

Special Occasion Events on Preserved Farmland

PRESENTATION TO THE SADC

SEPTEMBER 26, 2019



Current SOE Pilot Law

- Applies to preserved farm wineries only
- Allows SOEs, subject to conditions
- No RTF protection
- SADC required to submit recommendations to the legislature and Governor (winter 2019)
- SADC SOE Working Group

Examples of SOEs

- Weddings / receptions / parties
- Corporate gatherings
- Seasonal festival (e.g., community festival)
- Outdoor concert
- Dance night (e.g., country dancing in the barn)
- Holiday event (e.g., Mother's Day brunch)

Goals

- Support viability of family farms thru increased “agtourism” income
- Allow all preserved farms to host a small number of SOEs (not just wineries)
- Connect increased SOEs opportunity with increased ag'l production
- Grow NJ vineyards and wineries by creating a separate class for wineries – to recognize unique nature of the product and limits on marketing opportunities – and allow a higher number of SOEs
- Try to keep it simple...

Remember!

- These limits **DO NOT** apply to:
 - SOEs held on preserved farm **EXCEPTION AREAS**
 - Activities & events granted **RTF PROTECTION** by a CADB

Basic Provisions

- All farms:
 - ≥ \$10,000 of ag'l production value = 8 SOEs/yr
 - ≥ \$50,000 " " " " = 15 SOEs/yr
- Wineries:
 - ≥ \$50,000 of grapes/fruit value = 26 SOEs/yr
 - ≥ \$100,000 " " " " = 52 SOEs/yr
- Wineries:
 - SOE income can't exceed 25% of gross income
 - At least 50% of grapes processed must be grown by the commercial farm

Other Provisions

- Food – allow outside catering & food trucks; prohibit “restaurants”
- Protect the farm’s resource
 - allow up to 5% of the farm to be used to support SOEs
 - 2.5 acre minimum / 5 acre maximum
 - temporary improvements only
- No additional RTF protection
- Simplify enforcement
 - CADB/SADC to hear the matter at a public meeting
 - If violations found, 1st offense is a warning and thereafter suspension and/or fines
- Simplify administration
 - stay out of farmers’ books!
 - use existing data to determine ag production value