potential when the kids are in school when they've got to stay here for the holiday.

Mr. Baduini stated that in the letter that we received from Mayor Tipton, he quotes in this letter "The Township was also informed that the County Board of Health was denied access to the property to inspect the Health related allegations". Why were they refused? Mrs. Cronce replied that they were not refused.

Mr. Sposaro said, here's my problem, there is nobody here to testify to that, I can't ask that person questions. No one has been denied access. That's the problem with using anything other than procedural aspects in that letter to then cross-examine my client.

Mr. Gruenberg stated that procedurally that is what was reported and your client can provide testimony that that was not the case and there is nobody or no evidence to say that they were denied. So, procedurally that was what has been reported that brought us here, that is not a factual statement that the Board should consider that as happened. You can question her on it, did that happen, she can deny it, and provide testimony in support for her position.

Mrs. Cronce stated that Tom Nigro was there a few months ago, he sent her the thing from Rutgers. She stated that there was a girl with him, he drives a hazmat truck, and came and talked to her. Ms. Cronce asked him if he wanted to walk down to the barn or anywhere else and he said no, that he could see that we don't have any problems, so he stated, I'm leaving. Mrs. Cronce stated that she offered and that he walked up while she was taking care of the chickens. So she stated that they have not been denied access. Mr. Baduini replied, thank you.

Chairman Schnetzer stated that if no other Board member has any questions, I wanted to ask Mr. Gruenberg if he has any before I open up to the public.

Mr. Gruenberg asked how many Port o' Johns were on site when people were there? Mrs. Cronce replied that what she does is take how many animals that they have reservations for and add a few more and call the Port o' John company and say, okay, there's going to be approximately this many families and they assume that there are 4.5 to 5 people per family and they tell me how many Port o' Johns she needs. Of course, her customers want restrooms that are just for men and they want restrooms that are just for women and they don't want them in the same area. But the Port o' John company is the one that tells her for one day how many Port o' Johns that she needs. Mr. Gruenberg stated, I guess you answered my next question when you say that it is 130 families, there's 4 people per family or 4.5 people per family? Mrs. Cronce stated that she wouldn't even say for sure that there were that many people because honestly, there will always be, she finds at least 10 people or more who just come, process their lamb and leave? And it is one individual from that family.

Mr. Gruenberg asked so how many people are on site, the maximum number of people who are on site at any one time? Mrs. Cronce stated that she did not have an answer because she has not counted. Mr. Gruenberg asked if she had an estimate? Mrs. Cronce replied 250. Mr. Gruenberg replied 250 people? Mrs. Cronce stated yes.

Mr. Gruenberg asked where are the Port o' Johns located on site? He stated that he did not see that on the plan. Mrs. Cronce replied no, she failed to put that on because they are not there all the time. She stated that as they enter the property and they come down the road, there are areas by the trees that are off the road, but they are under shade so that the Port o' Potties don't heat up. She stated she has a gate where they are going in and there's an area right the opposite of that gate

that is a clearing in my wooded area and they will usually put the women usually right there because that is close to where they are sitting with their picnic tables.

Mr. Gruenberg stated that he was looking at the plan and it says parking area, but is that the entire parking area for this event or is that just for your farm on an everyday basis? Mrs. Cronce replied no, that's the main parking for this event because she parks up at the house close to the driveway as does my family she drives around only when she needs to. She stated that she has a utility vehicle on the farm that she uses mostly. Mr. Gruenberg asked Mrs. Cronce when she has people parking there, what do you do to designate the parking area? Mrs. Cronce stated that she always asks one or two people to stand and start parking people facing them so that they can park closer together and anyone that is going to be leaving right away, she asks that they notify her in advance and parks them up closer to the house in the area next to the covert so that they have easy access to exit without blocking anyone and that way there is not driving back past people that are walking around a lot.

Mr. Gruenberg stated that he was looking at the plan and that the only area that he sees for parking area is towards the South of the property which is not near where you are saying the coverts are? Mrs. Cronce replied that the coverts have nothing to do with the holiday, that the coverts have her farm equipment in them. Mr. Gruenberg stated that she was saying something about people parking by the coverts? Mrs. Cronce pointed on the survey, saying there is one up here by the entrance, there's pens here, there is a covert here, an area here that's where people will park. Mr. Gruenberg asked is that designated on the plan that that is a parking area? Mrs. Cronce stated that she did not because she leaves a trailer parked there most of the time, but no, she did not designate it, it is still on the property and occasionally one or two might park in my driveway. Mr. Gruenberg stated, so is the South of the field there, is that where the majority of the people park? Mrs. Cronce replied showing on the survey, it's along there and she puts arrows showing that they come down and into this gate and then they make a left and go through another gate right here, into this field and they park in here.

Mr. Gruenberg asked where were the animals slaughtered? Mrs. Cronce stated that they are slaughtered between, actually, they are slaughtered just in front of the sea containers and that they are processed between the sea containers. Mr. Gruenberg asked where are the sea containers? Mrs. Cronce showed on the plan.

Mr. Gruenberg asked are the people limited to the picnic area? Mrs. Cronce stated that people are basically limited to this area right here (pointing on the map), because she does not want them going down the hill. She does not want them going down the hill because she does not want them to end up with her animals.

Mr. Gruenberg asked are they limited to picnicking in this picnic area on the plan? Mrs. Cronce replied yes.

Mr. Gruenberg asked where are the bouncy houses placed? Mrs. Cronce stated that they usually put them up close to the house because they need electric and unfortunately, they can go and get generators and somehow every year, a generator fails. Mr. Gruenberg asked how many bouncy houses are there at one time? Mrs. Cronce replied that there were never more than three. Mr. Gruenberg asked if Mrs. Cronce charged admission to the bouncy houses or is it just something that the people bring along with them? Mrs. Cronce replied that it was something that the people bring along, they rent them, they bring them along, she stated that she has nothing to do with them. It just keeps the little ones quiet for the day, she said.

Mr. Gruenberg stated that this line here on the map, is that your property line? Mrs. Cronce stated that actually their property line, but their fence does not go down that far because there is a drop off here and that is a problem, you can't see where drop-offs are. She stated that her field does not all lay flat. Mr. Gruenberg stated, you are saying that the distance between the parking and this property line is 200 yards? Mrs. Cronce replied so we keep them parking up in here, we don't bring them up down in here to park, we keep them up in here showing on the map. Mr. Sposaro asked what is the scale on this map? Mrs. Cronce stated that she did not draw this to scale. Mr. Sposaro after looking at the map, stated that it was one inch to 50 feet. Mr. Gruenberg stated that after looking at the map, that 50 feet would not be 200 yards.

Mr. Gruenberg stated that the point is that there are things that have been testified that to that are not on the plan and that aren't potentially accurate on the plan like locations of bouncy houses, locations of the Port o' Johns, hand sanitizing stations, how many there are, where they would be, those type of things that may be relevant to the Board's consideration in terms of this type of event, how the parking area is designated, whether there are cones and flags, where that is going to be located, and Mr. Gruenberg assumes that there are no lights because everything is during the day, but if there is going to be lights, they should be temporary, where would they be located. Those type of site plan issues, while not being a full site plan, is something that the Board may be interested in.

Mr. Sposaro stated that it was very fair point and what they could do is update this plan more accurately, identify where all of these things take place and where things are located and will do our best to do it to scale so the Board has a frame of reference.

Mr. Gruenberg stated that he did not have any other questions.

Chairman Schnetzer stated that he is going to open it up to the public now to ask questions of Mrs. Cronce and explained that this is only questions. This is not getting up to give testimony, that will come later, it might not be tonight, but it will become later at another meeting. These are only questions and when you approach, you need to state your name and address.

Debbie Bylina, 100 Esposito Road

How do you intend on keeping the people on your property? Mrs. Cronce replied that we ask them to stay on our property. She stated that when she has seen children crossing into the road, she has asked them to come back and stay on the property, but of course, she does not have any more control of an adult that decides to take a walk down a public road than any other person has. And some people look at it, we're out in the country, we want to walk down a country road. Mrs. Bylina replied, well, a road is one thing, but people's property is a whole another thing. Mr. Gruenberg stated that it was question time. Ms. Bylina said that she would wait for statements.

Julia Sudylo, Harmony Township

Do you know how many buses, how many people are on a Chartered bus? Mrs. Cronce stated that she never had a Chartered bus and no I didn't. Ms. Sudylo asked, Really? Mrs. Cronce replied yes. Ms. Sudylo stated that she frequents that street almost daily. Mr. Gruenberg addressed Ms. Sudylo and stated just questions. Ms. Sudylo asked when will she be able to say that there were 30 buses in front me? Chairman Schnetzer responded later.

Pat Carlin-Wilkens, 160 Esposito Road

How are you going to keep the people off of my property year after year? Your property is private, you keep everyone off your property including me, I drove down there to ask you a question – Mr. Gruenberg interrupted and stated that it was just question time. Mr. Gruenberg stated let's let her answer the question. How are you going to keep people off of her property? Ms. Wilkins asked in the future, for next festival? Mrs. Cronce stated that first of all, you are half a mile past my property, and we station someone, that does not mean that GPS does not take somebody to the wrong address. She stated that she had your people stop at her place and ask for directions, you can't be nasty to people who get lost with a GPS and anybody that says that they have never been lost, has never gone very far. But we have somebody stationed at the end of the driveway so that people realize that they are coming for the holiday, they're there. Does that mean that somebody that is coming any other time of the year that is looking for me might pass my mailbox? No, it doesn't mean that. And I have large letters, I have large letters so that it is very identifiable even for EMS. If people make mistakes, I can't handle, I can't fix every problem for every person she stated.

Mr. Gruenberg asked if Mrs. Cronce had a proposal representative for temporary signage and where that might be located? Mr. Sposaro stated that he thinks that something that we can look at. The problem may be if there are driveway entrances, because this is a cul-de-sac, before you get to Cronce farm, it is may be more problematic. But we will look at the signage issue, but if we are going to post signs on the road and direct them to Cronce Farm, we would need the cooperation of other property owners because we have no right to post signs on anything other than our own property. So, if they want some assistance, and some direction with vehicular traffic, we are going to need their cooperation with where we post signs. Mrs. Sposaro stated that we will come up with a plan for signage, it's then going to be up to the neighbors to decide whether they're going to allow us to post those signs.

Pat Carlin-Wilkens, 160 Esposito Road

Ms. Carlin-Wilkens addressed Mrs. Cronce and said that your site specific, it says produce ag products. This seems a little all vague to me and that's why I am asking what are those products going to be, the slaughtered animals? What are you going to produce? Mr. Gruenberg asked what agricultural products are you going to produce as you represented? Mrs. Cronce replied, we produce livestock, poultry, eggs. We are looking at producing vegetables. We may in the future decide to do bees. It is all agricultural products.

Ms. Carlin-Wilkens said ok, question two. Process and package? Ag output? What is that? Where is it going to be packaged and processed, are you going to build a building? Are you going to put it in a tent? Mr. Gruenberg stated that you have to do one question at a time. Mr. Gruenberg asked what processing of agriculture, what products? Mr. Sposaro stated that the witness has already testified that the ag products that are processed are lambs that are slaughtered on property. She has described how it is done, she's described where it is done. Packaged, they are not really packaged, they are either consumed on premises or patrons take them off of their premises. Mr. Gruenberg stated to answer the other part of the question, though, is there any other type of agricultural produce that is packaged or do you have any buildings or manufacturing proposed? Mrs. Cronce replied that she guessed not. She replied that she has some hoop houses, we have had people come in and pick different vegetables and they put them in their own bags or whatever, but they're there and we're not doing packaging at this point in time. That wasn't what we came here for.

Ms. Carlin-Wilkens said that her next question is – it says operate a farm market and where are those signs going to go and where's the farm market building going to go? Mr. Gruenberg asked farm market, where is that going to be? Where are the signs for that? Mrs. Cronce stated that she guessed that that was very lose because other than selling off of a wagon, we are not setting up a building, we're not making a farm market. You come to the farm, you buy, it is a market of selling, but it is not a specific building or store. Mr. Gruenberg stated that you are not proposing Mr. Sposaro an official building, farm market, correct? Mr. Sposaro stated, no we are not.

Ms. Carlin-Wilkens said that her next question is four. Conduct ag related farm based recreational activities. Does this mean, it's the festival? That conducting ag related, farm-based, recreational activities, I mean, are we going to have gambling, are we going to have a casino? What are we going to have there? Mr. Gruenberg asked, what are the farm based recreational activities? Mrs. Cronce stated that we allow the people to come and have a picnic while they are there, if they would like to, as long as they are purchasing an animal, we allow them. If they ask us questions, or they want to know more about, sometimes they're enthused, if they come and they see us raking hay or bailing hay or they want to know about the different animals and they have questions and we answer those questions.

Ms. Carlin-Wilkens asked if it was going to be busloads of 4-H or school children? Mrs. Cronce stated that at this point in time, I don't believe so, but if, at some point, if we wanted to educate them, I believe that we can under the Right-to-Farm.

Ms. Carlin-Wilkens asked and they are going to come by bus? Mrs. Cronce stated if it was a school class. If it is a school, yes. But, she hasn't had busloads of people, so right now, you are jumping to conclusions that aren't there. Ms. Carlin-Wilkens replied, well, no, this is the proposal for what the lawyer sent the letter, that it's the proposal for site specific, these are your things. Mrs. Cronce said if you have people coming, if you have a classroom that you are educating the children about lambs or something, your average class size is 30 people. Mr. Gruenberg addressed Mr. Sposaro and said that he did not recall ag education being part of your application. Mr. Sposaro stated that is correct, it is not. And if it comes to pass that there is a demand for that, we can return to this Board and seek an amendment or supplement to the site specific application. Mr. Gruenberg stated so ag education and buses of kids is not part of this application. Mr. Sposaro stated that is correct.

Ms. Carlin-Wilkens stated even though you have a festival once a year, are you, do people come on the weekend? Because the reason I ask this is because I've had people lost on weekends, on my farm, looking for your farm. Mr. Gruenberg asked Mrs. Cronce, do people come on the weekends? Mrs. Cronce replied that she has people come during the week, too. Ms. Carlin-Wilkens said, too. Mrs. Cronce said that people come whenever they want, they don't always call ahead. She stated that she don't know that they are coming, people come. Ms. Carlin-Wilkens stated those were her questions about ag specific. Mr. Gruenberg asked Ms. Carlin-Wilkens if she had any other questions. She replied, well, lots, but I have to get up at 5 am.

Julia Sudylo, Harmony Township

Once again, I go to the traffic, because I frequent that road a lot and I drive an Escape and sometimes I drive a truck and Sachi can attest. Mr. Gruenberg asked if this is leading to who, what, where or why. Ms. Sudylo said yes, there is a question, just so you can understand, I have to get to that point. That road is like this big. Mr. Sposaro said, I don't know what this is. Chairman Schnetzer said just ask the question and if we don't understand it, we will ask you. Ms. Sudylo asked Mrs. Cronce, has any of these organizations ever asked you for a traffic study? Mrs. Cronce replied no. Ms. Sudylo said because that is an awful lot of people for that road. Chairman Schnetzer stated, you want to know if there has been a traffic study done and she said that there had not been. Ms. Sudylo said don't you think there should be walking back to her seat.

Sachi McDowell, Packer Street, Easton

Ms. McDowell stated that she does rent the barn at Patricia Carlin's. My question is how are you going to be able to keep your clients from, once again, I know it is redundant, but coming onto Pat's farm interacting with our animals that are boarded as well as our clients? Mrs. Cronce replied that we do not encourage anyone to leave the farm except for going home. So, we cannot control people if they go to another farm to visit or if they see the horses and they decide to go down there. Do we encourage it? Do we tell them that you are down there? No.

Ms. McDowell asked if there is a way that you can discourage them? I know that you had said that you have 130 families, that is a lot of people. We have had people on the farm, I don't know how you are going to be able -- my question is, can you guarantee them to stay away from our animals? Mr. Sposaro stated that he thinks that is an unfair question, I don't think anyone can guarantee what other people are going to do. Some people may trespass. As a property owner or as a tenant, you may have certain rights, people trespass onto the property. I don't think that you can expect more from my client than that.

Ms. McDowell's next question is can you try to keep your animals out of the road? We have had several instances where some of my clients as well as myself have almost hit your goats, your sheep, your cats, your chickens. Mrs. Cronce said, I'm sorry, you, recently, I almost got hit checking my own mail because of people flying up and down the road that are going back there, that it is not my animals that I get, anytime anything gets run over or hit, or whatever you want to accuse me, but

they're not my animals. And no my sheep and goats are not out in the road, I have had occasionally things get out, but Ms. Carlin animals have also gotten out. Unfortunately, trees fall down on fences, things happen and we can't guarantee everything. Mr. Gruenberg asked, are all of your animals contained in a fenced in pasture? No Sir, I've got three lambs in the house right now because their mothers didn't take care of them, so they're in my house. Mr. Gruenberg stated that they are all enclosed, they are not free-roaming on the property at all? Mrs. Cronic replied not unless they're little and they are following me around, but they're staying right with me just like a dog.

Patricia Carlin-Wilkens, 160 Esposito Road

You just said my animals get out. When did you see any of my horses or animals get out? Mrs. Cronic replied, I have seen the goats out, Ma'am. Ms. Carlin-Wilkens replied that my goats have never been out. Never. Ms. Carlin-Wilkens looked back at a person in the audience, he's my neighbor, has my goats ever been out? Chairman Schnetzer stated that you are asking the wrong person, you've got to ask her (Mrs. Cronic). Ms. Carlin-Wilkens stated that she did not understand this whole process, but what she does understand is one thing, she stated that she has a big, big check coming from Harmony Township for everything that she did and she is trying to get this all – Chairman Schnetzer interrupted and told Ms. Carlin-Wilkens that this was not the time to make a statement. Mr. Gruenberg reiterated that she would be able to make a statement later, but now is the time to ask questions. We have to keep this in an orderly process.

Chairman Schnetzer asked anyone else?

Lisa Case, Stewartsville

Do you have any plans to control the population of your cats from breeding? From me picking them up dead off the ground? Mr. Sposaro objected to the question, what relevance does that have, if any to this application? None. Ms. Case replied none to the application, but to the... Mr. Sposaro stated correct. He asked for a ruling on his objection. Chairman Schnetzer stated that you would have to ask a question that would relate to the site specific, the applicant really did not, I would have to agree with Mr. Sposaro, is not here raising cats. Chairman Schnetzer stated that if you have a cat issue you can go to the Municipality or have the animal control, we don't deal with felines. Mr. Gruenberg asked Mrs. Cronic, you are not raising cats for sale? Mrs. Cronic replied no Sir. Mr. Gruenberg asked, you are not breeding cats for sale? Mrs. Cronic replied no Sir. Mr. Gruenberg stated it's not an agricultural issue and you can deal with that through another means.

Mike Caropolo, 1939 Belvidere Road

With the estimated number that you gave for the amount of bathrooms that you need for 4 to 5 people for 130 families, that makes 650 people, at 5 people, but you are saying there is only 200 there? Is that correct? Mrs. Cronic stated that there are people that leave and it is easier just to make sure that we have enough bathrooms because there is no way of knowing how exactly many people will be there.

Mr. Caropolo said and then also, my next question is, it goes from about 7 o'clock to 2 o'clock, you said, correct? Mrs. Cronic replied, no Sir, it goes from, they start coming in at first thing in the morning and they leave by dark. Mr. Sposaro stated that he thinks she testified that the slaughtering starts at around 7 and stops in the early afternoon, but the people stay until dark. Yes, but it actually goes on to about 2 o'clock, Mr. Caropolo said. So that's, for 130 families, 420 minutes, 3.2 minutes a slaughtering the whole thing. I think that is not exactly accurate. But there is only one going on at a time. Chairman Schnetzer asked Mr. Caropolo what exactly is your question on the time? Mr. Caropolo stated that his question is, the time lasts a lot longer of a slaughtering going on, not just a couple of hours. Mr. Gruenberg asked Mrs. Cronic, how can you possibly slaughter that many animals by 2 o'clock in the afternoon? Mr. Caropolo added one at a time while you are handling each animal over and also managing those 500-600 people? Mrs. Cronic replied, I hand the animal over, when one person finishes at their killing area, somebody else moves around to this area and they kill. They can be hanging up to approximately 8 animals at a time and they're standing, we have a delay of... We can start again as soon as one station clears they kill another animal, hang it and process it. They have friends helping them. This is a group activity for them. It is not me doing all the work.

Dennis Kardos, 157 Esposito Road

How any animals do you keep in a small confined area for this event? Mrs. Cronic replied what are you describing as a small confined area? Mr. Kardos replied, well, the round pen in your front yard. Mr. Gruenberg stated that he didn't know what a small confined area is. Mrs. Cronic said I don't either. Mrs. Cronic replied that she put approximately 20 head of lambs on the trailer at a time, take to the area. When I unload those 20, I go back and get 20 more. She stated that she has different pens throughout her property where she has the animals. And yes, at the last day, yes we put them in smaller areas so that we can move them.

Mr. Kardos asked has the Health Department or any of the Township government come to your property on the day of an event? Mrs. Cronic replied yes. Mr. Kardos asked where they granted access on that day? Mrs. Cronic replied on that day, we said that we have a party going on and we said, my husband was very clear, call back, we would be happy for an escort, but we would prefer not today and they said, no problem, they understood what was going on which was... Mr. Kardos stated

that was correct, they showed up and asked for access and you denied it, correct? Mrs. Cronce replied that is incorrect. We asked them if they would, we explained that we were having a Muslim holiday and asked them and they said that it was no problem and they've just been told to come out and they never even came back out because there were no problems. It's some people have made complaints erroneously, but that does not mean that what they tried conjuring up, was what was truly going on.

Mr. Kardos asked so coming up to the event, how many animals are on your property that are brought in from market? Mrs. Cronce replied from market? Very few, I think. Mr. Kardos asked, so every animal that you sell on your festival day has been on your property for that year that you said that it takes for them to grow? Mrs. Cronce replied at least 30 days or more, yes Sir. Mr. Kardos asked, so 30 days prior to the event, you start bringing animals into the event onto the property, correct? Mr. Sposaro stated that is not what she said. Mr. Kardos stated that she said that they were on her property for at least 30 days so prior to that where were they? Prior to the 30 days, where were the animals? Mrs. Cronce replied that different times of the year, I buy animals and I raise animals, predominantly, I add more during the Spring months when the grass comes on. Mr. Kardos stated, ok, then you continue to add them on until the holiday? Mrs. Cronce replied that is correct. Mr. Kardos replied and the Board asked you and how many animals do you sell on that given day? Mrs. Cronce said I think I've answered that. Mr. Gruenberg stated, honestly, I don't understand that question. Mr. Kardos stated that, he thinks she keeps evading the answers to the number of animals that are processed on that day. How many animals are processed on that day? Mr. Sposaro stated that he thinks that she said the most on that day was approximately 130. Mr. Gruenberg stated his problem with his question what that he didn't know what he meant by sold because did you mean just sold on that day because she testifies that she sells in advance, that is why I did not understand the questions.

Mr. Kardos stated that he guesses what he is getting to is that the confines the animals are kept in, what is considered a sanitary or a safe of number of animals to keep per confined area for a period of time? Mrs. Cronce replied considering that she has 10 acres or more of grazing area, plus the wooded area and has fencing areas in the wooded area, and has grass growing in places. I have 24 acres, 24 plus acres to work with, Sir. Mr. Kardos replied, ok but, prior to that event, when I drive by your property, you have your pens set up, in your front yard there and there are a lot of animals. I'm driving by, so I don't stop, I don't count, there are a lot of animals in that small penned in area, correct? Mrs. Cronce replied incorrect. Incorrect. We have animals in many places and you can't see them all and you can't see when they come around, and they can eat in different areas.

Mr. Kardos asked does anybody come to your property the night prior to the event? Mrs. Cronce replied that there could be guests that come, there could be people that have not bought an animal that come. Mr. Kardos asked and you allow them to pitch tents on your property, that evening prior? Mrs. Cronce replied that have never happened. Mr. Kardos then asked, ok, I did not see a tent on your property the night before the event last fall? Mrs. Cronce replied no Sir, you saw them come just before dark and the gentleman that they had rented the bouncy houses from, came out, blew the three bouncy houses up to make sure that they worked and then let them back down and that is all that was there or put up. So, those were up until they came right down and they left the motors run for, I don't know, 10 or 15 minutes or whatever they felt that they needed to make sure that everything was going to be fine the next day.

Mr. Kardos asked do your people who come to your property rent a school bus to transport them to your property? Mrs. Cronce replied no Sir. Mr. Kardos had stated that you have never had a school bus come to your property? Mrs. Cronce replied, yes Sir, I did, but he was delivering not for animals, he had to bring me something that he wanted to share with me. He was a bus driver and he bought the bus between his runs, but he had no one else on it. So, I'm sorry, I have no control over if he drives his bus to my property.

Mr. Kardos asked on the day of the event, there's been a bus parked on your property? Mrs. Cronce replied no Sir, not other than a small private bus that was owned by a family, that that was their transportation.

Patricia Carlin-Wilkens, 160 Esposito Road

On your last event, along the road, were sheep contained in a round pen? Mrs. Cronce replied no Ma'am. Ms. Carlin-Wilkens said ok and then said after your last event, don't know the day it was, did you purchase a large round pen from Sunny Hill Farm, Ray Raub? Mrs. Cronce replied, yes. Ms. Carlin-Wilkens said thank you. Mrs. Cronce replied that does not mean that the animals were in there and you are trying to make accusations. She stated that she uses those pens for her horses, so there is no problem for those round pens. Mrs. Carlin-Wilkens stated that she saw her sheep in a round pen at the last festival along the road.

Chairman Schnetzer asked anyone else with a question for Mrs. Cronce.

Robert Pernini, 100 Esposito Road

How can you stand there, and you came in here and you took an oath to tell the truth?

Mr. Gruenberg stated that it was not an appropriate question. He said it is a who, what, where, why, not just a how can you stand there type thing. It is not appropriate. Let's do it in a nice way. Okay, Mr. Pernini again asked how can you stand there because half of what you fed this side of the aisle, and these fine people, are lies. Chairman Schnetzer interrupted and said that you can't. Mr. Gruenberg stated that you have to say who, what, where or why, you can't attack somebody. Mr. Pernini stated that he was not attacking somebody, he was stating the truth. Mr. Gruenberg stated that you can say what you consider the truth when it comes times for statements, but this is the time for a question.

Ms. Carlin-Wilkens asked when do statements come? Mr. Gruenberg replied after the questions.

Julia Sudylo, Harmony

Do you think that it's prudent being that on some occasions there's drought, and she stated that she would try to narrow it down, that on some there's drought, on some occasions there's people walking down the road. Do you think that maybe these nameless organizations that we don't know who they are because she doesn't know if they were provided or not, and you don't seem to know, whatever, should have insurance written out, in front of all of these nice people that are probably going to be liable when something really bad happens, do you think that would be good? For a bouncy house? Mr. Gruenberg stated that he does not understand her question. Ms. Sudylo said the question is, my question is always towards safety, and it is towards liability because my horse has insurance so my question to her is, doesn't she feel, does she feel that it's prudent that these activities should be listed under some form of liability insurance? Mrs. Cronic stated that she believes that her attorney said that we will look at that. Mr. Gruenberg stated so that the representation has been that they are going to look at the issue of providing certificates of insurance both for with their special events and they're going to come back to the Board with that information after they take a look at it. Mr. Sposaro stated that is correct. Mr. Gruenberg stated not only to that, but as to the bouncy houses.

Ms. Sudylo asked how about the people that walk up and down the road? Mr. Gruenberg asked, whether they have insurance? Ms. Sudylo asked would that cover them also? Mr. Gruenberg stated that he did not understand how it could. Mr. Sposaro stated no more or less than anybody else walking up and down the road.

Bruce Wedderman, 2148 River Road

This is a festival and you are making money at it. Shouldn't the rescue squad or the fire company, shouldn't the township be notified that you're having some kind of festival in your back yard with 3 to 4-500 people there that we don't know about? Chairman Schnetzer stated that Mr. Wedderman needed to direct his question to Mrs. Cronic. Mr. Gruenberg stated that he thinks Mr. Sposaro could take care of that by saying what they represented to do in the beginning. Mr. Sposaro stated, exactly, we will look into whether there is an event permit required under the municipal ordinance. Mr. Gruenberg stated, but also part of the, also as part of the requirements under the AMP, there's a requirement for notification of a special event that has to take place. Mr. Wedderman stated that nobody knows, she doesn't know when it is. He said, you don't know when the event is, these animals have to be 100 pounds, but you don't know a couple weeks or 30 days ahead of time. How do you know to get these animals at a certain weight for this event if you don't know when the time is? So, do you get them from market or do you raise them all year long? Mr. Sposaro stated that he thinks that they don't know the date within a day or two. Mr. Wedderman stated that but she said that she doesn't know whether it is September, August, December. Mr. Sposaro said no she didn't say that, she said that each year, it goes back approximately 10 days. Mr. Wedderman stated that this gentleman stated that on Easter we know a year ahead of time when Easter is. Chairman Schnetzer stated that it was a bad analogy and he's not sure how they determine when their holiday is. People stated from the audience that you can google it. Chairman Schnetzer stated that when the actual even is right now is not where we need to stipulate, let's keep going to questions on the ag management. Mr. Wedderman stated that the town is not notified when this event is going on and she is making money on it, it's a business for her. Chairman Schnetzer stated that that's turning into a statement, Sir. Mr. Gruenberg stated and again the answer is, that if they are representing that they would comply with an agricultural management practice that requires them, and he thinks the representation was to do it 60 days in advance providing notice to the Township of the event.

Mr. Wedderman asked so they have to have traffic people at the end of the road? Mr. Gruenberg stated that they represented that they were going to do that. Mrs. Cronic replied we have that. Mr. Wedderman asked are you going to have police there to monitor and traffic people? Or is it just a free for all for everyone coming down the road? Mr. Sposaro objected to the form of the question. He stated that the answer to whether there is police there is, no. There are people there that monitor the traffic, that is what the testimony has been and no it is not a free for all.

Dennis Kardos, 157 Esposito Road

Will the signage be as required by the NAMTCB? Mr. Gruenberg stated that he did not know what that is. Mr. Kardos replied manual and uniform traffic control license. Mr. Sposaro stated that the answer is no and temporary signs is, he believes, the size of some signage is dictated and is part the of Site Specific AMP. There are standards in it, however, we can only post

signs on our own property without other property owner's permission. But we will comply with the regulations as it relates to the size and the number of signs. Mr. Kardos asked if will the people directing traffic will be trained and certified in traffic control? Mr. Sposaro responded no.

Patricia Carlin-Wilkens, 160 Esposito Road

Would you consider putting someone on my property by my entrance into where my customers come so they could differentiate between my farm and your farm, would you consider putting someone on River Road, on my entrance to River Road that we do not use that I have a gate on, would you consider putting your family member or someone there to direct people? That's the question and that's the question I tried to ask you at your last event when you called the State Police to have me arrested. Mr. Sposaro stated that the answer to that question is that I don't think it is necessary or appropriate to have a person stand there, but if you will grant us permission, we will post a sign there making it clear. Ms. Carlin-Wilkens responded that would be great. Mr. Sposaro responded perfect. Ms. Carlin-Wilkens stated that she had a question for Mr. Sposaro, after you are done with this, give me a call because she thinks that she has a refund coming from Harmony Township. Ms. Carlin-Wilkens said her question for him is, how do you know what occurs on the event or our road when you have never attended an event, a festival? Both Mr. Gruenberg and Mr. Sposaro stated that he was not testifying. Ms. Carlin-Wilkens stated, well, I'm not a lawyer. Mr. Sposaro stated I guess we're even.

Bruce Wedderman, 2148 River Road

How come you left Asbury? Mrs. Cronce replied because I went from 2 acres to 25 acres. Mr. Wedderman stated and people didn't like you over there. Chairman Schnetzer stated, Sir, we can't. Mr. Wedderman took his seat.

Sachi McDowell, Packer Street, Easton

How are you able to control 130 families? Do they each have a weapon, each have a knife? Well, the people that are slaughtering the animals, do they each come with their own weapon? Mr. Sposaro stated that first, he was going to object to the form of the question that characterizes it as a weapon. Ms. McDowell, ok, I am sorry. Do they each come with their own –Chairman Schnetzer interrupted and said tool to provide, to do the sacrifice, how's that? Ms. McDowell said ok. Mrs. Cronce replied they would have to or share with a friend. She does not provide any of those things. Ms. McDowell asked and you are able to control all those people with all the cutlery? Mrs. Cronce replied that they were there for a religious, it is something that they want to be done in a timely fashion in a, this is ridiculous, they are not there to make problems. They're just average people. It's that people have a stigma about them. Mr. Gruenberg stated that we are not going anywhere near there. Mr. Sposaro asked can you control people that go to a beach with a cooler that bring an ice pick? Are all those, how absurd does it get before...

Debra Belynick, 100 Esposito Road

How do you relate this as you just spoke, said a religious ceremony as an Agricultural event? Mrs. Cronce replied they are buying lambs and lambs are livestock. Ms. Belynick stated, but they can go to market. Mr. Gruenberg stated that they were arguing back and forth, it's not an argument, it is a question. Mr. Sposaro stated that she answered your question, you don't like the answer, but she answered the question.

Mike Caropolo, 1939 Belvidere Road

My question is if you can explain to us exactly what goes on. My question is if you could explain to the town and also everybody here what exactly happens during that sacrifice. What exactly are they doing? What is the process? Chairman Schnetzer stated that he thinks that she kind of already answered that. Mr. Gruenberg stated that she already answered that. Mr. Caropolo then said, so, if I am correct, it is just a straight kill and somebody is holding the container under the neck and then you are just dragging them away in 3 minutes?

Chairman Schnetzer stated, let me make something clear, I want everyone to ask all the questions that they want to ask and I want to be very patient and give you plenty of time, but, I am going to please ask you to pay attention that some of this stuff may have been already answered in testimony and I don't want to chill people from asking questions, but it is getting late and we've had a lot of questions and we're going to have to start being a little bit self-responsible and when you get up, make sure that these are new questions and not something that keeps being re-asked and re-asked. So I appreciate what you are saying. Mr. Caropolo stated that he understands what Chairman Schnetzer is stating, and some of it was covered, but it is was just so vague. Chairman Schnetzer stated that he understands. Mr. Gruenberg stated that he honestly thinks Mrs. Cronce covered that in detail. Chairman Schnetzer stated that he'd have to agree.

Pat Carlin-Wilkens wanted to just thank the Board and say thank you and that if we could come back another time. Ms. Carlin-Wilkens stated that it was really difficult to hear and would suggest that there should be microphones on these tables and people should have an opportunity to sit down and talk into a microphone and have it recorded. She stated that it was very difficult to hear when the person's back is to you, whether it is her or the lawyer, anyone of you, it is hard to hear anything. Chairman Schnetzer stated that he would make sure that they would do a better job of making sure that she could hear what was going on. Mr. Gruenberg encouraged her to sit in front.

Ms. Carlin-Wilkens stated that she didn't know the format. Mr. Gruenberg stated here's the format, the Board and the professionals ask questions of that witness, and the public asks questions of that witness, then Mr. Sposaro has the opportunity to call another witness, and that whole process starts again. When Mr. Sposaro does not have any other witnesses, then it is opened up to the public to provide testimony or witnesses of your own behalf, and you are going to be sworn under oath, just like Mrs. Cronce was sworn under oath. We want everybody to have the opportunity to ask questions right now, knowing that you're dying to come forth and tell us what you think about this, but you'll get that point, it might not be tonight, but that's the procedure. It is kind of like a courtroom.

Chairman Schnetzer asked Mr. Sposaro if he had any more witnesses. Mr. Sposaro stated that he only had two questions for Mr. Cronce and it related to the location of the parking and there was a question regarding fencing and posts vs. fence being installed.

Mr. Gruenberg stated that he did not think that it would be appropriate to start another witness right now because if we are done with Mrs. Cronce, then if we start with Mr. Cronce, then everybody's going to want to ask him questions and even if it was just to those two questions, he would rather keep that to another night. Mr. Sposaro responded, fair enough.

The Board had concurred with Mr. Gruenberg to stop the RTF Hearing at this time because of the late hour and more CADB business to discuss and to continue the hearing on another day.

Mr. Sposaro asked that he did not know if it was of this Board's practice to conduct a site inspection. Chairman Schnetzer replied it is. Mr. Sposaro said that since it was carrying over to another month, he would request that a Site Inspection be conducted before the next meeting so that you are in a better position and we are in a better position to address any questions that you may have as a result of that. Chairman Schnetzer stated that he appreciated that comment and that they do make site inspections so that we know what we are looking at and that the interested members will make a site visit before the next meeting.

Mr. Gruenberg wanted to remind the Board that a quorum cannot appear at any one time.

After all the parties involved agreed upon a date that they could all be available, Mr. Gruenberg notified the audience that the RTF Hearing will continue on Tuesday, April 30, 2019 at 7:30 pm in this room and that they will not receive any further notice of the hearing. Mr. Gruenberg stated that the Board would have to do their own noticing of the hearing.

A member of the audience asked if this letter that was written by the town for this committee, could this committee possibly subpoena or ask whoever wrote this letter, he believes it was Brian Tipton, ask him to appear? Mr. Gruenberg stated that it is the obligation of the Township that if they wish to appear, that they were given the opportunity and the notice and they have elected not to, they have deferred their jurisdiction to this Board. If a member of the public wants to try to convince that person to attend, they can, but, the Board had offered that to the Township and they opted not to, they said they were not presenting to this Board. Chairman Schnetzer stated there is your answer, Sir. He responded so I guess that if we go back and let them know that you are not going to accept that letter that maybe they should appear. Mr. Sposaro stated that the letter has been introduced into evidence. Mr. Gruenberg stated that the Board did accept the letter. He responded, but not all of it. Mr. Gruenberg stated that the Board accepted the letter for the purposes of which it was offered, which was, procedurally, if somebody wants to try to convince them to change their minds to present testimony, that is up to the public's prerogative, but they've opted not to.

Administrator's Report: Mr. Tierney went over the report.

New Applications:

County Applications

- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Received this week.
Total Applications: 1 Total Acres: 96

Awaiting Green Light Approval: none

Received Green Light Approval:

County Applications

- **Beatty North** – Greenwich (Approx. 86 ac.) Sent appraisals to SADC for CMV.
- **Beatty South** – Greenwich (Approx. 57 ac.) Sent appraisals to SADC for CMV.
- **Stampono** – Knowlton Township (Approx. 38 ac.) Received appraisals.

Total Applications: 3 Total Acres: 181

Municipal Applications

- **Dokie's Acres** - White Township (Approx. 43 ac.) Appraisals underway.
Total Applications: 1 Total Acres: 43

Received CMV & Offer Made:

County Applications

- **Dykstra** – Mansfield Township (Approx. 209 ac.) CMV \$2,600. Corey met with landowner to discuss offer.
- **Hoffman-LaRoche** – White (Approx. 93 ac.) CMV \$5,100. Accepted offer. CADB Approval tonight. BOCF 3/27/19.
- **Route 57 Partnership** – Franklin Township (Approx. 70 ac.) Accepted offer.
Total Applications: 3 Total Acres: 372

Municipal Applications

- **Kitchen** – Knowlton (Approx. 28 ac.) CMV \$5,100. Offer sent out, landowner reviewing contract.
- **Total Applications: 1 Total Acres: 28**

Non-Profit Applications

- **Deer Haven Farm** – Frelinghuysen Township (Approx. 15 ac.) CMV \$5,600.
- **Pipers Hill Farm** – Washington Township (Approx. 27 ac.) CMV \$5,500.
Total Applications: 2 Total Acres: 42

Under Contract (Title Search & Survey):

County Applications

- **Anema, Kris** – Washington (Approx. 20 ac.) CMV \$,4000. Received landowner signed contract. CADB approval tonight, BOCF 3/27/19.
- **LaBarre Family Limited Partnership** – Knowlton & Hope Townships (Approx. 107 ac.) CMV \$3,200. Survey underway.
- **Haydu** – Harmony Township (Approx. 46 ac.) CMV \$4,900. Title search done & received draft survey, waiting for Engineering Dept. to review survey.
- **Shandor** – Harmony Township (Approx. 100 ac.) CMV \$3,100. Survey underway & title work ordered.
- **Smith, John & Jean #1** – Harmony/White Twp. (Approx. 82 ac.) CMV \$4,600. Subdivision resolution received. Inspection performed. Highlands Application has been approved.
- **Smith, John & Jean #2** – Harmony (Approx. 36 ac.) CMV \$6,000. Subdivision resolution received. Highlands Application has been approved. NJDEP & SADC working out Deed of Easement language.
Total Applications: 6 Total Acres: 391

Non-Profit Applications

- **Heeres** – Harmony Twp. (Approx. 67 ac.) CMV \$3,800. Landowner accepted offer. Survey underway.
- **Hensler** – White Twp. (Approx. 40 ac.) CMV \$3,700. Landowner accepted offer. Received draft survey, in review by SADC & engineering.
Total Applications: 2 Total Acres: 107

Waiting to Close (Final Legal Review):

Municipal Applications

- **Nonnenmacher #1** – Blairstown (Approx. 106 ac.) CMV \$3,100. Closing April 2nd.
- **Nonnenmacher #2** – Blairstown (Approx. 17 ac.) CMV \$5,000. Closing April 2nd.
- **Mazza** – Knowlton (Approx. 21 ac.) CMV \$4,850. SADC preliminary review. Engineering Dept. no comment on application for survey.

Total Applications: 3 Total Acres: 144

Non-Profit Applications

- **Murlan Farm** – Frelinghuysen Twp. (Approx. 251 ac.) CMV \$4,000. SADC Preliminary Review. One landowner passed away.
- **Shoemaker I** – White Twp. (Approx. 115 ac.) CMV (\$5,650). SADC Preliminary Review. Engineering department reviewing survey.
- **Shoemaker II** - White Twp. (Approx. 12 ac.) CMV \$5,000. SADC Preliminary Review. Engineering department reviewing survey.
- **Tjalma II** – Harmony Twp. (Approx. 61 ac.) CMV rcvd (\$4,900) Survey received. Engineering department reviewing survey. Awaiting abandonment of ROW by Municipality.

Total Applications: 4 Total Acres: 439

Recent Closings:

Crouse, Jennie – Washington Twp. (Approx. 90 ac.) Closed February 22, 2019!

Pohatcong Contamination Area Projects:

New Applications that are on hold:

- **Noel** – Franklin Township (Approx. 44 ac.) On hold pending SADC PVCA review. Received 50% matching Highlands Grant. Appraisals to be awarded 3/27/19.
- **O’Dowd South** – Franklin & Greenwich Township – (Approx. 93 ac.) On hold pending SADC PVCA review.
- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) On hold pending SADC PVCA review. Received 50% matching Highlands Grant. Appraisals underway.
- **Pereira** – Franklin Township (Approx. 30 ac.) On hold pending SADC PVCA review. Received 50% matching Highlands Grant. Appraisals underway.

SADC restrictions and conditions for appraisals:

- **Hart Farm #1** – Franklin Twp. (Approx. 113 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$2,325/ac. being reviewed. Appraisal date 11/23/16.
- **Hart Farm #2** – Franklin Twp. (Approx. 267 acres) Landowner stated revised SADC value not enough, but is reviewing options. Awaiting valuation analysis. Federal Appraisal of \$3,750/ac. being reviewed. Appraisal date 11/23/16.
- **Myers/Toretta #1**– Franklin Township (Approx. 38 acres) Received 50% matching Highlands Grant. Appraisals to be awarded 3/27/19.
- **Myers/Toretta #2** – Franklin Township (Approx. 48 acres) Received 50% matching Highlands Grant. Appraisals to be awarded 3/27/19.
- **Tasevski** – Franklin Twp. (Approx. 87 ac.) Received 50% matching Highlands Grant.

Total Applications: 9 Total Acres: 782

2019 Closings YTD: 2 farms totaling 179 acres

Program Totals: 286 farms totaling 25,482 acres

Hart Farms, Franklin Township

Mr. Tierney spoke with Mr. Hart about the Federal restrictions. Mr. Hart asked is the Board would be willing to proceed for closing his farm without Federal money and preserved only with the Highlands Grant and County funding. Chairman Schnetzer objects to the restrictions on Federal funding and feels that we should make up the balance with the County and if it is the landowner’s wishes. The Board had a short discussion on the Federal restrictions.

Mr. Baduini makes a motion to recommend to the Freeholders that the Hart farms be preserved using a combination of the Highlands Grant and the County’s Open Space Trust Fund. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Baduini – yes; Mr. Burke – yes; Mr. Dempski – yes; Ms. Watters – yes; Mr. Menegus – yes. Motion carries.

Mr. Menegus asked about mapping and Mr. Tierney stated that the Planning Dept. was agreeable to do the mapping.

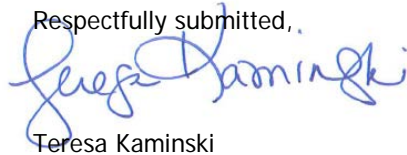
Mr. Menegus asked about having the Township pay the difference for the Matthews (Apple Mountain) farm. Mr. Tierney stated that since it changed hands, the dual appraisal legislation does not transfer to new landowner who is a farmer so the SADC will not cost share on any amount above the CMV.

Mr. Burke noted that at the NJ Farm Bureau legislative dinner that there was discussion in still supporting the dual appraisal act and for changing the act to cover a new landowner that is a farmer. This was removed from last renewal of legislation approval of the act.

Public Comment – Chairman Schnetzer noted that there was no public comment.

Adjournment: A motion for adjournment was made by Mr. Baduini and seconded by Mr. Dempski. Motion carries. Chairman Schnetzer adjourned the meeting at 10:20 pm.

Respectfully submitted,



Teresa Kaminski