RESOLUTION FY2014R9(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

UPPER PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Leon C. Lewis and Joanne M. Lewis ("Owners") Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID# 17-0111-PG

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Upper Pittsgrove Township's 2014 PIG plan annual update on May 23, 2013; and
- WHEREAS, on March 29, 2012, the SADC received an individual application for the sale of a development easement from Upper Pittsgrove Township for the Lewis Farm identified as Block 48, Lot 5.01, Upper Pittsgrove Township, Salem County, totaling approximately 19 net easement acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property has one (1) single family residence, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in field crop production; and
- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on April 10, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 28, 2013 the SADC certified a development easement value of \$6,050 per acre based on the current zoning and environmental regulations in place as of April 2012; and
- WHEREAS, the Township has contracted with the landowner for the certified value of \$6,050 per acre; and
- WHEREAS, to date \$1,750,000 of FY09 FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and
- WHEREAS, to date Upper Pittsgrove Township has expended \$411,796.60 of its SADC grant funds and encumbered an additional \$228,300 leaving a cumulative balance of \$1,109,903.40 (Schedule B); and
- WHEREAS, Upper Pittsgrove Township has two other projects currently pending against this balance; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 14, 2013 the Upper Pittsgrove Township Committee approved the application and a funding commitment for an estimated \$1,062.50 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on August 28, 2013 secured a commitment of funding for an estimated \$1,062.50 per acre from the Salem County Board of Chosen Freeholders for the required local match on September 4, 2013; and
- WHEREAS, the cost share breakdown is approximately as follows (based on approximately 19 net easement acres):

	<u>Total</u>	
SADC	\$ 74, 575	(\$3,925 per acre)
Salem County	\$ 20,187.50	(\$1,062.50 per acre)
Upper Pittsgrove Twp.	\$ 20,187.50	(\$1,062.50 per acre)
Total Easement Purchase	\$114,950	(\$6,050 per acre)

- WHEREAS, the Township is requesting \$74,575 from the available municipal PIG funding, resulting in a balance of \$1,035,328.40; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Lewis property, comprising approximately 19 net easement acres, at a State cost share of \$3,925 per acre (64.88% of the certified value), for a total grant need of approximately \$74,575 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and
- BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-13

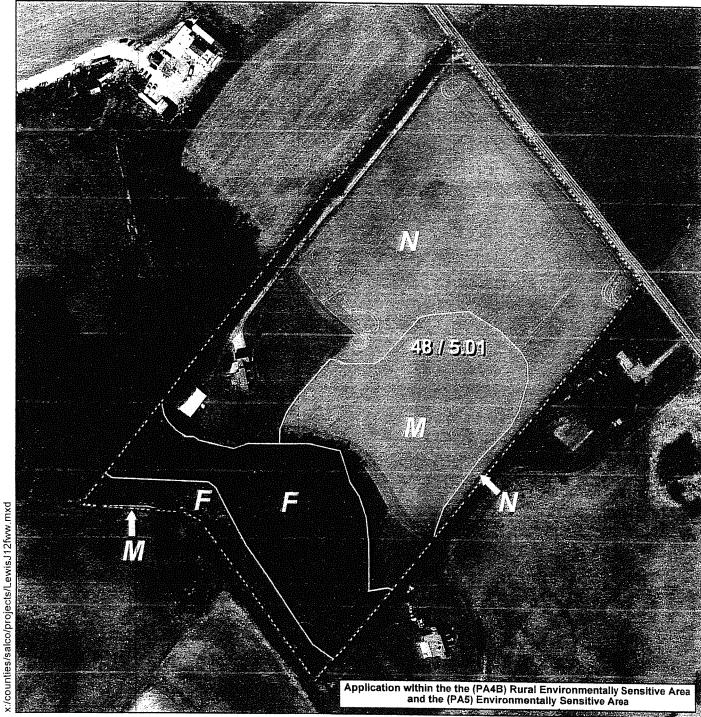
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Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lewis, Joanne Block 48 Lot 5.01 (19.3 ac) Gross Total = 19.3 ac Upper Pittsgrove Twp., Salem County



DISCLAIMER. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



Wetlands Legend:
F - Freshwater Wetlands
L - Lineer Wetlands
N - Wetlands Modified for Agriculture
T - Tidel Wetlands
N - Non-Wetlands
W - Wete

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Eesement Data NJOIT/OGIS 2007/2008 DigitalAenal Image

Municipal Planning Incentive Grant Upper Pittsgrove Township, Salem County

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			SADC					SADC	Federa	Federal Grant			
			Certified	Negotiated & Approved	SADC Grant		Easement	tsog	Total	SADC	Totai	738	
	#10000 	7	alne lau	rei Acre	Fer Acre	Per Acre	Consideration		Federal Grant	Federal Grant	Encumbered	Expended	Balance
Kernan	17-0096-PG	75.305	4,200.00		2,920.00	69.52%	316.281.00	219.890.60				00000	1,750,000.00
Newkirk	17-0097-PG	59.622	6,500.00		4,150.00	63.85%	383,812.00	245,049.20	191,906.00	53,143.20	191,906.00	191,906.00	1,338,203,40
Kramme	17-0113-PG	33.000	6.600.00	6 600 00	4 200 OO	63 64%	217 800 00	130 000 00			000		
Schmid	17-0108-PG	23.000	6,000,00	6.000.00	3 900 00	65.00%	138 000 00	138,000.00	The continues of the co		138,600.00	AND AND ADDRESS OF THE PARTY OF	1,199,603.40
Lewis	17-0111-PG	19.000	6,050.00	6,050.00	3,925.00	64.88%	114.950.00	74 575 00			24 575 00		1,109,903.40
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Pending final						AND	,	Val.					
Madosky	17-0112-PG	18.000	6,000.00	6,000.00	3,900.00	65.00%	108,000.00	20 200 00					
Thomas	17-0114-PG	68.500			PART CONTRACTOR VARIABLES								
Soltile	17-0120-PG	61.000		AND ADDRESS OF THE PERSON OF T				And the state of t					
Total Pending	9	222.500						373,075.00					
Total Encumbered	3	75.000									302,875.00		TOTAL PROPERTY OF THE PROPERTY
Closed/Expended	N .	134,927					700,093,00	464,939.80				411,796.60	
Total													1,035,328.40
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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Lewis, Joanne M. 17- 0111-PG PIG EP - Municipal 2007 Rule 19 Acres

Block 48	Lot 5.01	Upper Pittsgrove	Twp. Saler	n Coun	ity		
SOILS:		Other	8% *	0	**	.00	
		Prime	50% *	.15	=	7.50	
		Statewide	42% *	.1	m	4.20	
					SOIL	SCORE:	11.70
TILLABLE SOI	LS:	Cropland Harvested	65% *	.15	===	9.75	
		Other	100 *	0		0.0	

TILLABLE SOILS SCORE: 9.75

.00

FARM USE:

Field Crop Except Cash Grain

Woodlands

13 acre

25% *

0

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

RESOLUTION FY2014R9(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

UPPER PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of George and Barbara Madosky ("Owners") Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID# 17-0112-PG

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Upper Pittsgrove Township's 2014 PIG plan annual update on May 23, 2013; and
- WHEREAS, on March 29, 2012, the SADC received an individual application for the sale of a development easement from Upper Pittsgrove Township for the Madosky Farm identified as Block 16, Lot 6, Upper Pittsgrove Township, Salem County, totaling approximately 16 net easement acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property has zero (0) single family residences, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, the Property includes a 1.5-acre non-severable exception for an existing fertilizer business and single family residence; and
- WHEREAS, at the time of application the Property was in ornamental nursery production; and

- WHEREAS, approximately .7 acres of ground is covered with 7 seasonal hoop houses; used for container nursery stock and seedlings to be planted in the field or containers; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on April 10, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on March 28 2013 the SADC certified a development easement value of \$6,000 per acre based on the current zoning and environmental regulations in place as of August, 2012; and
- WHEREAS, the Township has contracted with the landowner for the certified value of \$6,000 per acre; and
- WHEREAS, to date \$1,750,000 of FY09 FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and
- WHEREAS, to date Upper Pittsgrove Township has expended \$411,796.60 of its SADC grant funds and encumbered an additional \$302,875 leaving a cumulative balance of \$1,035,328.40 (Schedule B); and
- WHEREAS, Upper Pittsgrove Township has three other projects currently pending against this balance; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 9, 2013 the Upper Pittsgrove Township Committee approved the application and a funding commitment for an estimated \$1,050 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on August 28, 2013 secured a commitment of funding for an estimated \$1,050 per acre from the Salem County Board of Chosen Freeholders for the required local match on September 4, 2013; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 16 net easement acres):

	<u>Total</u>	
SADC	\$ 62,400	(\$3,900 per acre)
Salem County	\$ 16,800	(\$1,050 per acre)
Upper Pittsgrove Twp.	\$ 16,800	(\$1,050 per acre)
Total Easement Purchase	\$96,000	(\$6,000 per acre)

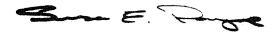
- WHEREAS, the Township is requesting \$62,400 from the available municipal PIG funding, resulting in a balance of \$972,928.40; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 16 net easement acres, at a State cost share of \$3,900 per acre (65%), for a total grant need of approximately \$62,400 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or

water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-/3
Date



Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George and Barbara Madosky Block 16 Lots P/O 6 (16.4 ac) & P/O 6-EN (non-severable exception - 1.5 ac) Gross Total = 17.9 ac Upper Pittsgrove Twp., Salem County



DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Wettands Legend:
F - Freshwater Wettands
L - Limear Wettands
N - Wettands Modified for Agriculture
T - Tidal Wettands
N - Non-Wettands
B - 300' Buffer
W - Wettands

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Essement Data DVRPC 2010 DigitalAenal Image

Municipal Planning Incentive Grant Upper Pittsgrove Township, Salem County

			SADG	# 10 0 10 10 10 10 10 10 10 10 10 10 10 1				SADC	Federa	Federal Grant			
Ę	SADC ID#	Acres	Certified Per Acre	Negonaleo & Approved Per Acre	SADC Grant	Grant% Der Ante	Easement	Cost	Total	Total		733 - G\$PT	77 - 17 - 17 - 17 - 17 - 17 - 17 - 17 -
			3		1	יי פוע אוני	COURSING AROUN	Suare	Federal Grant	Federal Grant	Encumpered	Expended	Balance
Kernan	17-0096-PG	75.305	4,200.00		2,920,00	69.52%	316.281.00	219 800 ED					1,750,000.00
Newkirk	17-0097-PG	59.622	6,500.00		4,150.00	63.85%	383,812.00	245,049.20	191.906.00	53 143 20	101 006 00	219,890.60	1,530,109.40
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Mamme	17-0113-PG	33.000	6,600.00	6,600.00	4,200.00	63.64%	217,800.00	138.600.00		A CONTRACTOR OF THE PERSON OF	130 000 001		
Schmid	17-0108-PG	23.000	6,000.00	6,000.00	3,900.00	65.00%	138,000,00	89 700 00	-		00.000,00	The state of the s	1,199,603.40
Lewis	17-0111-PG	19.000	6,050.00	6,050.00	3.925.00	64 88%	114 950 00	74 575 00	-		00.00/,88		1,109,903.40
Madosky	17-0112-PG	16.000	6,000.00	6.000,00	3 900 00	65.00%	00.000,00	69 400 00			74,575.00		1,035,328.40
And the second of the second o					200	00.00	00.000,00	00.00		TO STATE OF THE ST	62,400.00		972,928.40
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Thomas	17-0114-PG	68.500		THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS N		-	TOTAL STREET,						
Sottile	17-0120-PG	61.000					TO THE REAL PROPERTY OF THE PR	200		ALONG SERVICE STATE OF THE SERVICE STATE STATE STATE OF THE SERVICE STATE S		The state of the s	WARRANCE COMMISSION CO
Total Pending	9	220.500						365.275.00					
Total Encumbered	4	91,000										SECOND SE	AMARAMA AND THE RESIDENCE AND
	Cold Cold Cold Cold Cold Cold Cold Cold				PARTIES OF STREET			The state of the s			365,275.00		ACCUPATION OF THE PROPERTY OF
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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Windy Bush Day Lilies (Madosky, George & Barbara) 17- 0112-PG PIG EP - Municipal 2007 Rule

16 Acres

Block 16 Upper Pittsgrove Twp. Salem County

SOILS: Other $3\% \times 0 = .0$

Prime 97% * .15 = 14.55

SOIL SCORE: 14.55

Cropland Harvested TILLABLE SOILS: 69% * .15 = 10.35 Other 3% ★ 0 -.00 Wetlands 20% * 0 . 00 Woodlands 8 % * 0 .00

TILLABLE SOILS SCORE: 10.35

FARM USE:

Ornament Nursery Products

16 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

RESOLUTION FY2014R9(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

FRANKLIN TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Brian & Dorothy Kargman #2 ("Owners") Franklin Township, Gloucester County

N.J.A.C. 2:76-17A. et seq. SADC ID# 08-0138-PG

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Franklin Township, Gloucester County; and
- WHEREAS, the SADC granted approval to Franklin Township's Farmland Preservation FY14 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 2, 2011, the SADC received an individual application for the sale of a development easement from Franklin Township for the Kargman #2 Farm, identified as Block 7102, Lots 11 & 12, Franklin Township, Gloucester County, totaling 9.582 surveyed acres (Schedule A); and
- WHEREAS, the Property has one (0) existing single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses; and
- WHEREAS, the farm's agricultural production at the time of application was ornamental nursery products; and
- WHEREAS, the application meets the minimum eligibility criteria in <u>N.J.A.C.</u> 2:76-6.20 including the \$2,500 income threshold for farms equal to or less than ten acres (\$2,884); and
- WHEREAS, the Property has a rank score of 56.29 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on June 24, 2010; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 23, 2011 it was determined that the application for the sale of a development easement was complete and accurate and

- satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on April 27, 2012, the SADC certified a development easement value of \$7,500 per acre based on zoning and environmental regulations in place as of November 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the Township to sell a development easement for \$7,500 per acre; and
- WHEREAS, to date \$1,750,000 of FY09 FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4, Franklin Township is requesting \$44,556.30 from its available funding, leaving a balance of \$653,176.66 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 10, 2013 the Franklin Township Committee approved the application and a funding commitment for \$1,425 per acre; and
- WHEREAS, the Gloucester County Agriculture Development Board approved the application on September 11, 2013 and secured a commitment of funding for \$1,425 per acre from the Gloucester County Board of Chosen Freeholders for the required local match on September 18, 2013; and

WHEREAS, the estimated cost share breakdown is as follows (based on 9.582 acres):

	Cost Share		
SADC	\$44,556.30	(\$4,650/acre)	
Franklin Township	\$13,654.35	(\$1,425/acre)	
Gloucester County	\$13,654.35	(\$1,425/acre)	
•	\$71,865	(\$7,500/acre)	; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Franklin Township for the purchase of a development easement on the Property, comprising 9.582 surveyed acres, at a State cost share of \$4,650 per acre for a

total grant need of approximately \$44,556.30 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-13

S. F. Those

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

Schedule A

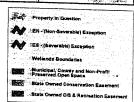


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kargman, Brian & Dorothy (# 2) Block 7102 Lots 11 (4.88 ac) & 12 (4.80 ac) Gross Total = 9.68 ac Franklin Twp., Gloucester County



DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



etlands Legend:
- Freshwater Wetlands
- Linear Wetlands
- Linear Wetlands
- Wetlands Modified for Agriculture
- Tidal Wetlands
- Non-Wetlands

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Essement Daw. NJOIT/OGIS 2007/2008 DigitalAenal Image

Municipal Pla y Incentive Grant Franklin Township, Gloucester County

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Farm SAD	_	-		SADC					SADC	ပ္က	Federal Grant				
Farm			Pav	Certified	Negotiated & Approved	SADC Grant	Grant%	Easement	Cost	Cost	Total	SADC		733 - GSPT	
	SADC ID#	Acres	Acres		Per Acre	Per Acre	Per Acre	Consideration	Basis	Share	Federal Grant Federal Grant	Federal Grant	Encumbered	Expended	Balance
the matter detailed of the property of the second of the second of the second	-			1											1,750,000.00
	08-0121-PG	48.740	49.398	7,000.00	7,000.00	4,400.00	62.86%	345,786.00	345,786.00	217,351.20	173,796.74	45,361.94		171,989.26	1,578,010.74
her	_	6	42.817	7,000.00	7,000.00	4,400.00	62.86%	and the same of	299,719.00	188,394.80	147,532.49			152,186.51	1,425,824.23
Tweed South	-		63.741	6,000.00		3,900.00	65.00%	382,446.00	382,446.00	248,589.90	191,223.00	57,366.90	and demand at a 1 octobra constitution and analysis and analysis and analysis and a 1 octobra	191,223.00	1,234,601.2
Tweed North	23-PG	60.200	56.701	6,600.00	6,600.00	4,200.00	63.64%	374,226.60	374,226.60	238,144.20	187,113.30	51,030.90	And a desired of the fact the management of the second	187,113.30	1,047,487.9
its (Genna, Galla	Tweed Nor	-th, Tweed	South)											21,158.52	1,026,329.4
Stiles 08-013	35-PG	25,180		5,000.00	5,000.00	3,400.00	%00.89	125,900.00	125,900.00	85,612.00			85,612.00	85,612.00	940,717.4
Bellone 08-0136-PG	36-PG	50.382		4,850.00	4,850.00	-	68.25%	Ĺ	244,352.70	166,764.42	The state of the s	ALL MANAGEMENT AND ASSESSMENT OF COLUMNS AND ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSM	166,764.42	166,764.42	773,952.99
sed formula value)	37-PG	38.315		1,410.00	2,699.00		73.71%	103,412.19	103,412.19	76,220.03			76,220.03	76,220.03	697,732.96
-	08-0138-PG	9.582	And the latest and th	7,500.00	7,500.00	4,650.00	62.00%	71,865.00	71,865.00	44,556.30	The state of the s		44,556.30		653,176.66
pending final approval	THE REAL PROPERTY.			Yes - Condemnent manager - Y - C - T mm	THE REAL PROPERTY OF THE PROPE			-			The second secon	THE REPORT OF THE PERSON NAMED IN COLUMN 1 AND ADDRESS OF THE PERS	AND IN COMMERCIAL PROPERTY OF THE PROPERTY OF	And the state of t	
Karaman IV (lot 18) 08-0140-PG	10-PG	8.200				1								and the second second	
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4)		26.500				i						The state of the s	The second of the second secon	The state of the s	
	30-PG	10.000										***************************************		The second secon	
McSwain 08-0158-PG	58-PG	20.000									-			The second secon	AND THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
Hale 08-0613-PG	13-PG	44.500										VI		The state of the s	
Green Light Denial		AALL CARREST OF THE PARTY OF TH									100				
Ferrucci (lot 15) 08-0159-PG	59-PG	19.000													
Total Pending	7 1;	39.200								1,265,632.85	The Develop Address of the same and the delay of the delay and delay		44,556.30		
Total Encumbered		9.582													
Closed/Expended 6	33	334.617				V e	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1,221,076.55		189,968.03	\$ \$ \$	1,052,267.04	
										+		121		•	653,176.66
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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

> Kargman, Brian & Dorothy Farm II (11/12) 08- 0138-PG

PIG EP - Municipal 2007 Rule 10 Acres

Block 7102 Lot 11 Franklin Twp. Gloucester County Block 7102 Lot 12 Franklin Twp. Gloucester County

SOILS: Prime 14% * .15 2.10 Statewide 86% * .1 8.60

SOIL SCORE: 10.70

TILLABLE SOILS: Cropland Harvested 60% * .15 = 9.00 Woodlands 40% * Ω .00

> TILLABLE SOILS SCORE: 9.00

FARM USE: Ornament Nursery Products 6 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities 2. on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies. 3.
- Other: 5.
 - Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - Exceptions: No Exceptions Recorded
 - Additional Restrictions: No Additional Restrictions _
 - Additional Conditions: No Additional Conditions
 - Dwelling Units on Premises: e. No Structures On Premise
 - Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- The SADC's grant for the acquisition of the development easement is subject 6. to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal 7. requirements.

RESOLUTION FY2014R9(11)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

FRANKLIN TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Brian & Dorothy Kargman (#4) ("Owners") Franklin Township, Gloucester County

N.J.A.C. 2:76-17A. et seq. SADC ID# 08-0140-PG

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Franklin Township, Gloucester County; and
- WHEREAS, the SADC granted approval to Franklin Township's Farmland Preservation FY14 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 2, 2011, the SADC received an individual application for the sale of a development easement from Franklin Township for the Kargman #4 Farm, identified as Block 7102, Lot 18, Franklin Township, Gloucester County, totaling 7.283 surveyed acres (Schedule A); and
- WHEREAS, the Property has one (0) existing single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses; and
- WHEREAS, the farm's agricultural production at the time of application was in ornamental nursery products, vegetable and melons; and
- WHEREAS, the application meets the minimum eligibility criteria in <u>N.J.A.C</u>. 2:76-6.20 including the \$2,500 income threshold for farms equal to or less than ten acres; and
- WHEREAS, the Property has a rank score of 56.49 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on June 24, 2010; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 23, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on April 27, 2012, the SADC certified a development easement value of \$9,000 per acre based on zoning and environmental regulations in place as of November 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the Township to sell a development easement for \$9,000 per acre; and
- WHEREAS, to date \$1,750,000 of FY09 FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.4, Franklin Township is requesting \$39,328.20 from its available funding, leaving a balance of \$613,848.46 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 10, 2013 the Franklin Township Committee approved the application and a funding commitment for \$1,800 per acre; and
- WHEREAS, the Gloucester County Agriculture Development Board approved the application on September 11, 2013 and secured a commitment of funding for \$1,800 per acre from the Gloucester County Board of Chosen Freeholders for the required local match on September 18, 2013; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 7.283 acres):

	Cost Share		•
SADC	\$39,328.20	(\$5,400/acre)	
Franklin Township	\$13,109.40	(\$1,800/acre)	
Gloucester County	\$13,109.40	(\$1,800/acre)	
•	\$65,547	(\$9,000/acre)	; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Franklin Township for the purchase of a development easement on the Property, comprising 7.283 surveyed acres, at a State cost share of \$5,400 per acre for a total grant need of approximately \$39,328.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and; and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and
- BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-/3
Date

S. F. Dos

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Brian & Dorothy Kargman (# 4) Block7102 Lot 18 (8.2 ac) Gross Total = 8.2 ac Franklin Twp., Gloucester County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground honzontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



rtlands Legend: Freshwater Wettands Linear Wattands - Wetlands Modified for Agriculture

Sources: NJDEP Freshwater Wetlands Date Green Acres Conservation Easement Data NJOIT/OGIS 2007/2008 DigitalAenal Image

Municipal Pla. J Incentive Grant Franklin Township, Gloucester County

				SADC					SADC	ည	Federal Grant				
			Pay	Certified	Negotiated & Approved	SADC Grant	Grant%	Easement	Cost	Cost	Total	SADC		733 - GSPT	
Farm	SADC ID#	Acres	Acres	Per Acre	Per Acre	Per Acre	Per Acre	Consideration	Basis	Share	Federal Grant	Federal Grant	Encumbered	Expended	Balance
									-						1,750,000.00
Genna	08-0121-PG	48.740		7,000.00	7,000.00	4,400.00	62.86%	ĺ	345,786.00	217,351.20	173,796.74	45,361.94		171,989.26	_
Gallagher	08-0122-PG	46.000		7,000.00	7,000.00	4,400.00	62.86%		299,719.00	188,394.80	147,532.49			152,186.51	-
Tweed South	08-0124-PG	65.800		6,000.00	The state of the s	3,900.00	65.00%		382,446.00	248,589.90	191,223.00		The state of the s	191,223.00	1,234,601.23
Tweed North	08-0123-PG	60,200		6,600.00	6,600.00	4,200.00	63.64%	374,226.60	374,226.60	238,144.20	187,113.30	51,030.90	And the second s	187,113.30	
Ancilairy Costs (Genna, Gallagher, Tweed North, Tweed South)	agher, Tweed !	Vorth, Twee	od South)											21,158.52	1,026,329.41
Stiles	08-0135-PG	25.180		5,000.00	5,000.00		68.00%	125,900.00	125,900.00	85,612.00			85,612.00	85,612.00	
Bellone	08-0136-PG	50.382		4,850.00	4,850.00		68.25%	244,352.70	244,352.70	166,764.42	And the property of the proper	The state of the s	166,764.42	-	773,952.99
sed formula value)	08-0137-PG	38.315		1,410.00	2,699.00	ĺ	73.71%	103,412.19	103,412.19	76,220.03	An areas or an annual and an areas of a second and a second a second and a second and a second and a second and a second a		76,220.03	76,220.03	697,732.96
1	08-0138-PG	9.582		7,500.00	7,500.00	4,650.00	62.00%	71,865.00	71,865.00	44,556.30	The second of the contract of		44,556.30		653,176.66
	08-0140-PG	7.283		00.000,6	9,000.00	5,400.00	80.00%	65,547.00	65,547,00	39,328.20			39,328.20		613,848.46
7 7 7	The state of the s							*				The state of the s	MILESCONOMINATION OF STREET, AND THE PROPERTY OF STREET, STREE	The second secon	
pending linal approval			TO THE PERSON NAMED IN COLUMN			-!-							The second secon	The state of the s	A STANSON WASHINGTON
Kargman ((lot 8)	08-0134-PG	30.000					2						The second secon		***************************************
Kargman III (lot 14)	08-0139-PG	26.500		and the second s		!									A STANSANDERS AND A STANSAND A STANSAND AND A STANSAND A S
Ferrucci (lot 1)	08-0160-PG	10.000						The state of the s							THE THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
McSwain	08-0158-PG	20.000								ACCOUNT OF THE PERSON OF THE P					The state of the s
Hale	08-0613-PG	44.500													***************************************
Green Light Denial				The state of the s		V									
Ferrucci (lot 15)	08-0159-PG	19.000													
Total Pending	9	131.000						And the second s	-	1,304,961.05			83,884.50		
				and the first owners of the same of the sa		AND POST OFFI THE PARTY OF THE									TO SECURE THE PROPERTY OF THE
Total Encumbered	2	16.865		MA BERNAND A BREAD AND A STREET OF STREET		and the same of th	AND THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN								
Closed/Expended	9	334.617								1,221,076,55	4	189,968.03		1,052,267,04	
Total			Ś				*** *** *** **								613,848,45
Reprogram Out				ANY COMMENSATION OF THE PERSON											

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Kargman, Brian & Dorothy Farm IV (18) 08- 0140-PG PIG EP - Municipal 2007 Rule 9 Acres

Block 7102 Lot 18 Franklin Twp. Gloucester County SOILS: Prime 50% * .15 = 7.50 Statewide 50% * . 1 5.00

SOIL SCORE: 12.50

TILLABLE SOILS: Cropland Harvested 77% * .15 11.55 Woodlands 23% * 0

> TILLABLE SOILS SCORE: 11.55

FARM USE: Ornament Nursery Products 2 acres Vegtable & Melons 5 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies. 3.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - Exceptions: No Exceptions Recorded
 - Additional Restrictions: No Additional Restrictions
 - Additional Conditions: No Additional Conditions
 - Dwelling Units on Premises: No Structures On Premise
 - Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal 7. requirements.

RESOLUTION FY2014R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Judy S. Church ("Owner") Simons Berry Farm, LLC Tabernacle Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID# 03-0380-PG

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Simons Berry Farm, LLC identified as Block 2001, Lots 14, 15, 17, 18 & 19, and Block 2002, Lots 6 & 7, Tabernacle Township, Burlington County, totaling approximately 266 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Special Agricultural Production Area; and
- WHEREAS, the Property has a 1-acre non-severable exception area for future flexibility and no residential opportunity and a 3-acre non-severable exception for one existing single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and
- WHEREAS, at the time of application the Property supported a cranberry operation; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

- WHEREAS, the Property has a quality score of 63.26 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, New Jersey Pinelands Commission Letter of Interpretation #'s 1462, 1463 & 1468, state that there are 6.75 Pinelands Development Credits (PDCs) allocated to the Property; and
- WHEREAS, subsequent to the Letters of Interpretation, the landowner requested a structure on the farm be recognized as a year-round agricultural labor unit thereby requiring retention of an additional .25 credit and issuance of an updated Letter of Interpretation; and
- WHEREAS, on January 17, 2013, SADC and CADB staff finalized Pinelands Valuation Formula (Formula) values below that assumed two housing opportunities -- the existing house on the 3-acre non severable exception and the permanent agriculture labor unit pursuant to N.J.A.C. 2:76-19.3 and conditioned upon issuance of an updated Letter of Interpretation:
 - Formula Valuation without impervious cover option: \$1,533.06 per acre Formula Valuation with 10% impervious cover option: \$1,724.69 per acre; and
- WHEREAS, as per <u>N.J.A.C</u>. 2:76-19.3, landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula or pursuant to <u>N.J.S.A</u>. 4:1C-31; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 28, 2013, the SADC certified a development easement value of \$978 per acre based on zoning and environmental regulations in place as of July 2012 and with a fee simple "before" value certified at \$6,816 per acre and conditioned upon an updated Letter of Interpretation being provided; and
- WHEREAS, after Certification and acceptance of the Formula Valuation, the landowner withdrew the request for a year-round agricultural labor unit, which resulted in only one residential opportunity for the Property; and
- WHEREAS, as a result of the landowner's request not to consider the structure a year-round agricultural labor unit, the SADC review appraiser indicated that the elimination of one housing opportunity would likely increase the per-acre easement value from \$978 to \$1,015, which is still below the \$1,725 per acre that the Owner accepted; and

- WHEREAS, as a result of only one housing opportunity, the formula valuation with 10% impervious coverage would have increased slightly to \$1,757.27, however, in the interest of time, the landowner agreed to proceed with the original value; and
- WHEREAS, as a result of the conveyance of the deed of easement to the County, 6.75 PDCs will be retired; and
- WHEREAS, the County is requesting to use an additional 3% buffer for possible surveyed acreage increases; therefore, the SADC cost share shall be based on 273.98 acres; and
- WHEREAS, currently the County has \$0 base grant funding and \$0 FY11 competitive funding available, but is eligible for up to \$3,058,829.83 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and submitted the Property to the SADC on June 25, 2013 to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f), if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14e, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Burlington County Agriculture Development Board is requesting \$358,228.85 from the FY13 competitive grant, leaving a balance of \$2,700,600.98 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 273.98 acres):

	<u>Cost Snare</u>	
SADC	\$358,228.85	(\$1,307.50 per acre)
County	\$114,386.65	(\$ 417.50 per acre)
•	\$472,615.50	(\$1,725 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$417.50 per acre and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 273.98 surveyed acres, at a State cost share of \$1,307.50 per acre, (75.8% of purchase price) for a total grant need of \$358,228.85 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-13

Date

S. F. Dog

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

Sch Jule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Simon's Berry Farm LLC.
Block 2001 Lots 14 (21.2 ac), 15 (61.2 ac), 17 (22.2 ac),
P/O 18 (58.3 ac), P/O 18-EN (non-severable exception - 3.0 ac) & 19 (56.4 ac)
Block 2002 Lots 6 (27.8 ac), P/O 7 (19.0 ac) & P/O 7-EN (non-severable exception - 1.0 ac)
Gross Total = 270.1 ac

Tabernacle Twp., Burlington County

2,000 Feet	
1,000	
0	
200	
1,000	

December 11, 2012

Municipal, County and Non Preserved Open Space State Owned Corrervation State Owned O/5 & Recreal

23 300 ft Buffered Wellen

mere Primary - Limited Acce

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9/3/2013

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

		Simons Berry Farm	
		03- 0380-PG	
		County PIG Program	
		266 Acres	
Block 2001	Lot 14	Tabernacle Twp.	Burlington County
Block 2001	Lot 15	Tabernacle Twp.	Burlington County
Block 2001	Lot 17	Tabernacle Twp.	Burlington County
Block 2001	Lot 18	Tabernacle Twp.	
Block 2002	Lot 6	Tabernacle Twp.	
Block 2002	Lot 7	Tabernacle Twp.	
Block 2001	Lot 19	Tabernacle Twp.	Burlington County
SOILS:		Other	15% + 0 = .00
		Unique .125	27% * .125 = 3.38
		Unique zero	58% * 0 = .00
			SOIL SCORE: 3.38
TILLABLE SOILS:		Cropland Harvested	27% * .15 = 4.05
		Other	27% * 0 = .00
		Wetlands	46% * 0 = .00
		•	TILLABLE SOILS SCORE: 4.05
FARM USE:	Berry		
			acres Blueberry and Cranberries

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st three (3) acres for Flexibility in use around existing dwelling Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)
 - 2nd one (1) acres for Flexibility in use no housing opportunity Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: 10% impervious coverage restriction in conjunction with formula valuation
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

	j			

RESOLUTION FY2014R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Peter B. & Monica Chung ("Owner") Shamong Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID# 03-0377-PG

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on September 14, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Chung Farm identified as Block 15.01, Lot 7.01, Shamong Township, Burlington County, totaling approximately 91 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property has a 2-acre non-severable exception area for a future single family residence; and
- WHEREAS, the exception area appears to be within a wetland buffer area according to the New Jersey Department of Environmental Protection Freshwater Wetland Data (Schedule A), however, the County has assured the SADC that the exception area location has been field verified as not being inside the buffer area and further septic testing has been performed, therefore, the landowner wishes to keep the exception area in the current location; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

- WHEREAS, at the time of application the Property supported a corn production operation; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 64.77 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 18, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2080, there are 4.25 Pinelands Development Credits (PDCs) allocated to the Property, and since the landowner is reserving .25 PDCs to construct one dwelling on the lot there is a balance of 4.0 PDCs; and
- WHEREAS, as a result of the conveyance of the deed of easement to the County, all four remaining PDCs will be retired; and
- WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and
- WHEREAS, on January 24, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding:
 - Formula Valuation without impervious cover option: \$3,163.09 per acre Formula Valuation with 10% impervious cover option: \$3,558.48 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 26, 2013, the SADC certified a development easement value of \$3,590 per acre based on zoning and environmental regulations in place as of July 1, 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$4,165 per acre, (which is higher than the SADC certified easement value, but less than the highest appraised easement value of \$4,780 per acre); and
- WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 93.73 acres; and
- WHEREAS, currently the County has \$117,206.67 of base grant funding available, and is eligible for up to \$7,554.44 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

- WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting the remaining \$117,206.67 from their base grant funding, their remaining eligibility of \$7,554.44 from the FY11 competitive funds and \$114,625,31 from FY13 competitive funds leaving a maximum FY13 Competitive grant eligibility to the county of \$4,885,374.69 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 93.73 acres):

Cost Share

SADC \$239,386.42

\$239,386.42 (\$2,554 per acre,)

County

\$150,999.03 (\$1,611 per acre)

\$390,385.45 (\$4,165 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$1,611 per acre and the Shamong Township Committee approved the application on September 6, 2013, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 93.73 net acres, at a State cost share of \$2,554 per acre (71.14% of certified value and 61.32% of the purchase price), for a total grant need of \$239,386.42 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

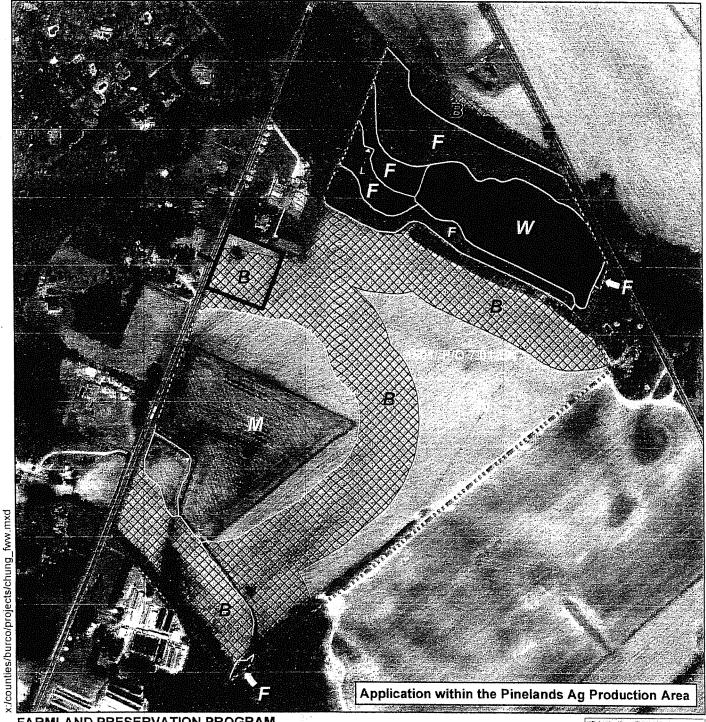
9-26-13 Date Some F. Doge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM **NJ State Agriculture Development Committee**

Peter and Monica Chung Block 15.01 Lots P/O 7.01 (91.3 ac) & P/O 7.01-EN (non-severable exception - 2.0 ac) Gross Total = 93.3 ac Shamong Twp., Burlington County



DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

Sources: NJDEP Freshwater Watlands Data Green Acres Conservation Easement Data DVRPC 2010 EgitalAerial Image

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d/29/2013

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Chung, Peter & Monica
03- 0377-PG
County PIG Program
92 Acres

Block 15.01	Lot 7.01	Shamong Twp.	Burlingto	n Coun	ty	
SOILS:		Other	12% * 0	==	.00	
		Prime	37% * .19	<u> </u>	5.55	
		Statewide	45% * .1	=	4.50	
		Unique zero	6% * 0	22	.00	
				SOIL	SCORE:	10.05
TILLABLE SOILS:		Cropland Harvested	72% * .15	· =	10.80	
		Other	16% * 0	=	.00	
		Wetlands	12% * 0	1905	.00	
			TILLABLE	SOILS	SCORE:	10.80

FARM USE:

Corn-Cash Grain

66 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises: No Structures On Premise
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Frederick W. Wright & Mary-Ann Thompson ("Owner")
Goose Pond Farm
Tabernacle, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID# 03-0383-PG

September 26, 2013

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson Goose Pond Farm identified as Block 1601, Lot 4.01, Tabernacle Township, Burlington County, totaling approximately 620 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Special Agricultural Production Area; and
- WHEREAS, the Property has two 3-acre non-severable exception areas, each for one future single family residence; and
- WHEREAS, the County assured the SADC that the landowners understand the exception areas are possibly within wetland buffer areas, (as per NJDEP wetlands data), however they do not wish to relocate their exceptions; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and
- WHEREAS, at the time of application the Property supported cranberry and blueberry operations; and

- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 56.50 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2089, there are 21.5 Pinelands Development Credits (PDCs) allocated to the Property; and
- WHEREAS, as a result of the conveyance of the deed of easement to the County, 21.0 of the PDCs will be retired, and 0.5 PDCs will be retained by the landowner to accommodate the two housing opportunities in the exception areas; and
- WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and
- WHEREAS, on January 16, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding: Formula Valuation without impervious cover option: \$2,563.99 per acre Formula Valuation with 10% impervious cover option: \$2,884.49 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 28, 2013, the SADC certified a development easement value of \$1,355 per acre based on zoning and environmental regulations in place as of July 2012 and a fee simple "before" value of \$3,205 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$2,564 per acre, (the Pinelands Formula without 10% impervious coverage, rounded by a penny); and
- WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 638.60 acres; and
- WHEREAS, currently the County has \$0 of base grant funding available, and \$0 available from the FY11 competitive grant and is eligible for up to \$4,885,374.69 in FY13 competitive grant funding, subject to available funds (Schedule B); and

- WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$1,210,012.89 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,675,361.79 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 638.60 acres):

	<u>Cost Snare</u>	
SADC	\$1,210,012.89	(\$1,894.79 per acre)
County	\$427,351.12	(\$ 669.21 per acre)
-	\$1,637,370.40	(\$2,564 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013, the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$669.21 per acre, and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 638.60 net acres, at a State cost share of \$1,894.79 per acre, (73.9% of \$2,563.99 Pinelands valuation without impervious coverage restriction) for a total grant need of \$1,210,012.89 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

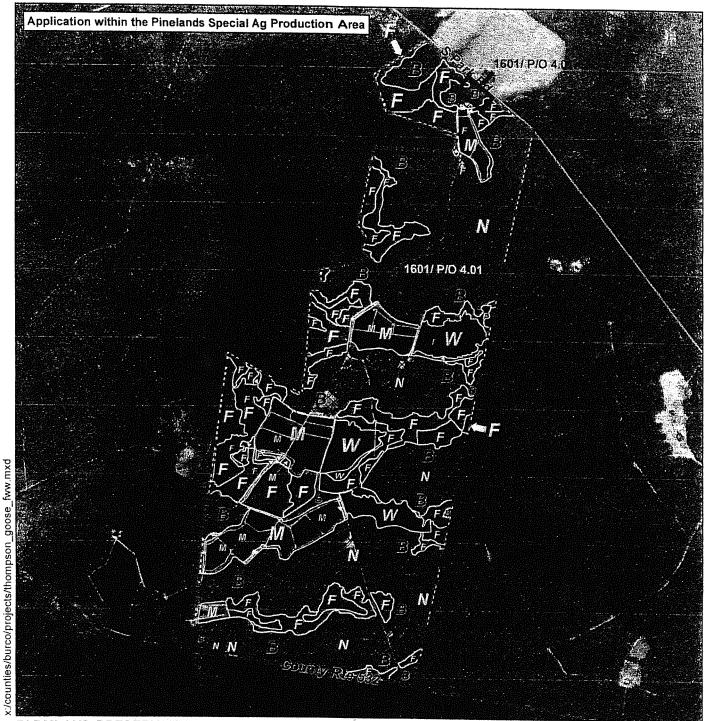
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Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

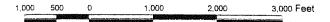
Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles Thompson/Fred Wright/Goose Pond Farm Block 1601 Lots P/O 4.01 (639.5 ac) & P/O 4.01-EN (non-severable exceptions - 3.0 ac each) Gross Total = 645.5 ac Tabernacle Twp., Burlington County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



- Wetlands Legend: F Freshwater Wetlands L Linear Wetlands M Wetlands Modified for Agriculture T Tidal Mathands

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Easement Data DVRPC 2010 DigitalAerial Image

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8/29/2013

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Thompson-Goose Pond
03- 0381-PG
County PIG Program
620 Acres

		OZO ACIES					
Block 1601	Lot 4.01	Tabernacle Twp.	Burli	ngton	Coun	ty	
SOILS:		Other	60% *	0	===	.00	
		Statewide	3% ★	.1	=	. 30	
		Unique .125	11% *	.125	=	1.38	
		Unique zero	26% *	0	=	.00	
					SOIL	SCORE:	1.68
TILLABLE SOILS:		Cropland Harvested	10% *	.15	=	1.50	
		Other	5 % *	0	=	.00	
		Wetlands	27% *	0	=	.00	
		Woodlands	58% *	0	=	.00	
			TILLA	ABLE :	SOILS	SCORE:	1.50

FARM USE:

Berrv

acres blueberries and cranberries

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

1st three (3) acres for Flexibility in use and future housing opportunity

Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)

2nd three (3) acres for Flexibility in use and future housing opportunity

Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises:
 No Structures On Premise
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Frederick W. Wright & Mary-Ann Thompson ("Owner")
Thompson - Peach Farm
Tabernacle and Woodland Townships, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID# 03-0383-PG

September 26, 2013

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson Peach Farm identified as Block 702, Lots 4 & 6, Tabernacle Township; Block 102, Lots 10.01 & 10.02, Woodland Township, Burlington County, totaling approximately 224 net acres hereinafter referred to as "Property" (Schedule A-1); and
- WHEREAS, the Property is located in Burlington County's West Project Area and in both the Pinelands Special Agricultural Production and the Pinelands Preservation Area (Schedule A-2); and
- WHEREAS, the Property has a 2-acre non-severable exception area for an existing single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and
- WHEREAS, at the time of application the Property supported a soybean and corn operation; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

- WHEREAS, the Property has a quality score of 55.06 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2089, there are 8.0 Pinelands Development Credits (PDCs) allocated to the Property; and
- WHEREAS, as a result of the conveyance of the deed of easement to the County, all of the PDCs will be retired; and
- WHEREAS, as per <u>N.J.A.C</u>. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.J.S.A</u>. 4:1C-31; and
- WHEREAS, on January 16, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding:
 - Formula Valuation without impervious cover option: \$2,588.29 per acre Formula Valuation with 10% impervious cover option: \$2,911.83 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 27, 2013, the SADC certified a development easement value of \$1,735 per acre based on zoning and environmental regulations in place as of July 1, 2012 and a fee simple "before" value of \$4,935 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$2,912 per acre, (the Pinelands Formula with 10% impervious coverage rounded by .17 cents); and
- WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 230.72 acres; and
- WHEREAS, currently the County has \$0 of base grant funding available, \$0 FY11 competitive funding eligibility and is eligible for up to \$3,675,361.79 in FY13 competitive funding, subject to available funds (Schedule B); and
- WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$493,343.96 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,182,017.83 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 230.72 acres):

Cost Share

SADC

\$493,343.96 (\$2,138.28 per acre)

County

\$178,512.68 (\$ 773.72 per acre)

\$671,856.64 (\$2,912 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a cost share of \$773.72 per acre and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase and Woodland Township approved the application on August 21, 2013, but is also not participating financially; and
- WHEREAS, the County will utilize FY13 competitive grant funding to cover the SADC cost share; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 230.72 net acres, at a State cost share of \$2,138.28 per acre, (73.43% of purchase price) for a total grant need of \$493,343.96 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

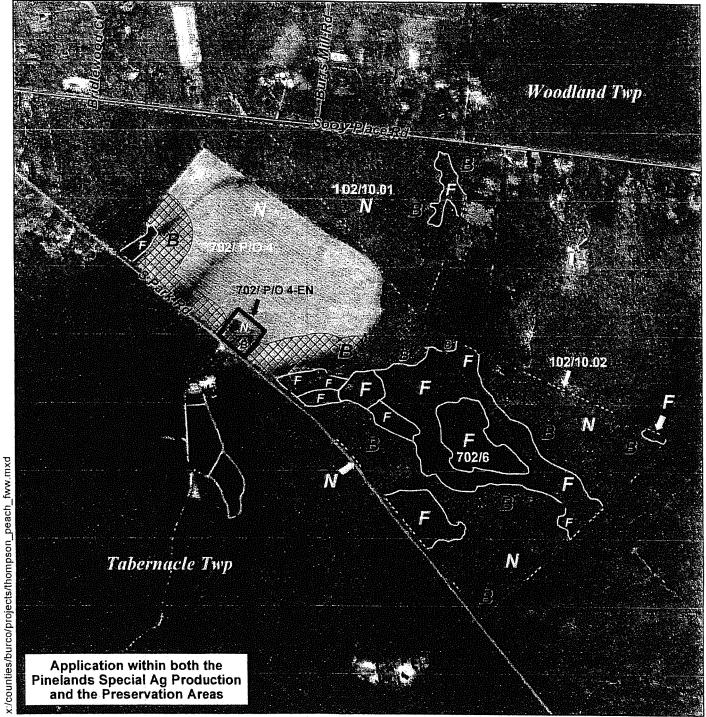
9-26-13 Date E Bor

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

Schedule A - I



FARMLAND PRESERVATION PROGRAM **NJ State Agriculture Development Committee**

Charles Thompson and Fred Wright/Peach Farm Block 102 Lots 10.01 (34.1 ac) & 10.02 (27.4 ac) - Woodland Twp. Block 702 Lots P/O 4 (98.5 ac); P/O 4-EN (non-severable exception - 2.0 ac) & 6 (64.0 ac) - Tabernacle Twp. Gross Total = 226.0 ac **Burlington County**



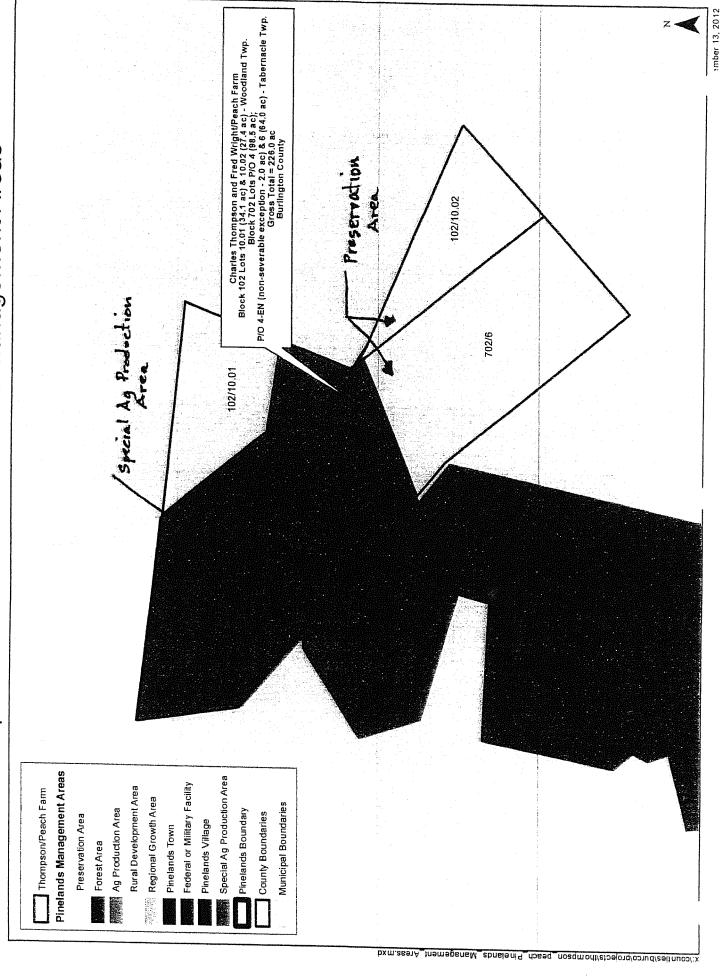
DISCLAIMER. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



Wetlands Legend:
F - Freshwater Wetlands
L - Limeer Wetlands
M - Wetlands Modified for Agriculture
T - Tital Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Metands

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Esseme DVRPC 2010 Digital Aerial Image

Thompson/Peach Farm - Pinelands Management Areas



State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Thompson-Peach	Farm
03- 0383-PG	S
County PIG Pro	gram
224 Acres	-

		ZZ4 ACIES			
Block 702	Lot 4	Tabernacle Twp.	Burlington Cou	ntv	
Block 702	Lot 6	Tabernacle Twp.	Burlington Cou	-	
Block 102	Lot 10.01	Woodland Twp.		-	
D1 1- 100		-	Burlington Cou	nty	
Block 102	Lot 10.02	Woodland Twp.	Burlington Cou	nty	
SOILS:		Other	11% * 0	.00	
		Statewide	77% * .1	7.70	
		Unique zero	12% * 0	.00	
			SOI	SCORE:	7.70
TILLABLE SOILS:		Cropland Harvested	25% * .15	= 3.75	
		Wetlands .	19% + 0	.00	
		Woodlands	56% * 0	00	
			TILLABLE SOIL	S SCORE:	3.75

FARM USE:

Corn-Cash Grain Soybeans-Cash Grain

50 acres 50 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

1st two (2) acres for Flexibility in use around existing residence Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)

- c. Additional Restrictions:
 - 1. 10% impervious coverage restriction in conjunction with formula valuation.
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises:No Structures On Premise
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

					-						BASE	BASE GRANT		COMPETITIVE GHANT	VE GRANT	TOTAL	ELIGIBILITY	шт
												Balance FY11	1,500,000		FY11 Balance	3,822,876	3,000,000	
												Balance FY13	1,000,000		FY13 Balance	16,508,913		5,000,000
								S S	SADC			Total	2,500,000				E. S. S. S. S. S.	
			Plus 3	SADC		1											FY11 Balance	FY13 Ballance
E	Municipality	Acres	Acres	Per Agre	& Approved Per Agre	Per Acre	Consideration	Cost Basis	Cost Share	COMPANIES.	Voucher	Expend	Balance	at Final	Voucher	Expand	availability	availability
	North Hanove 104.0730	104.0730	107.1952	2,745.00	2,956.00	2,021.50	307,639.79						1					
	North Hanove		98.9573	6,800.00	6,700.00	4,250.00	643,702.50											The state of the s
ast	New Hanover	196.3000	202.1890	2,300.00	2,287.30	1,701.11	448,996.60			316,817.11	291,847.72	291,847.72	1,602,361.17	2010	2+ 000 000	103 040 46	2 0 16 0 80 86	
	Mansfield	135.0000	139.0500	9,600.00	9,650.00	5,760.00	1,318,890.95	1,310,467.20	664 681 41	_	502,351.11	11.196,200		1	664 681 41	664 681 41	2,151,399,44	
Bur Cty/Wainright, Luris	Marisileid North Handve	52 0000	53 5600	8,000,00	7.550.00	4.675.00	387.450.90	4						239,911,65	239,911.65	239,911.65	1,911,487.79	
	Hainesport	80.0000	82.4000	5,300.00	7,425.00	3,550.00	596,732.40					The second secon		285,306.40	284,596.40	284,596.40	1,626,891.39	
116	Mansfield	110.0000	113.3000	17,300.00	19,000.00	10,380.00	2,152,700.00	-	-					1,176,054.00	1		450,837.39	
	Pemberton	152.400		3,195.02	3,195.00	1,917.00	486,918.00							292,151.00	292,151.00	292,151.00	158,686.39	
Son	Pemberton	110.653		3,050.00	4,550.00	2,230.00	503,471.15	337,491.65	246,756.19					151,131.95		151,131.95	7,554.44	
The state of the s							Balance-\$95,62	4.24 paid with	FY09 (2007) cc	du.	t funds							5,000,000.00
Bur Cty/DiTullia, Anthony	Mansfield	90.000		7,700.00	9,650.00	4,750.00	868,114.00					425,638.00	574,362.00		The Comment of the Co	AND DESCRIPTION OF THE PERSON		
Bur Cty/Alloway Family	Shamong	103.000		4,440.00	4.538.00	3,064.00	497,264.96						1					
	Pemberton	60.689		2,952.00	4,001.00	2,166.40	242,816.69		_		121,408.34	121,408.34	117,20					
	Shamong	91.000	93.7300	3,590.00	4,165.00	2,554.00	390,385.45	336,490.70	239,386.42	117,206.67			00.0				0.00	A DOE 274 ED
									1				F Y 13 COMP.	114,625.31		THE REAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED		3 675 361 70
Pond	Tabernacle	620.000	638.6000	1,355.00	2,564,00	1,894.79	1,637,370.40		1,210,012,89			The same of the sa		400 040 06				3 182 017 83
Thompson - Peach	Woodland	224.000	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	6/1,817.42		And the second s	City of the latest and the latest an	- THE PARTY OF THE		493,343.90				2,104,017
		-			1000		0000	00 011 001										
DWD	Southampton	26.000	25.7800	078.00	1 725 00	1 307 28	472 515 50	-	358 168 57		THE RESERVE THE PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN THE PERSON NAMED IN THE P							
Thompson - Birches	Tabernacie	-1-	2000					İ										
	Tabernacle	45.000										The second secon	100 Add Control		The second secon			
										Encumbered	bered	Expend	Balánce	Encumbered	bered	Expend	Вајалсе	96
Encumbered/Expended FY11	14	2,107	1,638	10 miles (10 mil		10 mm	2.20 a.m. 1995. A.m. 1995.	State of the state		0.00	2	1,500,000	0.00	1,183,608.44		1,816,391.56	0.00	0.00
Encumbered/Expended FY13	•									452,953.66	33.66	547,046.34	00'0	1,817,982.17	\$2.17	0.00		3,182,017.83
Total	11	2,107	1,638				12,287,257,43	11,412,480.09 7,413,506.41	7,413,506.41	452,953.66	53.56	2,047,046,34		3,001,590.61		1,816,391.56		3,182,017.83
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As of 8/29/2013

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Thompson - Vincentown Farm Southampton Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID# 03-0378-PG

September 26, 2013

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson Vincentown Farm identified as Block 903, Lot 11, Southampton Township, Burlington County, totaling approximately 25 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Burlington County's West Project Area; and
- WHEREAS, the Property has a 2-acre non-severable exception area restricted to one single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and
- WHEREAS, at the time of application the Property was in wheat and soybean production; and
- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 73.40 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 24, 2013, the SADC certified a development easement value of \$7,400 per acre based on zoning and environmental regulations in place as of July 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$7,400 per acre; and
- WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 26.78 acres; and
- WHEREAS, currently the County has \$0 of base grant funding, \$0 of FY11 competitive grant funding available, and is eligible for up to \$3,182,017.82 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$123,188 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,058,829.83 (Schedule B); and
- WHEREAS, the estimated cost share breakdown is as follows (based on 26.78 acres):

	<u>Cost Share</u>	
SADC	\$123,188	(\$4,600 per acre)
Municipal	\$ 37,492	(\$1,400 per acre)
County	\$ 37,492	(\$1,400 per acre)
	\$198,172	(\$7,400 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013, the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a cost share of \$1,400 per acre and the Southampton Township Committee approved the application on August 20, 2013, with a local cost share of \$1,400 acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 26.78 net acres, at a State cost share of \$4,600 per acre, (62.16% of purchase price) for a total grant need of \$123,188 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and
- BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

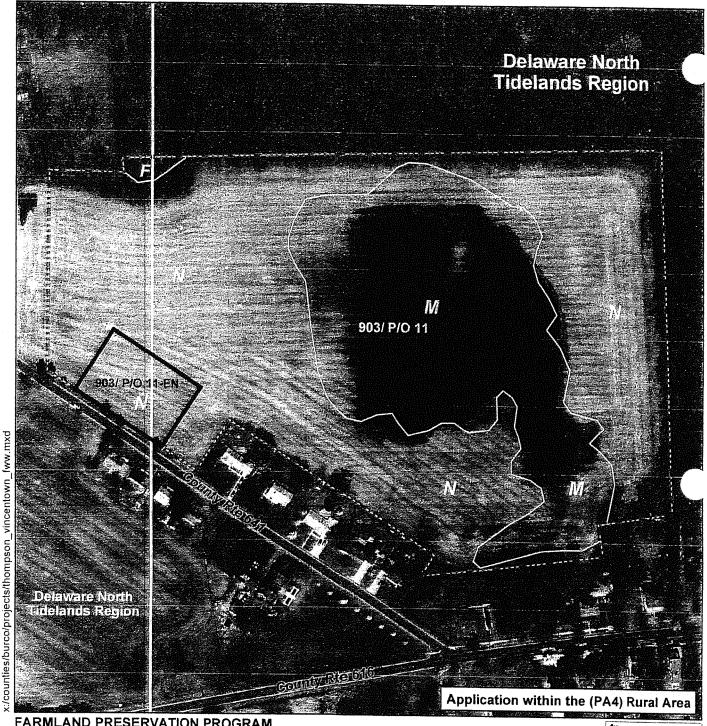
- E. Do

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles Thompson - et al (Vincentown Farm) Block 903 Lot 11 (26.1 ac) & P/O 11-EX (non-severable exception - 1.0 ac) Gross Total - 27.1 ac Southampton Twp., Burlington County



TIDELANDS DISCLAIMER.
The linear features depicted on this map were derived from the NIDEP's CD ROM series 1, volume 4. "Tidelands Claims Mape."
These linear setures are not an official NIDEP determination and should only be used as a general reference. Only NIDEP, Bureau of Tidelands Management can perform an official determination of Tidelands Management can perform an official determination of Tidelands Management.

DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Wetlands Legend:
F - Freshweter Wetlands
L - Linear Wetlands
M - Wetlands
M - Wetlands
M - Wetlands
N - Non-Wetlands
N - Non-Wetlands
B - 300" Buffer
W - Water

Sources: NJDEP Freshwater Wellands Data Green Acres Conservation Easement Data DVRPC 2010 DigitalAerial Image

Preservation Program nt - N.J.A.C. 2:76-17 et seq.

### 1,500,000 FY13 Balance 15,385,725 3,000,000 FY13 1,000,000 FY13 Balance 15,385,725 5,000,000 FY13 Balance 15,385,725 FY11 Balance 15,390,000,000 FY12 Balance 15,390,115 FY11 Balance 15,300,000,000 FY12 Balance 15,300,000,000 FY13 Balance 15,300,000,000 FY12 Balance 15,300,000,000 FY13 Balance 15,300,000 FY13 Bala	4 A								. 38, 28, 28,	BASE	BASE GRANT		COMPETIT	COMPETITIVE GRANT	TOTAL	ELIGIBILITY	Ž E
Participate												-1		FY11 Balance	3,822,876	3,000,000	
Figure F											Balance FY13			FY13 Balance			5,000,000
Public P								SADC				2,500,000			125		100
Chickware Chic			Plus 3 Percent	SADC		SADC Grant	Easement	1.00 in 1.00 i	Encumbered # Final	And a man		Hallanca	Encumbared at Final	and and a	Harva	FV11 Balance subject to evailability	FY13 Balance subject to availabillity
Chicago Chic	Bur Cty/Griffin	North Hanove			2,956.00	2,021.50	307,639.79	199,945.86		199,945.86	199,945.860	2,300,054.14			200		
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As of 9/3/2013

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Thompson-Vincentown Farm 03- 0378-PG County PIG Program 25 Acres

Block 903	Lot 11	Southampton Twp.	Burlin	ngtor	Coun	ty	
SOILS:		Prime	47% +	.15	=	7.05	
		Statewide	53% *	.1	=	5.30	
					SOIL	SCORE:	12.35
TILLABLE SOILS:	Cr	copland Harvested	93% *	.15	=	13.95	
	We	etlands	1% *	0	=	.00	
	Wc	oodlands	6% *	0	=	.00	
			TILLA	BLE	SOILS	SCORE:	13.95
FARM USE:	Wheat-Cash Grai Soybeans-Cash G		24 acres 24 acres	-			

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for Future housing opportunity and flexibility Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

HUNTERDON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Associated Tree Movers, Inc. Alexandria Township, Hunterdon County

N.J.A.C. 2:76-17 et seq. SADC ID# 10-0310-PG

September 26, 2013

- WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Hunterdon County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Hunterdon County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and
- WHEREAS, on November 8, 2010 the SADC received an application for the sale of a development easement from Hunterdon County for the Associated Tree Movers, Inc. Farm identified as Block 15, Lot 27, Alexandria Township, Hunterdon County, totaling approximately 48 net easement acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Hunterdon County's West Project area and the Highlands Planning Area; and
- WHEREAS, the Property has one 3-acre non-severable exception area for a future single family residence; future driveway placement which will be conditioned upon CADB and SADC approval in accordance with SADC Policy P-41 (Access to Exception Areas); and
- WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor housing units and no pre-existing non-agricultural; and
- WHEREAS, the Property is in corn, soybean, hay, Christmas trees and nursery stock production; and

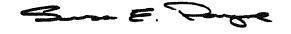
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a rank score of 67.86 which exceeds 70% of the County's average quality score of 42, as determined by the SADC on July 23, 2009; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 19, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 27, 2013, the SADC certified a development easement value of \$8,200/acre based on January 1, 2004 zoning and environmental regulations and \$6,500/acre based on current zoning and environmental regulations as of November 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Hunterdon County's offer of \$8,200 per acre for the development easement for the Property; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 49.44 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, currently the County has \$7,840.90 of base grant funding available, and is eligible for up to \$2,510,300.38 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, in June and July 2013 the County prioritized its farms and submitted it to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and
- WHEREAS, the Hunterdon County Agriculture Development Board is requesting \$247,200 of FY11 competitive grant funding, leaving a balance of approximately \$2,263,100.38 in FY11 competitive funding (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 49.44 acres):

	<u>Cost Share</u>	
SADC	\$247,200	(\$5,000 per acre)
Hunterdon County	\$ 79,104	(\$1,600 per acre)
Alexandria Township	\$ 79,104	(\$1,600 per acre)
Purchase Price	\$405,408	(\$8,200 per acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, Alexandria Township approved the application on July 10, 2013 with a \$1,600 costshare; the Hunterdon County Agriculture Development Board approved the application on July 11, 2013, and the Hunterdon County Board of Chosen Freeholders approved the required local match (\$1,600) on July 16, 2013; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14e, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to the Hunterdon County for the purchase of a development easement on the Property, comprising approximately 49.44 net acres, at a State cost share of \$5,000 per acre (60.98% of certified value and purchase price) for a total grant need of \$247,200, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and
- BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9-26-13 Date



Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano	YES
Torrey Reade	YES

Schedule A

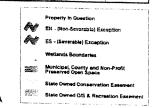


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Associated Tree Movers Farm/Aram Papazian (2) Block 15 Lots P/O 27 (48.0 ac) & P/O 27-EN (non-severable exception - 3.0 ac) Gross Total = 50.7 ac Alexandria Twp., Hunterdon County

500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



Wetlands Legend: F - Freshwater Wetlands L - Linear Wetlands M - Wetlands Modified for Agriculture T - Tidal Wetlands

Sources: NJDEP Freshwaler Wetlands Data Green Acres Conservation Easement Data NJOIT/OGIS 2007/2008 DigitalAerial Image

Schedule B

FY2013 funding (09 Bond Fur

Schedule B

New Jersey Farmland Preservation Program Preservation Program County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Hunterdon County.

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Associated Tree Movers Inc./Papazian (lot 27) 10- 0310-PG County PIG Program 48 A 0 0 0 0 5

		48 Acres					
Block 15	Lot 27	Alexandria Twp.	Hunt	erdon	Count	Σγ	
SOILS:		Other	8% *		=	.00	
		Prime	90%	* .15	=	13.50	
		Statewide	2%	.1		.20	
		•			SOIL	SCORE:	13.70
TILLABLE SOILS:		Cropland Harvested	57%	* .15	22	8.55	
		Wetlands	12%	* 0	=	.00	
		Woodlands	31 %	* O	===	.00	
			TIL	LABLE	SOILS	SCORE:	8.55
FARM USE:	Corn-Cash G. Soybeans-Cas Christmas T: Hay Ornament Nu:	sh Grain	7 ac 17 ac 20 ac 7 ac 1 ac	res res res			,

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

- Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - Exceptions:
 - 1st three (3) acres for Future dwelling Exception is not to be severed from Premises
 - Additional Restrictions: No Additional Restrictions С.
 - Additional Conditions: No Additional Conditions
 - Dwelling Units on Premises: No Structures On Premise
 - Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

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