

RESOLUTION CADB 6-09

RESOLUTION CERTIFYING COMMERCIAL FARM OPERATION  
AND  
RECOMMENDING SITE SPECIFIC AGRICULTURE MANAGEMENT PRACTICE

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

WHEREAS, on August 11, 2009, Alfred Natali, Managing Member of Natali Vineyards LLC in Middle Township, made a request in writing to the Board for the development of a site-specific agriculture management practice (hereinafter, "AMP") for the vineyard and winery and all of its related activities; harvesting of wine grapes and production of wines, farm market/tasting bar, barrel room demonstrations and barrel sampling, hosting educational meetings and speakers, vineyard tours, farm-based recreational festivals and events featuring live music, food vendors paired with production wines, and local artisans, including Beach Plum jellies, jams and plants, where the primary purpose is the consumption or sale of the agricultural output of the farm itself;

WHEREAS, on August 14, 2009 pursuant to N.J.A.C. 2:76-2.3(c), the Board advised in writing the State Agriculture Development Committee and Middle Township of the request; and,

WHEREAS, pursuant to N.J.A.C. 2:76-2.3(b), the farmer provided proof that his/her agricultural operation is a commercial farm as defined at N.J.S.A. 4:1-C-3 and N.J.A.C. 2:76-2.1, proof of which is attached hereto; and

WHEREAS, on August 25, 2009 Gary C. Pavlis, Ph.D. Professor Rutgers University and Atlantic County Agricultural Agent, sent a letter in support of and detailing generally accepted agriculture management practices and standards relating to the vineyard and ancillary marketing practices; and on September 15, 2009, the Cape May County Board of Agriculture sent a letter supporting farm market sales at Natali Vineyards and its ancillary practices and activities to promote wine sales; and

WHEREAS, on September 10, 2009, members of the CMCADB, Cape May County Planning Department conducted a site inspection of Natali Vineyards; and

WHEREAS, The Board sought the assistance of the Cape May County Rutgers Cooperative Service Agent, Jenny Carleo, and on September 28, 2009 received a memo of support detailing her assistance in soil management and attendance at marketing events that included music, food and wine pairings, tastings, barrel samplings, vineyard tours, and other seasonal operations including educational activities; and

WHEREAS, on September 28, 2009 at its regular meeting, the Board was presented with the findings of the site inspection; and,

WHEREAS, on September 28, 2009, the Board agreed to develop a site specific AMP for Natali Vineyards after making the following findings of fact, based on information and documentation provided to the Board by Natali Vineyards L.L.C. and information gathered during the site inspection:

1. The 22+ acre farm management unit/vineyard is located in Middle Township, at Block 4.01, Lot 37; and
2. Natali Vineyards L.L.C. is a commercial farm as defined at

N.J.S.A. 4:1C-3 and N.J.A.C. 2:76-21, which currently produces field crops worth \$2,500 or more annually and satisfies the eligibility criteria for differential property tax assessment pursuant to the Farmland Assessment Act of 1964; and

3. Natali Vineyards L.L.C. has been in operation since March 2000, and is located in an area in which, as of December 31, 1997, agriculture has been a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan; and

NOW, THEREFORE, BE IT RESOLVED by the Cape May County Agriculture Development Board determines that the harvesting of wine grapes and production of wines, farm market/tasting bar, barrel room demonstrations and barrel sampling, hosting educational meetings and speakers, vineyard tours, farm-based recreational festivals and events featuring live music, food vendors paired with production wines, and local artisans , including Beach Plum jellies, jams and plants, where the primary purpose is the consumption or sale of the agricultural output of the farm itself is approved and the operation of the winery is approved as a site specific agricultural management practice.

BE IT FURTHER RESOLVED, that the Board shall forward a copy of its written recommendation of the site-specific AMP to Natali Vineyard LLC, the SADC ,Middle Township, and any other individuals or organizations deemed appropriate by the Board within 30 days of the recommendation.

---

George B. Brewer, Jr. Chairman

Offered By:  
Seconded By:  
Yes:  
Absent:  
Adopted: