

MERCER COUNTY AGRICULTURAL  
DEVELOPMENT BOARD  
RECOMMENDS APPROVAL OF  
CONSTRUCTION OF REPLACEMENT  
HOUSING ON THE JINGOLI FARM,  
BLOCK 27, LOT 2, HOPEWELL  
TOWNSHIP.

**WHEREAS**, Mr. Joseph Jingoli of JMJ Farm Holdings II, LLC, the owner and operator of the deed restricted 43-acre Jingoli Farm (formerly known as Martindell), located at 35 Harbourton-Mount Airy Road, Block 27, Lot 2 of the Hopewell Township tax maps, applied to the Mercer County Agricultural Development Board (CADB) for approval to replace an existing single family residence; and,

**WHEREAS**, paragraph 14(ii) of the Jingoli Farm Deed of Easement allows, with the permission of the Mercer CADB and the State Agricultural Development Committee (SADC), replacement of the single-family residential building on the Premises in existence at the time of conveyance with a new single-family residence; and

**WHEREAS**, Mr. Jingoli wishes to replace the existing single-family residential building identified in paragraph 13 of the Deed of Easement with a single-family residence for his farm manager's use; and

**WHEREAS**, Mr. Jingoli and his representatives provided by email on August 5, 2019 a conceptual sketch illustrating the proposed single-family residence to the Mercer CADB for review and approval; and

**WHEREAS**, Mr. Jingoli stated that:

1. The existing single-family residence has approximately 5,849 square feet of living space and the replacement single-family residence will be approximately 2,600 square feet;
2. The existing single-family residence is in deteriorated condition;
3. The replacement single-family residence will be placed on top of and be within the footprint of the existing residence and utilize where possible interesting elements of the existing structure to help integrate it into the farm's heritage;
4. Access to the replacement residence will be by an existing driveway;
5. The replacement single-family residence will enable easier around-the-clock access to the farm operation by the farm manager; and

**WHEREAS**, the Premises was identified at the time of conveyance as comprised of approximately 26% prime soils and 70% soils of statewide importance with 91% tillable soils in pastured cropland and Mr. Jingoli stated that there will be no loss of existing agricultural lands by the replacement residence;

**NOW THEREFORE BE IT RESOLVED** that the Mercer CADB finds that the need for a replacement residence exists, that the occupancy by Mr. Jingoli's farm manager of said residence will be a positive contribution to the farm operation, and that the proposed replacement residence will not have a negative impact on the farm's tillable acres; and

**BE IT FURTHER RESOLVED** that the Mercer CADB finds that Board's policy of restricting house size to 4,000 square feet of livable space does not apply to this farm because the date of this Deed of Easement precedes the implementation of the policy; however, the replacement house's proposed size of 2,600 square feet is consistent with the policy;

**BE IT FURTHER RESOLVED** that the Mercer CADB approves the replacement housing as presented by Mr. Jingoli and recommends SADC approval.

I certify that the above Resolution was adopted at a meeting of the Mercer County Agricultural Development Board on October 7<sup>th</sup>, 2019.



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Leslie Floyd, Director, Mercer County Planning Department